LAND USE DESIGNATIONS, USES, DENSITIES AND INTENSITIES

The City has three future land use designations of Preservation, Neighborhood and Commerce. The names of the three mixed-use designations reflect their primary purpose. Uses within each of the three designations are subject to locational policies, standards and criteria that provide intensity and density standards for uses within each designation as well as appropriate standards and methods for transitioning between the designations. These intensity and density standards plus the Plan's goals, objectives and specific policies will provide the basis for the City's land development regulations which will include but not be limited to zoning.

Land Use Designation	Permitted Uses	Density/Intensity
Neighborhood	Low Density Residential	2.5 – 6 DU/A
	Low-Medium Density Residential	7 – 15 DU/A
	Medium Density Residential	16 – 25 DU/A
	Medium – High Density Residential	26 – 60 DU/A
	Suburban Commercial and Office	0.5 Floor Area Ratio
	Mixed Use Planned	Up to 25 DU/A 2.0 Floor Area Ratio
	Public and Semi-Public	Up to 1.0 Floor Area Ratio
Commerce	Urban Center Mixed Use	Minimum 1.0 to Maximum 5.0 Floor Area Ratio Minimum 40 to Maximum 100 DU/A
	Town Center Mixed Use	Minimum 1.0 to Maximum 3.0 Floor Area Ratio Minimum 20 to Maximum 60 DU/A
	Urban Commercial	Up to 2.0 Floor Area Ratio
	Urban Industrial	Up to 2.0 Floor Area Ratio
	Medium Density Residential	6 – 15 DU/A
	Medium - High Density Residential	16 – 60 DU/A
	High Density Residential	61 – 100 DU/A
	Public and Semi-Public	Up to 1.0 Floor Area Ratio
Preservation	Canals	Development limited to environmental function and open space / park / recreation. Maximum 0.01 Floor Area Ratio
	Lakes and Water Bodies	
	Public Parks	.25 Floor Area Ratio

CITY OF MIAMI GARDENS
COMPREHENSIVE DEVELOPMENT MASTER PLAN
FUTURE LAND USE ELEMENT

SEPTEMBER 2005

DRAFT FOR DISCUSSION PURPOSES

The main goal of the Future Land Use Element of the City of Miami Garden's Comprehensive Development Master Plan is to provide a balanced development and regulatory framework to implement the community vision including the provision of essential public services and facilities, protection of neighborhoods, and enhanced sustainability and livability. The Future Land Use Plan is based upon data and analysis that includes population projections, inventories of facilities and services and analysis of growth trends.

Population Estimates & Projections

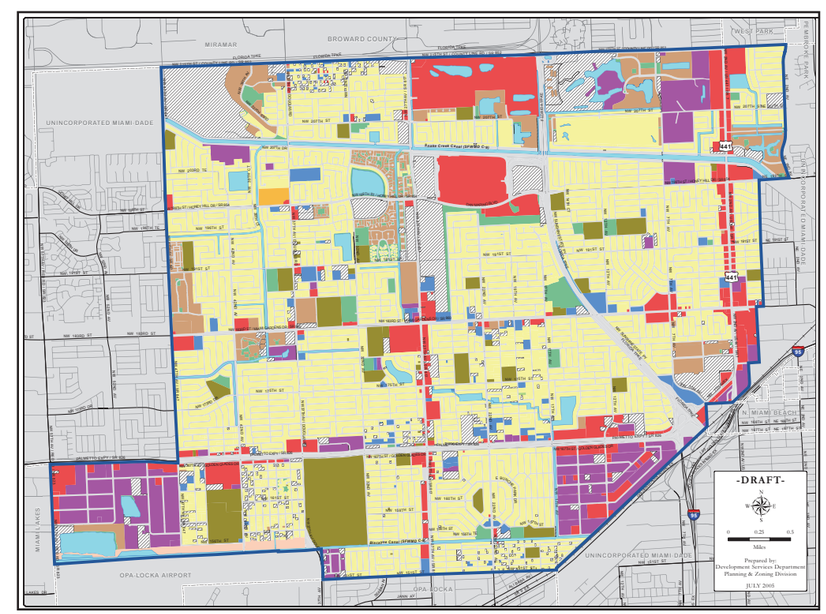
Year	Miami Gardens Population	Miami Gardens Growth Rate
2000	100,809	4.56%
2004	105,414	1.14%
2005	106,618	5.71%
2010	112,762	5.71%
2015	119,260	5.71%
2020	126,132	5.71%
2025	133,400	5.71%
2030	141,087	5.71%

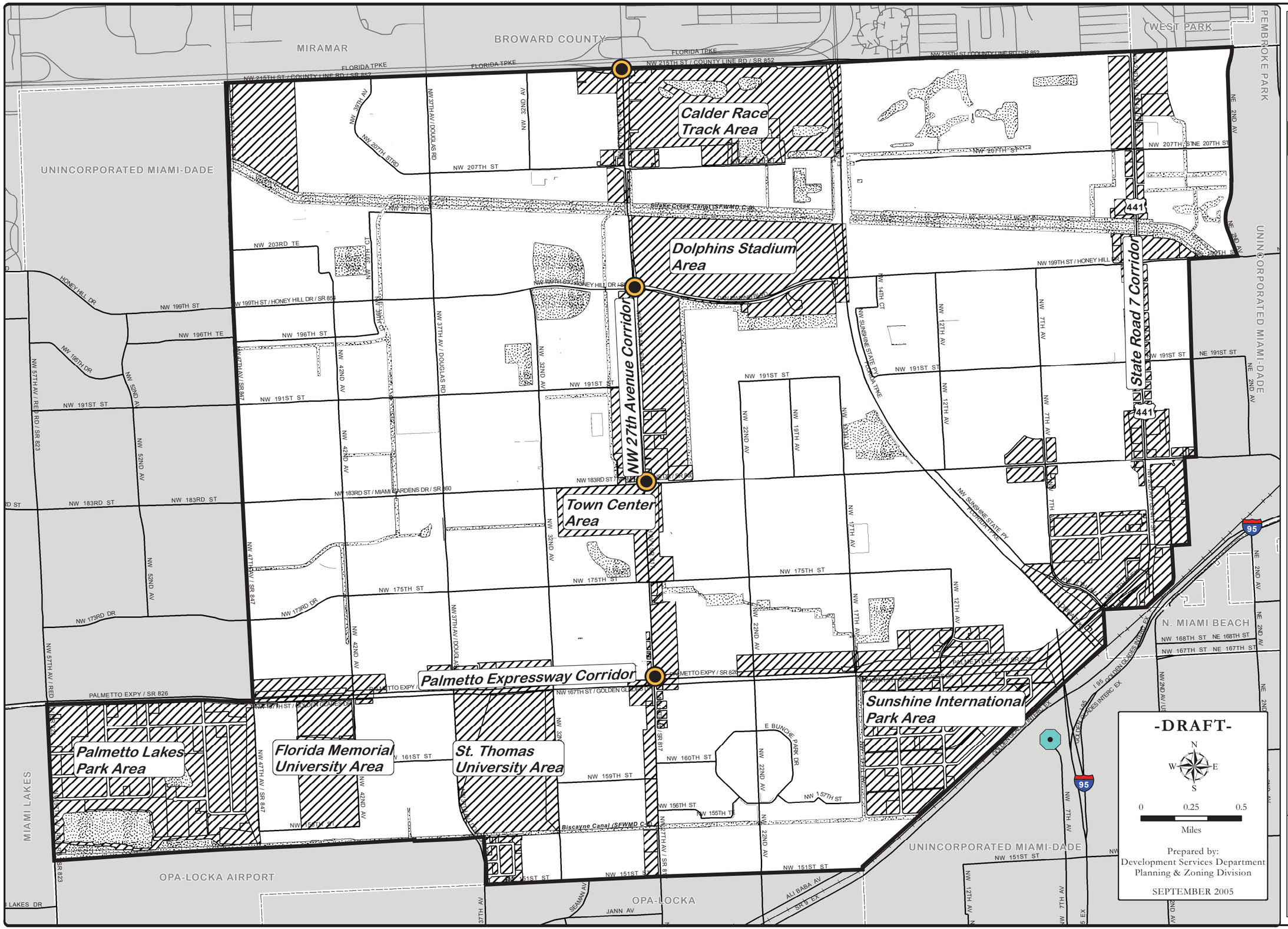
During the years before 2000, the area of Miami Gardens had seen little growth. Then the area started to grow as the current economic climate ensued and the City experienced the incorporation movement. Given the most recent growth trend, the population projection methodology is based on the most current growth rate between years 2000 and 2004. Given the present economic climate of substantial growth in the region, this trend is considered more likely in the immediately foreseeable future.

The Existing Land Use Map at right reflects one of a series of maps utilized to develop the Future Land Use Plan Map. Other mapped information includes Planned Development Projects, Vacant Land, Zoning, Public Facilities, especially parks and schools, as well as urban service area boundaries. While patterns are visible on the Existing Land Use Plan Map, the Future Land Use Map is intended to provide a simple yet understandable picture of the City's future that matches the Community Vision of Miami Gardens.

For more information contact the Planning and Zoning Department at 305-622-8023 or 1515 NW 167th Street, Building 5, Suite 200, Miami Gardens, FL 33169.

Existing Land Use Plan Map





City of Miami Gardens

Future Land Use Plan Map

NEIGHBORHOOD
[6,328 acres]

Mixed-use, primarily low to medium density residential with small-scale neighborhood commercial.

COMMERCE
[2,686 acres]

Mixed-use, primarily commercial-industrial areas with medium to high density residential.

1. NW 27th Avenue Corridor

- MetroRail Stations
- Town Center Area
- Dolphins Stadium Area
- Calder Race Track Area

2. Palmetto Expressway Corridor

- Palmetto Lakes Park Area
- Florida Memorial University Area
- St. Thomas University Area
- Sunshine International Park Area

3. State Road 7 Corridor

- Golden Glades Multi-Modal Center

PRESERVATION

Parks and open spaces: lakes, canals, similar environmental lands.

NOTES:

1. Policies applicable to each Future Land Use Designation and specific uses within such designations are set forth in the Future Land Use Element's Goals, Objectives and Policies. The Future Land Use Map is not intended to determine the specific use of individual parcels. Public and quasi public uses are permitted in Neighborhood, Commerce and Preservation areas, subject to applicable standards and approvals.

2. The area measurement (in acres) does not include transportation calculations.

DISCLAIMER:
Every attempt has been made to ensure the accuracy of this map. This map is not to be construed as a survery instrument. The City of Miami Gardens does not assume any liability arising from the use of this map. Users of this map should consult the planning & zoning division for verification of information provided on this map.