

**4000 Alton Road Expansion - Julia Tuttle Causeway District**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, SUBPART B, ENTITLED, "LAND DEVELOPMENT REGULATIONS," BY AMENDING CHAPTER 142 OF THE CITY CODE, ENTITLED, "ZONING DISTRICTS AND REGULATIONS", ARTICLE II, ENTITLED, "DISTRICT REGULATIONS", DIVISION 3, ENTITLED, "RESIDENTIAL MULTIFAMILY DISTRICTS," SUBDIVISION IV, ENTITLED, "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," CREATING SECTION 142-220, ENTITLED, "JULIA TUTTLE CAUSEWAY DISTRICT" TO CREATE ZONING REGULATIONS FOR THE UNIQUELY SITUATED PROPERTY; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Miami Beach has the authority to enact laws which promote the public health, safety and general welfare of its citizens; and

**WHEREAS**, on or about March 7, 2018, the Mayor's 41<sup>st</sup> Street Blue Ribbon Committee was formed, and ten members were appointed by the Mayor and Commission; and

**WHEREAS**, on March 23, 2018, the Committee discussed and recommended goals and objectives, including improving the quality of life through multi-modal transportation design, community engagement, defining the overall vision for 41<sup>st</sup> Street as the main entrance/gateway to Mid-Beach, storefront revitalization and façade incentives, assessment of current public works, infrastructure improvements, and to define key opportunities and challenges; and

**WHEREAS**, on July 31, 2018, the Committee discussed and recommended the 41<sup>st</sup> Street Urban Design Vision Plan, with proposed recommendations guided by core principals/strategies based upon resident feedback and the design team's analysis of the street; and

**WHEREAS**, the Committee and the 41<sup>st</sup> Street Urban Design Vision Plan prioritize the importance of 41<sup>st</sup> Street as a primary gateway to Mid-beach and Miami Beach, as a whole; and

**WHEREAS**, the property located within the RM-2 District that fronts on the west side of Alton Road and fronts 41<sup>st</sup> Street/Interstate 195 is uniquely situated to serve as the Julia Tuttle Causeway District; and

**WHEREAS**, the property located within the Julia Tuttle Causeway District is situated as an isolated island of land fronting three major roadways at the visible prominent entrance to Miami Beach; and

**WHEREAS**, the proposed zoning regulations applicable to the Julia Tuttle Causeway District will allow for increased height and modified setback and minimum unit size regulations to reflect the unique nature of the property; and

**WHEREAS**, the proposed zoning regulations applicable to the Julia Tuttle Causeway District will not impact the surrounding neighbors and will incentivize development setback from neighboring residents and towards the Interstate 195 entrance to Miami Beach;

**WHEREAS**, the creation of the Julia Tuttle Causeway District will serve as a stimulant to realizing the vision of the 41<sup>st</sup> Street Urban Design Vision Plan by providing for development of a signature building that will frame the entrance to Miami Beach;

**WHEREAS**, the amendments set forth below are necessary to accomplish all of the above objectives.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:**

**SECTION 1.** Chapter 142, "Zoning Districts and Regulations," at Article II, entitled "District Regulations," at Division 3, entitled "Residential Multifamily Districts" of the Land Development Regulations of the Code of the City of Miami Beach, Florida is hereby amended as follows:

**CHAPTER 142  
ZONING DISTRICTS AND REGULATIONS**

**ARTICLE II  
DISTRICT REGULATIONS**

\* \* \*

**DIVISION 3  
RESIDENTIAL MULTIFAMILY DISTRICTS**

\* \* \*

**SUBDIVISION IV  
RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY**

\* \* \*

Sec. 142-220- Julia Tuttle Causeway District.

The following regulations shall apply to properties that front on the west side of Alton Road and front 41<sup>st</sup> Street/Interstate 195, known as the Julia Tuttle Causeway District; where there is conflict within this division, the criteria below shall apply:

- (1) The maximum building height shall be 290 feet; the height of all allowable height regulation exceptions provided in Section 141-1161(a) shall be allowed up to 30 feet above the height of the roofline of the main structure
- (2) The setback requirements in the Julia Tuttle Causeway District shall be as follows:
  - a. Front: 50 feet; any structure in excess of 85 feet in height shall be setback a minimum of 190 feet from Alton Road.
  - b. Rear: 0 feet

c. Side: 0 feet

- (3) For new multifamily construction, the minimum unit size shall be 450 square feet; the average unit size shall be a minimum of 700 square feet.
- (4) Accessory restaurant use open to the public shall be permitted within the Julia Tuttle Causeway District. There shall be no parking or loading requirement for an accessory restaurant use up to 3,000 square feet in size where it is part of a mixed-use building provided that there is already a loading zone and parking provided for the residential use.
- (5) The Regulations for New Construction provided in Section 142-219(1) shall only apply to the eastern frontage along Alton Road for new construction within the Julia Tuttle Causeway District.

**SECTION 2. REPEALER.**

All ordinances or parts of ordinances and all section and parts of sections in conflict herewith be and the same are hereby repealed.

**SECTION 3. CODIFICATION.**

It is the intention of the City Commission, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of the City of Miami Beach as amended; that the sections of this ordinance may be renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word.

**SECTION 4. SEVERABILITY.**

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

**SECTION 5. EFFECTIVE DATE.**

This Ordinance shall take effect ten days following adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Dan Gelber, Mayor

ATTEST:

\_\_\_\_\_  
Rafael E. Granado, City Clerk

APPROVED AS TO FORM  
AND LANGUAGE  
AND FOR EXECUTION

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Date

First Reading: , 2020

Second Reading: , 2020

Verified by: \_\_\_\_\_  
Thomas R. Mooney, AICP  
Planning Director