

Comprehensive Plan Amendment – PF Public-Private Redevelopment

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENT LAND USE AND DEVELOPMENT ELEMENT, GOAL RLU 1 ENTITLED “LAND USE”, OBJECTIVE RLU 1.1 ENTITLED “ESTABLISHMENT OF FUTURE LAND USE CATEGORIES”, POLICY RLU 1.1.17 ENTITLED “PUBLIC FACILITY: GOVERNMENTAL USES (PF)” TEXT TO ALLOW FOR PUBLIC-PRIVATE DEVELOPMENT OF CITY-OWNED PROPERTY; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Public Facility (PF) Governmental Use land use designation in the 2040 Comprehensive Plan is intended to provide opportunities for existing and new governmental uses of City-owned or controlled property, such as the Miami Beach Marina; and

WHEREAS, the Mayor and City Commission recognize the need to encourage the redevelopment of City-owned marina property; and

WHEREAS, the Mayor and City Commission are desirous of entering into a public-private development agreement with the current lessee of the Miami Beach Marina to provide additional public benefits to residents; and

WHEREAS, the lessee of the Miami Beach Marina is interested in renegotiating the lease of the facility and making significant improvements to the property; and

WHEREAS, the proposed improvements will address resiliency and sea level rise, which are encouraged in the 2040 Comprehensive Plan; and

WHEREAS, an amendment of the PF land use designation text is required in order to allow for the City to enter into a public-private development agreement that will govern and regulate development of the City-owned property; and

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

POLICY RLU 1.1.17 PUBLIC FACILITY: GOVERNMENTAL USES (PF)

Purpose: To provide development opportunities for existing and new government uses, as well as public-private redevelopments.

Uses which may be permitted: Government uses, parking facilities, affordable or workforce housing, various types of commercial uses including business and professional offices, retail sales and service establishments, and eating and drinking establishments, and public-private marina redevelopments.

Public-private marina redevelopments shall include significant publicly accessible green open space and may permit the following uses: Retail sales and service establishments; commercial uses, including business and professional offices; eating and drinking establishments; apartment residential uses; and recreational uses.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio of 3.5.

SECTION 3. REPEALER.

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

SECTION 4. 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 5. SEVERABILITY.

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

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect ten days following adoption.

PASSED and ADOPTED this ____ day of _____, 2020.

ATTEST:

Rafael E. Granado, City Clerk

Dan Gelber, Mayor

First Reading:

Second Reading:

(Sponsored by Mayor Dan Gelber)

Verified by: _____
Thomas R. Mooney, AICP
Planning Director