

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),” TO PERMIT PUBLIC-PRIVATE MARINA REDEVELOPMENT AND RELATED USES ON PUBLIC 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 desire to encourage the redevelopment of City-owned marina property; and

WHEREAS, the Mayor and City Commission now desire to amend the regulations in the Comprehensive Plan applicable to the PF future land use designation, in order to encourage the public-private redevelopment of aging facilities, and to provide additional public benefits; and

WHEREAS, by requiring public-private marina redevelopments to include significant publicly accessible green and/or open space, the proposed amendments will promote the City’s resiliency and address the impacts of sea level rise, consistent with the goals of the 2040 Comprehensive Plan; and

WHEREAS, the proposed amendment was reviewed and recommended for approval by the City’s Planning Board, which serves as its local planning agency; and

WHEREAS, the proposed amendment is consistent with the City’s 2040 Comprehensive Plan.

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 and/or 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.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM AND
LANGUAGE AND FOR EXECUTION

Red C...- 6/12/20
City Attorney NK Date

First Reading: June 24, 2020
Second Reading: July 29, 2020

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