

**4000 Alton Road Expansion - Rezoning**

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

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL LOCATED ABUTTING 4000 ALTON ROAD AND FRONTING 41<sup>ST</sup> STREET/INTERSTATE 195, FROM THE CURRENT ZONING CLASSIFICATION OF GU, "GOVERNMENTAL USE", TO THE PROPOSED ZONING CLASSIFICATION OF RM-2, "RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY"; AND PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, on July 31, 2018, the Mayor's 41<sup>st</sup> Street Blue Ribbon 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 subject property is deemed surplus property by the Florida Department of Transportation (FDOT) and thus eligible for conveyance to the abutting property owner at 4000 Alton Road; and

**WHEREAS**, the conveyance of the subject property to private ownership makes it incompatible with the GU, Government Use zoning classification; and

**WHEREAS**, the property and abutting 4000 Alton Road are situated as an isolated island of land fronting three major roadways at the visible prominent entrance to Miami Beach; and

**WHEREAS**, changing the zoning classification of the subject parcels as provided herein is necessary to ensure the development of the site will be compatible with development in adjacent property given the unique location and situation, and will contribute to the general health and welfare of the City; and

**WHEREAS**, the City of Miami Beach has determined that changing the zoning classification of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, is consistent with the 41<sup>st</sup> Street Urban Design Vision Plan, and is in the best interest of the City; and

**WHEREAS**, the amendment set forth below is 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. ZONING MAP AMENDMENT** The following amendments to the City's zoning map designations for the properties described herein are hereby approved and adopted and the Planning Director is hereby directed to make the appropriate changes to the zoning map of the City:

A parcel of land generally located adjacent to 4000 Alton Road and abutting 41 Street/Interstate 195 and described and depicted in Exhibit "A," from the current GU: Government Use to the proposed zoning classification of RM-2 "Residential Multifamily, Medium Intensity".

**SECTION 2. REPEALER**

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

**SECTION 3. SEVERABILITY**

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

**SECTION 4. CODIFICATION**

It is the intention of the City Commission that the Official Zoning District Map, referenced in Section 142-72 of the Code of the City of Miami Beach, Florida be amended in accordance with the provisions of this Ordinance.

**SECTION 5. EFFECTIVE DATE**

This ordinance shall take effect 31 days after adoption to correspond to the adoption date of the Future Land Use Map of the City's Comprehensive Plan.

**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:  
Second Reading:

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