

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 41st 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 41st Street Blue Ribbon Committee (the "Committee") discussed and recommended in favor of the 41st Street Urban Design Vision Plan, with proposed recommendations guided by core principles/strategies based upon resident feedback and the design team's analysis of the street; and

WHEREAS, the 41st Street Urban Design Vision Plan prioritizes the importance of 41st Street as a primary gateway to Mid-Beach and Miami Beach, as a whole; and

WHEREAS, the subject property has been determined to be "surplus property" by the Florida Department of Transportation (FDOT), and is therefore eligible to be conveyed to the owner of abutting property 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 subject property and the abutting property at 4000 Alton Road are uniquely situated as an "island" of land fronting three major roadways (I-195/Julia Tuttle Causeway, 41st Street, and Alton Road) at the entrance to Miami Beach; and

WHEREAS, changing the zoning classification of the subject property as provided herein is necessary to ensure the development of the subject property will be compatible with development on adjacent property; and

WHEREAS, by conforming development regulations for these adjacent and uniquely situated properties, this Ordinance will promote the health, safety, and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that this Ordinance will ensure that new development is compatible and in scale with the built environment, is consistent with the 41st Street Urban Design Vision Plan, and is in the best interests 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 designation for the property 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 41st Street/Interstate 195 and described and depicted in Exhibit "A," is hereby changed from the current zoning classification of 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 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, consistent with the effective date of the amendment to the Future Land Use Map of the City's Comprehensive Plan.

PASSED AND ADOPTED this ____ day of _____, 2020.

ATTEST:


Dan Gelber, Mayor

Rafael E. Granado, City Clerk

First Reading: October 14, 2020
Second Reading: November 18, 2020

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

APPROVED AS TO FORM AND
LANGUAGE AND FOR EXECUTION



City Attorney NK Date 10-6-20