

4000 Alton Road Expansion – FLUM / Comprehensive Plan Amendment

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

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, PURSUANT TO THE PROCEDURES IN SECTION 163.3187, FLORIDA STATUTES, TO AMEND THE FUTURE LAND USE MAP OF THE MIAMI BEACH COMPREHENSIVE PLAN, BY CHANGING THE DESIGNATION FOR THE PARCEL LOCATED ABUTTING 4000 ALTON ROAD AND FRONTING 41st STREET/INTERSTATE 195, FROM THE CURRENT DESIGNATION OF PF, “PUBLIC FACILITY: GOVERNMENT USE,” TO THE PROPOSED DESIGNATION OF RM-2, “RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY”; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, 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 PF, Public Facility: Government Use designation; 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**, this amendment to the Comprehensive Plan 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. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT** The following amendments to the 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 City's Future Land Use Map:

A parcel of land generally located adjacent to 4000 Alton Road and abutting 41 Street/Interstate 195 and described and depicted in Exhibit "A," is hereby changed from the current designation of PF, "Public Facility: Government Use" to the proposed designation 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. INCLUSION IN COMPREHENSIVE PLAN**

It is the intention of the City Commission that the Comprehensive Plan's Future Land Use Map be amended in accordance with the provisions of this Ordinance.

**SECTION 5. TRANSMITTAL**

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional and county agencies as required by applicable law.

**SECTION 6. EFFECTIVE DATE**

This ordinance shall take effect 10 days after adoption.

**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      10/6/20  
Date