

# MIAMI BEACH

## PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members  
Planning Board

DATE: October 27, 2020

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: **PB20-0368. 4000 Alton Road. Future land use map change from PF (Public Facility) to RM-2 (Residential multifamily, medium intensity).**

**PB20-0367. 4000 Alton Road. Rezoning from GU (government use) to RM-2 (Residential multifamily, medium intensity).**

**PB20-0369. 4000 Alton Road. LDR Amendments for properties that front the west side of Alton Road and the Julia Tuttle Causeway.**

### **RECOMMENDATION**

Discuss the proposed Future Land Use Map (FLUM), Zoning Map, and Land Development Regulations (LDR) amendments and provide recommendations to the City Commission.

### **HISTORY**

On August 25, 2020 the Planning Board held a public hearing and transmitted the FLUM, Zoning Map and LDR amendment ordinances to the City Commission, all with an unfavorable recommendation, by a vote of 6-0. The Planning Board members expressed concern with the increase in density and intensity on the larger site associated with the FLUM and Rezoning amendments, as well as the proposed increase in building height associated with the LDR amendment.

Subsequent to the August 25, 2020 Planning Board meeting, the applicant withdrew the request for a height increase. On October 14, 2020, the City Commission approved the subject ordinances at first reading, including the revised LDR amendment with no height increase. The City Commission also referred the ordinances to the Planning Board to provide an advisory recommendation on the revised LDR ordinance, as well as the FLUM and Rezoning proposal, prior to the second reading of the ordinance.

### **BACKGROUND**

The current owner of the subject property, "M 4000 Alton Owner LLC c/o M-4000 Alton MGR, LLC" is in the process of acquiring an additional 0.406 acres of surplus land from FDOT. In order to accommodate this additional property and combine it with the existing site, the proposer is seeking the following amendments:

1. A re-zoning of the current FDOT parcel from GU, "Government Use" to RM-2, "Residential Multifamily, Medium Intensity".

2. A companion Future Land Use Map (FLUM) amendment to change the future land use designation of the parcel from the current Public Facilities: Government Use (PF) category to the Residential Multifamily Medium Intensity (RM-2) category.
3. An LDR amendment to modify the development regulations for the area abutting the west side of Alton Road and the south side of 41st Street/Interstate 195.

### **ANALYSIS**

Since the item was first considered by the Planning Board, the LDR amendment has been substantially modified. Most significantly, the request for a height increase from 85 feet to 140 feet was removed. The revised ordinance was approved by the City Commission at first reading on October 14, 2020 and contains the following regulations:

1. Establish rear and side setbacks of 10 feet for the pedestal and 15 feet for the tower.
2. Provide that the residential liner requirement for ground floors facing a street only apply to the frontage facing Alton Road; however, it shall not apply to structures setback more than 50 feet.
3. Provide that the benefits of the ordinance only be available on sites that are over 60,000 square feet as of the adoption date of the ordinance.

The City Commission requested the Planning Board review the revised LDR amendment, together with the FLUM and Rezoning ordinances, prior to the adoption hearing, which is scheduled for November 18, 2020. The FLUM and Rezoning ordinances have not been modified from the version transmitted by the Planning Board on August 25, 2020.

The Commission memos and ordinances from the October 14, 2020 meeting are attached for greater detail on each of the three ordinances. As the Planning Board already transmitted the ordinances to the City Commission on August 25, 2020, this referral is intended to provide the City Commission with an advisory recommendation, based upon the revised LDR amendment.

### **RECOMMENDATION**

In view of the foregoing analysis, staff recommends that the Planning Board discuss the Future Land Use Map (FLUM), Zoning Map, and Land Development Regulations (LDR) amendments and provide a recommendation to the City Commission.