

**4000 ALTON ROAD**  
*MIAMI BEACH, FL*

# SCOPE OF REQUESTS

1. Ordinance to amend the future land use map of the Miami Beach Comprehensive Plan for the FDOT parcel from the current designation of PF to RM-2;
2. Ordinance to amend the Miami Beach Zoning Map for the FDOT parcel from the current designation of GU to RM-2;
3. Ordinance to amend the RM-2 Zoning District and Regulations to create additional regulations for properties that front on the west side of Alton Road and front 41<sup>st</sup> Street/Interstate 195:

OFFICIAL ZONING MAP  
OF THE  
CITY OF  
MIAMI BEACH  
• FLORIDA •

INCORPORATED 1915  
ADOPTED 21ST DAY OF SEPTEMBER, 1989  
EFFECTIVE 1ST DAY OF OCTOBER, 1989  
AS AMENDED  
DATE OF LAST REVISION FEBRUARY 13, 2019

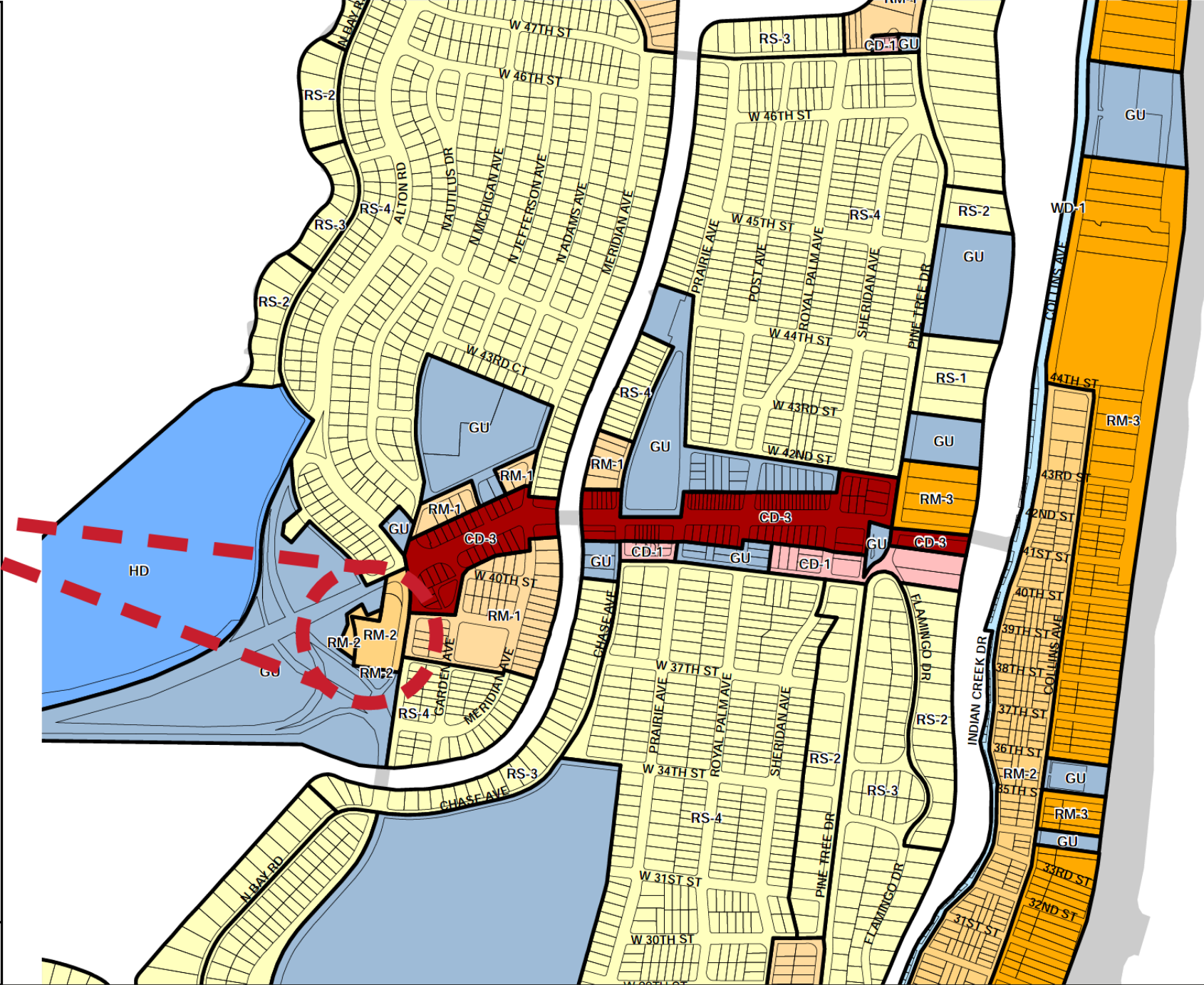
Biscayne Bay

Atlantic Ocean

MIAMI BEACH

PLANNING DEPARTMENT  
1300 S. BEACH BLVD., SUITE 100  
MIAMI BEACH, FLORIDA 33139  
TEL: 305.672.2200 FAX: 305.672.2244

ZONING DISTRICTS	
CD-1 GU	Community Center, Neighborhood Center
CD-3	Community Center, Neighborhood Center
GU	General Use
RM-1	Residential Medium Density
RM-2	Residential Medium Density
RM-3	Residential Medium Density
RS-1	Residential Single-Family
RS-2	Residential Single-Family
RS-3	Residential Single-Family
RS-4	Residential Single-Family
WD-1	Waterfront Development
HD	Heavy District



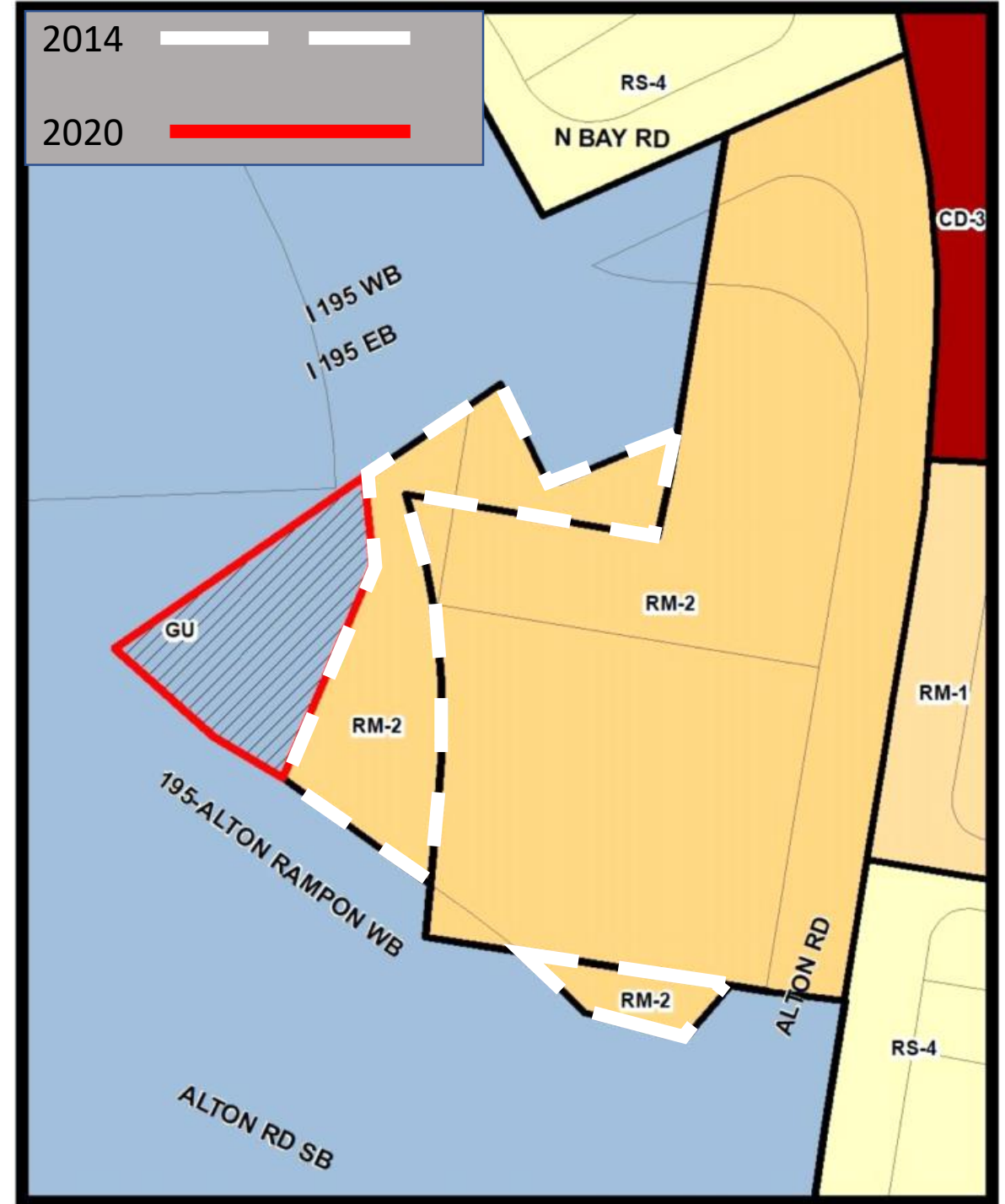
4000 ALTON ROAD

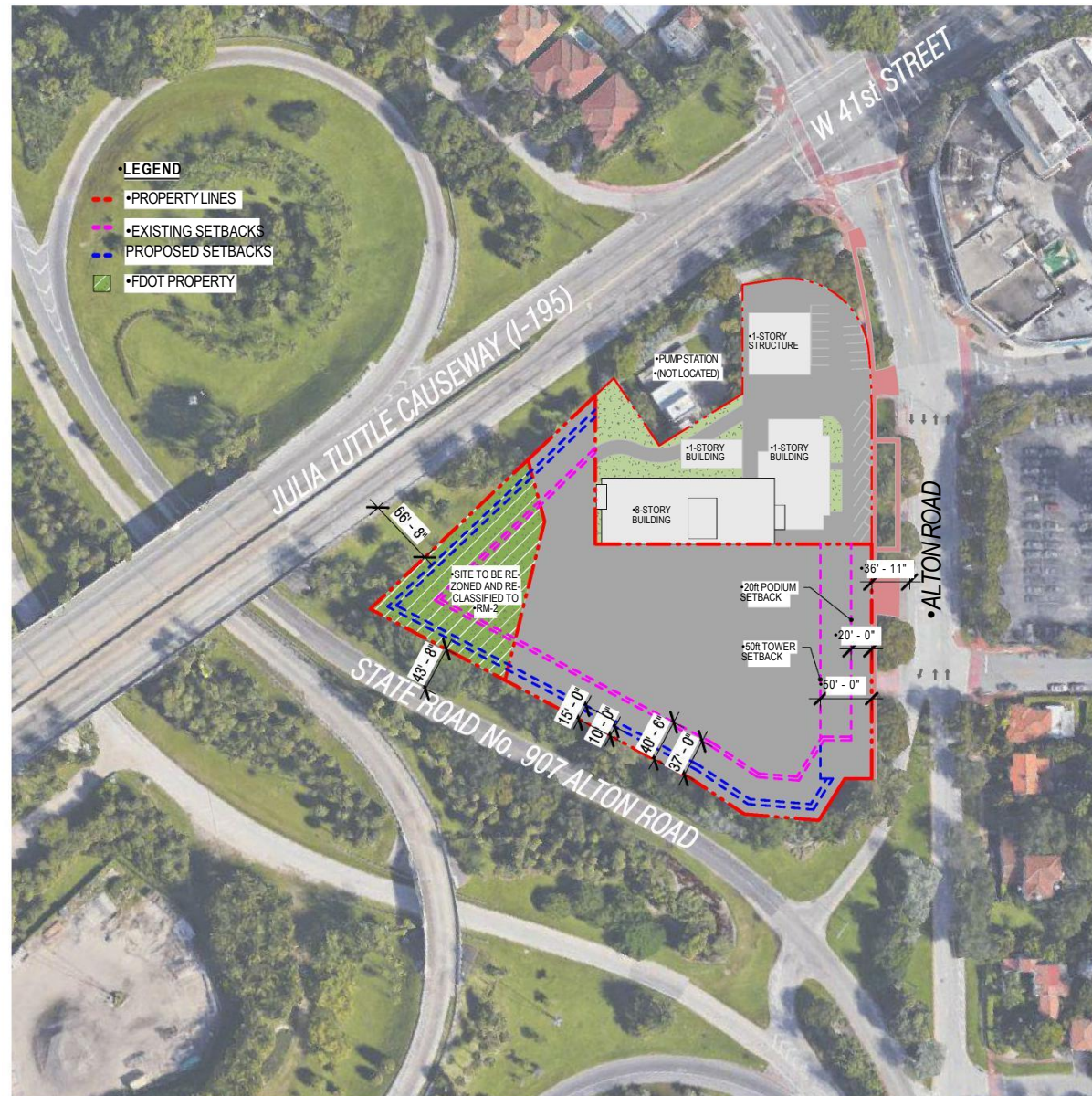
## 2014

- Ordinance 2014-3843 changed FLUM designation from ROS to RM-2
- Ordinance 2014-3844 changed zoning designation from GU to RM-2

## 2020

- Proposed change of FLUM designation from PF to RM-2
- Proposed change of zoning designation from GU to RM-2





# RM-2 CODE AMENDMENTS

1. Amend setback requirements as follows:

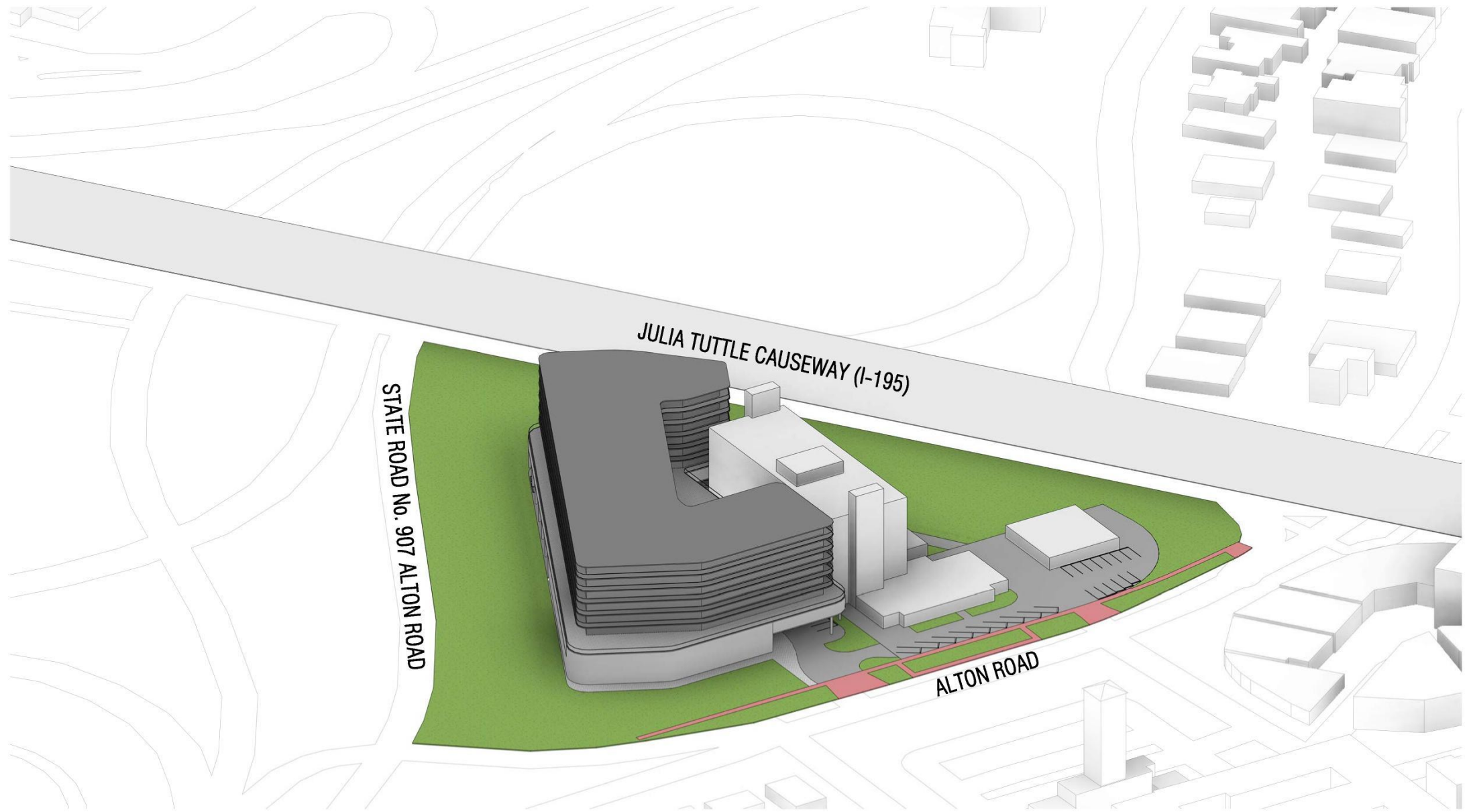
Rear	Pedestal: 10 feet Tower: 15 feet
Side	Pedestal: 10 feet Tower: 15 feet

2. New construction fronting Alton Road must include a liner of habitable space screening parking. The liner requirement is eliminated along the rear and sides of new construction.
3. Regulations shall be limited to properties that are over 60,000 square feet in size. As of the effective date of the ordinance.









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Miami, FL 33133  
305.372.1812 T  
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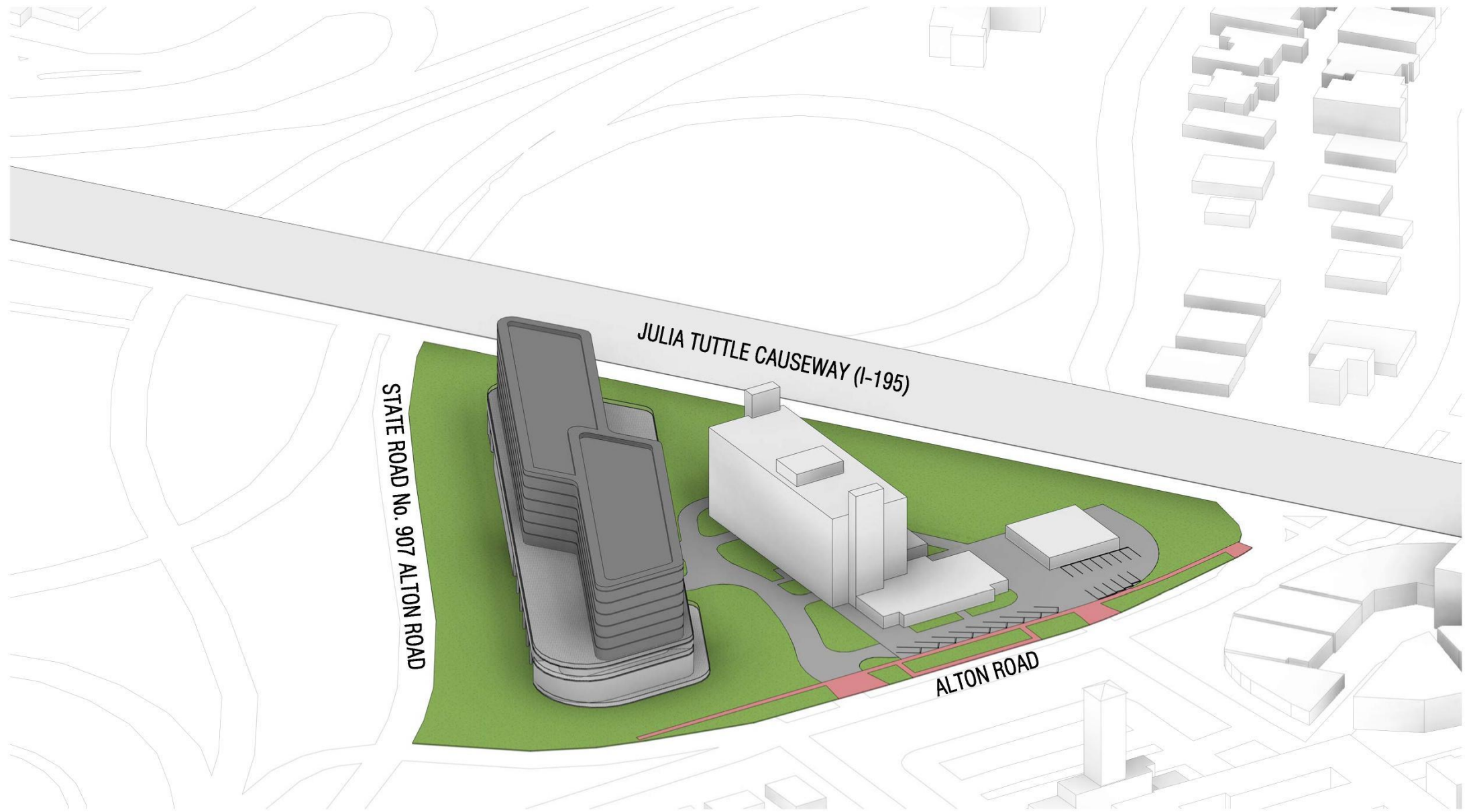
•PREPARED FOR ALTON BAY PROJECT # 0000.00

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**•ALTON BAY AXONOMETRIC VIEW (SOUTHEAST)**

•4000 ALTON ROAD, MIAMI BEACH, FL 33140

•10/14/2020



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•ALTON BAY AXONOMETRIC VIEW (SOUTHEAST)

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“RM2 rezoning makes the most sense because that is what the abutting parcels are already zoned RM2....City Commission could potentially rezone it to a lesser intense zoning district like RM1 or townhome but the challenge there is it makes the property non-usable..... Because any development would require separation... And as a standalone parcel you would have an enormous amount of trouble simply accessing the site.....

- Tom Mooney, Planning Director
- 10/17 City Commission; 3:00:40

“I will tell you that I was on a conference call in August with FDOT officials, Daniel Iglesias and others. Eric Carpenter was on with me. It was a meeting they [FDOT] set up. They invited us to. Interestingly the invite to the meeting was “Mast Capital Surplus discussion” so and at that time they indicated it was going to surplus. For purposes of selling it somewhere between \$1.5 and \$2 million.

I indicated to them that given the size of the lot and utility there was no reason to pay any price like that got it and not to mention that we didn't have funding to do that.”

- Jimmy Morales, City Manager
- 10/17 City Commission; 2:58:14

“You can go up to 40 but our internal studies show that would probably be closer to about 30 units that they would add to it.”

- Tom Mooney, Planning Director
- 10/17 City Commission; 3:47:10