

**Lincoln Road GU Development Sites – Comprehensive Plan Amendment**

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

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CITY OF MIAMI BEACH COMPREHENSIVE PLAN POLICY RLU 1.1.17, ENTITLED "PUBLIC FACILITY: GOVERNMENTAL USES (PF)", TO CLARIFY THAT DEVELOPMENTS INCLUDING PARKING FACILITIES, RESIDENTIAL, COMMERCIAL, BUSINESS AND PROFESSIONAL OFFICES, RETAIL AND SERVICE, EATING AND DRINKING ESTABLISHMENTS, OR MIXED-USE WITH ANY OR ALL OF SAID USES MAY BE PERMITTED IN THE PF FUTURE LAND USE CATEGORY; PURSUANT TO THE PROCEDURES IN SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission has expressed an interest in diversifying the City's economy and its revenue sources by capitalizing on the economic growth opportunities presented by the current and projected business growth in the region, particularly by making a concerted effort to increase Class A office space inventory throughout the City; and

**WHEREAS**, in furtherance of this objective, on October 9, 2020 the Administration issued a Request for Letters of Interest 2021-029-KB (RFLI) seeking expression of interest from developers interested in building Class A office developments on City-owned land in the City's center area; and

**WHEREAS**, based on the results of the RFLI, on February 19, 2021, the Finance and Economic Resiliency Committee (FERC) recommended that the Administration seek City Commission authorization to prepare a Request for Proposals (RFP) for ground leases and development agreements for the development of Class A office space on the three surface parking lots (P25, P26 and P27) and one structured parking garage (G5); and

**WHEREAS**, on April 8, 2021, the Administration conducted a public industry meeting to promote the RFP and solicit industry input on the proposed projects; and

**WHEREAS**, On June 23, 2021, the Mayor and City Commission approved the issuance of Request for Proposals (RFP) 2021-173-KB for mixed-use developments incorporating Class A office space on City-owned parking lots P25, P26, P27, and parking garage G5; and the proposed changes are necessary in order to promote the development of Class A office space within the City; and

**WHEREAS**, RFP responses were due and received on January 12, 2022; and

**WHEREAS**, on December 6, 2021, the City Manager appointed the following individuals to serve on an advisory Evaluation Committee to review and score the proposals submitted: Monica Beltran, Director, Parking Department; Ozzie Dominguez, Asset Management Division Director, Facilities and Fleet Management Department; Paul Freeman, Resident, Palm View Neighborhood; David Gomez, Assistant Director, Capital Improvement Projects Department;

Rogelio Madan, Chief of Community Planning and Sustainability, Planning Department; Sara Patino, Treasury Manager, Finance Department; and Lyle Stern, President, Lincoln Road Business Improvement District; and

**WHEREAS**, on February 1, 2022, the Evaluation Committee convened to consider the proposals received and for oral presentations by the bidders for each of the options submitted; and

**WHEREAS**, after reviewing the various proposals submitted, the Evaluation Committee's process and rankings, and the assessments of staff and the City's consultant the City Manager has determined to proceed with negotiations for the redevelopment for parking lots P25, P26, and P27; and

**WHEREAS**, to ensure an adequate mix of uses and the success of future developments on these City-owned lands, this Ordinance amends City Of Miami Beach Comprehensive Plan Policy RLU 1.1.17, entitled "Public Facility: Governmental Uses (PF)", to clarify that developments including residential, commercial, business and professional offices, retail and service, and eating and drinking establishments may be permitted in the PF future land use category; and

**WHEREAS**, the amendments set forth below are necessary to accomplish all of the above objectives; and

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, the City of Miami Beach Commission has an adopted Comprehensive Plan; and

**WHEREAS**, the City Commission has provided procedures, codified as Chapter 118, Article III, of the City's Land Development Regulations, to amend, modify, add to, or change the Comprehensive Plan; and

**WHEREAS**, City's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in Chapter 163, Part II, Florida Statutes, including the process for adoption comprehensive plan amendments set forth in section 163.3184, Florida Statutes; and

**WHEREAS**, the City of Miami Beach Planning Board, which serves as local planning agency, transmitted the text amendment to the City Commission with a favorable recommendation; and

**WHEREAS**, the City Commission held a duly noticed public hearing, at which time it voted to transmit the text amendment for review by state, regional, and local agencies, as required by law; and

**WHEREAS**, the City Commission hereby finds that the adoption of this text amendment is in the best interest and welfare of the residents of the City.

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA.**

**SECTION 1.** Comprehensive Plan Policy RLU 1.1.17, Entitled "Public Facility: Governmental Uses (PF)" is hereby amended as follows:

**POLICY RLU 1.1.17 PUBLIC FACILITY: GOVERNMENTAL USES (PF)**

*Purpose:* To provide development opportunities for existing and new government uses.

*Uses which may be permitted:* Government uses, parking facilities, ~~affordable or workforce housing,~~ **residential uses**, various types of commercial uses including business and professional offices, retail sales and service establishments, ~~and~~ eating and drinking establishments, **and mixed-use developments that include two or more of the foregoing uses.**

*Intensity Limits:* Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio of 3.5.

**SECTION 2. REPEALER.**

All ordinances or parts of ordinances and all section and parts of sections in conflict herewith are hereby repealed.

**SECTION 3. CODIFICATION.**

It is the intention of the City Commission, and it is hereby ordained, that the provisions of this Ordinance shall become and be made part of the Code of the City of Miami Beach, as amended; that the sections of this Ordinance may be re-numbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word.

**SECTION 4. SEVERABILITY.**

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

**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 31 days after the state land planning agency notifies the City that the plan amendment package is complete pursuant to Section 163.3184(3), Florida Statutes.

**PASSED and ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Dan Gelber  
Mayor

**ATTEST:**

\_\_\_\_\_  
Rafael E. Granado

City Clerk

APPROVED AS TO FORM  
AND LANGUAGE  
AND FOR EXECUTION

First Reading: \_\_\_\_\_, 2022  
Second Reading: \_\_\_\_\_, 2022

\_\_\_\_\_  
City Attorney Date

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

M:\\$CMB\CCUPDATES\Land Use and Sustainability Committee\2022\4 April\Lincoln Lane North RFP Amendments - ORD Comp  
Plan Amendment RLU 1.1.17 April 8 2022 LUSC.docx