

Sunset Harbour Neighborhood Identity Overlay - Comprehensive Plan Amendment

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH AMENDING THE 2040 COMPREHENSIVE PLAN, BY AMENDING THE “RESILIENT LAND USE AND DEVELOPMENT ELEMENT,” GOAL RLU 1, ENTITLED “LAND USE,” TO ESTABLISH OBJECTIVE RLU 1.5, TO BE ENTITLED “NEIGHBORHOOD IDENTITY,” TO PROVIDE POLICIES THAT FOSTER CONTINUED DEVELOPMENT AND PRESERVATION OF UNIQUE NEIGHBORHOODS, PROVIDE FOR THE INCLUSION IN THE COMPREHENSIVE PLAN OF POLICIES THAT PROVIDE VISION AND GUIDANCE FOR SPECIFIC NEIGHBORHOODS, AND ESTABLISH A POLICY SPECIFIC TO THE SUNSET HARBOUR NEIGHBORHOOD THAT FOSTERS ITS UNIQUE SMALL-TOWN, NEIGHBORHOOD-SERVING, AND MIXED-USE CHARACTER; AND BY AMENDING THE 2040 COMPREHENSIVE PLAN MAP SERIES TO ESTABLISH A “NEIGHBORHOODS MAP”; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Miami Beach (the “City”) boasts a unique identity that is vital to its economy, especially the tourism sector, for which it is world-renowned; and

WHEREAS, the City seeks to provide residents and visitors with architectural, urban environment, historical, cultural, dining, retail, and personal service experiences; and

WHEREAS, the City seeks to foster the uniqueness of each of its neighborhoods in order to promote each neighborhood’s economic vitality; and

WHEREAS, the increased levels of business homogeneity seen in other tourist-oriented economies would have a detrimental impact on the City’s unique neighborhoods, which thrive on a high level of interest maintained by a mix of cultural, retail, dining, and personal service establishments that are not found elsewhere in the county, state, country, or world; and

WHEREAS, the Sunset Harbour neighborhood is a thriving neighborhood with a unique small-town, neighborhood-serving, and mixed-use character; and

WHEREAS, the City seeks to promote the continued development of the Sunset Harbour neighborhood in a manner that protects its unique character; and

WHEREAS, these regulations will ensure that the public health, safety and welfare will be preserved in the City of Miami Beach; and

WHEREAS, the amendments set forth below are necessary to accomplish the objectives identified herein.

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

SECTION 1. The following amendments to the City’s 2040 Comprehensive Plan Resilient Land Use and Development Element are hereby adopted:

RESILIENT LAND USE AND DEVELOPMENT ELEMENT

GOAL RLU 1: LAND USE

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OBJECTIVE RLU 1.5: NEIGHBORHOOD IDENTITY

The City will foster the continued development and preservation of distinctive neighborhoods that offer residents and visitors unique architectural, urban environment, historical, cultural, dining, retail, and personal service experiences, which are vital to the City’s economy.

POLICY RLU 1.5.1

To encourage the establishment and continued development and enhancement of unique neighborhoods, the Land Development Regulations may utilize tools including, but not limited to, the establishment of new zoning districts, zoning overlay districts, special off-street parking requirement districts, special landscape requirements, use restrictions, scale limitations, architectural standards, design guidelines, and others as may be appropriate.

POLICY RLU 1.5.2

The City shall continue to study the inclusion of goals, objectives, and policies into the Comprehensive Plan which provide a vision and guidance for specific neighborhoods, as identified in the Neighborhoods Map.

POLICY RLU 1.5.3: SUNSET HARBOUR NEIGHBORHOOD

The Sunset Harbour neighborhood is a vibrant neighborhood with a unique small-town, neighborhood-serving, and mixed-use character. The City shall maintain and adopt land development regulations for the Sunset Harbour neighborhood that achieve the following goals:

- a. Support the continued development of the neighborhood with a mixed-use nature, including light industrial, artisanal retail, small-scale commercial, and residential development; and
- b. Encourage the establishment of small-scale businesses and restaurants that are intended to serve the residents within the neighborhood and in surrounding neighborhoods; and
- c. Foster the establishment of businesses that create unique dining, retail, and personal service experiences; and
- d. Support the ability of small-scale business to adapt to climate change and sea level rise.

SECTION 2. The Map Series of the Comprehensive Plan is hereby amended to include a “Neighborhoods Map,” as depicted in Exhibit “A”.

SECTION 3. REPEALER.

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

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. CODIFICATION.

It is the intention of the City Commission that this Ordinance be entered into the Comprehensive Plan of the City of Miami Beach, FL, and it is hereby ordained that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate word.

SECTION 6. 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 7. EFFECTIVE DATE.

If the amendment is not timely challenged, this amendment 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 _____, 2020.

ATTEST:

Dan Gelber, Mayor

Rafael E. Granado, City Clerk

First Reading: September 16, 2020

Second Reading: October 14, 2020

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