

DIVISION 11. I-1 LIGHT INDUSTRIAL DISTRICT

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Sec. 142-486. Development regulations.

There are no lot area, lot width or unit area or unit size requirements in the I-1 light industrial district. The maximum floor area ratio, building height and story requirements are as follows:

- (1) Maximum floor area ratio is 1.0.
- (2) Maximum building height is 40 feet; except that, on Terminal Island, the maximum building height for commercial and office buildings is 75 feet.

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All ordinances or parts of ordinances and all section and parts of sections in conflict herewith are hereby repealed.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

This Ordinance shall take effect ten days following adoption.

PASSED and ADOPTED this 13 day of January, 2021.



[Signature]

Dan Gelber, Mayor

ATTEST:

[Signature] 1/26/2021
Rafael E. Granado, City Clerk

APPROVED AS TO FORM AND LANGUAGE AND FOR EXECUTION

[Signature] 1-5-21
City Attorney NK Date

First Reading: December 9, 2020
Second Reading: January 13, 2021

Verified By: *[Signature]*
Thomas R. Mooney, AICP
Planning Director

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Raul J. Aguila, Interim City Manager
DATE: January 13, 2021

10:45 a.m. Second Reading Public Hearing

SUBJECT: ~~COMMERCIAL HEIGHT LIMITS FOR OFFICE USES - ALTON ROAD AND TERMINAL ISLAND~~
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," ~~(1) AT DIVISION 5, "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," SECTION 142-306, "DEVELOPMENT REGULATIONS"; AND (2) AT DIVISION 11, "1-1 LIGHT INDUSTRIAL DISTRICT," SECTION 142-486, "DEVELOPMENT REGULATIONS," TO ALLOW FOR ADDITIONAL HEIGHT FOR DEVELOPMENTS WITH SIGNIFICANT OFFICE COMPONENTS LOCATED ON ALTON ROAD BETWEEN 6TH STREET AND COLLINS CANAL, AND ON TERMINAL ISLAND; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.~~

RECOMMENDATION

The Administration recommends that the City Commission adopt the subject Ordinance.

BACKGROUND/HISTORY

On June 24, 2020, at the request of Mayor Gelber, the subject item was referred to the Land Use and Sustainability Committee (C4C). At the time of referral, Commissioner David Richardson became a co-sponsor.

The Land Use and Sustainability Committee (LUSC) discussed the proposal on July 21, 2020, and continued the item to September 22, 2020, with the following general direction:

1. Provide additional information regarding existing office space inventory in the City, and where the best locations for office space would be.
2. Further study the areas proposed for office height incentives and look at other commercial areas.
3. Further study the minimum floor area benchmark for offices.

On September 22, 2020 the LUSC discussed the item and moved it to the full City Commission, in accordance with the following:

1. A recommendation in favor of the proposal for a height increase applying to Terminal Island.
2. No recommendation on the areas fronting Alton Road from 5th Street to Collins Canal.
3. No recommendation on Sunset Harbor

The LUSC also recommended that the City Commission consider the following in its discussion on the matter:

1. Requiring visual images and massing studies for the larger areas affected by the proposal, and not just the specific properties seeking the change.
2. Potential quality of life and community/public benefits.
3. Consider a sunset provision for the proposal.
4. Requirements for neighborhood uses and activation at the first level of the building.
5. The inclusion of North Beach in the scope of the ordinance.

On October 14, 2020, the City Commission referred the draft Ordinance related to Terminal Island and Alton Road to the Planning Board for review and recommendation. The City Commission continued the portions of the Ordinance related to Sunset Harbour to a future date.

ANALYSIS

PLANNING ANALYSIS

Current economic trends indicate that there are many businesses relocating to Florida due to a favorable tax climate. While the current pandemic has reduced demands for office space, anecdotal evidence shows that there is a demand for Class A office space due to these relocations. In order to capitalize on these trends, incentives would be necessary to allow for the development of such spaces. One of the typical features of Class A office space is a high floor to ceiling height. If off-street parking is provided, the existing height limits make providing sufficient floor to ceiling heights very difficult.

The attached Ordinance was prepared by the representative of property owners on Terminal Island and Sunset Harbor who are seeking to develop mixed-use projects with an office component. The proposal includes height increases in strategic commercial areas to incentivize office uses.

The original version of the Ordinance included the CD-2 district along Alton Road, and the minimum threshold to qualify for increased height was adjusted to ensure that the project is primarily office use. However, non-office uses, for sidewalk activation would be permitted and residential uses would be permitted in the CD-2 district, as part of the current residential bonus allowance. Additionally, a minimum lot size of 7,500 square feet is proposed to ensure that the higher height is for medium to large size office projects, and so that the site is large enough to absorb the increase in height. Collectively these thresholds will help ensure the increased height

will be for a project that is primarily office.

A maximum height of 75 feet has been proposed in the applicable commercial districts. The following is a summary of the specific commercial areas of the City originally proposed for the increase in height:

1. Alton Road CD-2 District: Increase from 50 feet and 60 feet to 75 feet.
2. Terminal Island I-1 District: Increase from 40 feet to 75 feet.

The proposed increase in height would allow for the expanded interior floor to ceiling space being sought by office users and office developers. From a practical standpoint, when parking and mixed-use pedestals are included, the current height limitations in the aforementioned areas limit the interior ceiling heights for all uses. Additionally, the areas of the City where this proposal is applicable are along and within transit corridors and have access to public parking facilities.

The proposal would apply to limited, strategic areas and would help diversify the City's economy. The developers of proposed projects on Terminal Island have provided the attached sections and renderings for their project. The attachment illustrates the interior space rationale and visual impact of the proposed height increase to 75 feet.

PLANNING BOARD REVIEW

On November 17, 2020 the Planning Board held a public hearing and transmitted the Ordinance to the City Commission with a favorable recommendation by a vote of 6-0.

UPDATE

The subject Ordinance was approved at first reading on December 9, 2020, for Terminal Island only. The Alton Road / CD-2 portion of the Ordinance was bi-furcated and referred back to the Land Use and Sustainability Committee (LUSC) for further discussion. The Ordinance for second reading has been revised and now includes only Terminal Island.

CONCLUSION

The administration recommends that the City Commission adopt the subject ordinance.

Applicable Area

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

Legislative Tracking

Planning

Sponsor

Mayor Dan Gelber and Commissioner David Richardson

ATTACHMENTS:

Description

- Terminal Island Renderings
- Form Approved ORD

TERMINAL ISLAND 40FT



