

**North Beach Oceanside FAR Overlay – LDR Amendment**  
**(Planning Board Version)**

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

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 142 OF THE CITY CODE, ENTITLED "ZONING DISTRICTS AND REGULATIONS," AT ARTICLE III, ENTITLED "OVERLAY DISTRICTS," TO ESTABLISH DIVISION 16, ENTITLED "NORTH BEACH OCEANSIDE FAR OVERLAY DISTRICT," TO ALLOW FOR INCREASED FLOOR AREA RATIO (FAR) LIMITS, ESTABLISH REGULATIONS FOR HEIGHT, SETBACKS, OPEN SPACE, DESIGN, AND RELATED STANDARDS, AND ESTABLISH A PUBLIC BENEFITS PROGRAM, FOR THE PARCELS FRONTING THE EAST SIDE OF COLLINS AVENUE BETWEEN 66TH STREET AND 68TH STREET; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.**

**WHEREAS**, the oceanside corridor of Collins Avenue between 66<sup>th</sup> and 68<sup>th</sup> Streets was once the center of a vibrant resort and commercial district; and

**WHEREAS**, after the Deauville experienced an electrical fire in 2017, the property was left in a state of disrepair creating blighted conditions and depreciating the surrounding North Beach neighborhood; and

**WHEREAS**, this portion of the Collins Avenue corridor and the area surrounding the Deauville property have deteriorated and seen limited improvement over the years, diminishing the general condition of the neighborhood; and

**WHEREAS**, the City of Miami Beach seeks to encourage and incentivize new development within the Deauville property and this portion of the Collins Avenue corridor; and

**WHEREAS**, the City of Miami Beach desires to create an overlay zoning district for the two-block area located to the east of Collins Avenue in-between 66<sup>th</sup> and 68<sup>th</sup> Streets, which overlay may assist in improving the neighborhood by stimulating the community through new commercial and residential uses to encourage reinvestment and expand the local tax base; and

**WHEREAS**, the purpose of the North Beach Oceanside FAR Overlay District is to stimulate neighborhood revitalization, encourage development within the corridor, stimulate the local economy and improve the pedestrian environment of the neighborhood; and

**WHEREAS**, pursuant to Section 1.03(c) of the City Charter, the floor area ratio (FAR) of any property within the City of Miami Beach shall not be increased by zoning, transfer, or any other means from its current zoned floor area ratio as it exists on the date of adoption of the Charter Amendment [November 7, 2001], including any limitation on floor area ratios which are in effect by virtue of development agreements through the full term of such agreements, unless any such increase in zoned floor area ratio for any such property shall first be approved by a vote of the electors of the City of Miami Beach; and

**WHEREAS**, the amendment set forth below is necessary to accomplish all of the above objectives.

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

**SECTION 1.** That Chapter 142, Article III entitled "Overlay Districts", Division 16 " North Beach Oceanside Resort Overlay " is hereby created as follows:

\* \* \*

**DIVISION 16. NORTH BEACH OCEANSIDE FAR OVERLAY**

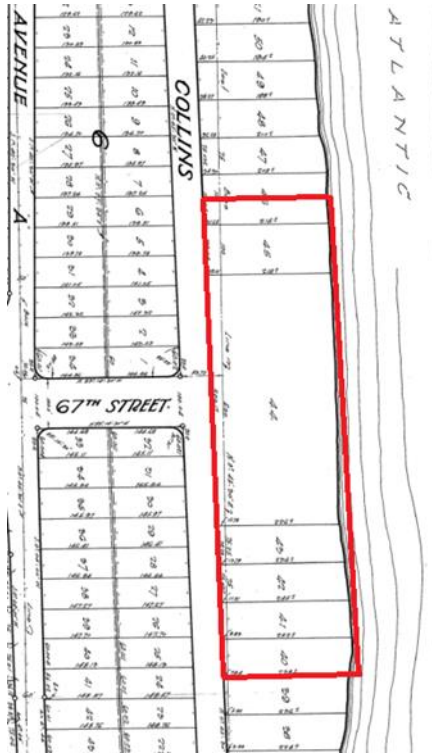
**Sec. 142-870.25 Location and purpose.**

(a) The overlay regulations of this division shall apply to the properties identified in the legal description and map below:

(1) Legal Description:

Lots **40, 41, 42** 43, 44, 45, and the south 25 feet of Lot 46, in Block 1, of the AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, as recorded in Plat Book 28, at Page 28, of the Public Records, of Miami-Dade County, Florida.

(2) Map:



(b) The purpose of this overlay district is to:

- (1) Stimulate neighborhood revitalization and encourage new development within this portion of the Collins Avenue corridor.
- (2) Incentivize private property owners to redevelop properties into significant structures that draw tourist, residents, and economic activity back to the area.

- (3) Improve the pedestrian environment of the neighborhood and make the neighborhood safer.
- (4) Encourage economic activity that will fund the initiatives of the North Beach Community Redevelopment Agency.

**Sec. 142-870.26 Compliance with regulations.**

The following overlay regulations shall apply to the North Beach Oceanside FAR Overlay District. All development regulations in the underlying regulations shall apply, except as follows:

(a) Height.

- (1) ~~For structures developed on a lot with a lot area greater than 150,000 square foot, t~~The maximum allowable height shall be 375 feet.
- (2) All other buildings the maximum height is as provided in the underlying zoning regulations.

(b) Floor Area Ratio.

- (1) The base FAR for the North Beach Oceanside FAR Overlay District shall be 3.0 FAR, except as follows:

a. For a unified development site that includes all or part of Lots **40, 41, 42,** 43, 44, 45, and the south 25 feet of Lot 46, in Block 1, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 28, at Page 28 of the Public Records of Miami-Dade County, Florida, the base FAR shall be 4.5 if ~~the lot area of the unified development site is at least 150,000 square foot,~~ the development project includes a new or existing hotel of at least 150 rooms, the residential density is limited to 75 dwelling units an acre, and the developer enters into a development agreement with the city, pursuant to Chapter 163, Florida Statutes.

- (c) Density. Hotel units within a building with residential units shall not count towards residential density, notwithstanding any provisions in this code to the contrary.
- (d) F.S. Ch. 163, development agreement within the North Beach Oceanside FAR Overlay District. The provisions of these land development regulations and the Code of the City shall control with respect to all terms, provisions, matters and issues affected by the F.S. ch. 163, development agreement, or any property affected thereby, except to the extent a term, provision, matter or issue is specifically addressed in the F.S. ch. 163, development agreement, in which case the provisions of the F.S. ch. 163, development agreement shall control.

**SECTION 2. CODIFICATION.**

It is the intention of the Mayor and City Commission of the City of Miami Beach, 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, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and, the word "ordinance" may be changed to "section", "article", or other appropriate word.

**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. EFFECTIVE DATE.**

This Ordinance shall take effect ten days following adoption.

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

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

**ATTEST:**

\_\_\_\_\_  
Rafael E. Granado  
City Clerk

APPROVED AS TO  
FORM AND LANGUAGE  
& FOR EXECUTION

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

\_\_\_\_\_  
Date

First Reading: July 20, 2022  
Second Reading: December 7, 2022

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

**~~BOLD DOUBLE STRIKE-THRU AND DOUBLE UNDERSCORE~~** Denotes Recommendations of  
the Planning Board on June 21, 2022