

**NORMANDY ISLES OVERLAY DISTRICT – WORKFORCE HOUSING  
COMPREHENSIVE PLAN AMENDMENT**

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

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN, BY AMENDING GOAL RLU 1: LAND USE; OBJECTIVE RLU 1.1: ESTABLISHMENT OF FUTURE LAND USE CATEGORIES; POLICY 1.1.8: LOW DENSITY COMMERCIAL (CD-1) PROVIDING FOR ADDITIONAL DENSITY WHERE NEW CONSTRUCTION PROPOSES WORKFORCE HOUSING; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Miami Beach (the "City") has the authority to enact laws which promote the public health, safety, and general welfare of its citizens; and

**WHEREAS**, the area of the Normandy Isles neighborhood, south of Normandy Drive, north of 71 street and bordered by Verdun Court on the west and an alley to the east, which is immediately east of lot 9 in Block 36 of "Isle of Normandy, Miami View Section, Part Three", according to the Plat thereof recorded in Plat Book 40 at Page 33 of the Public Records of Miami-Dade County, Florida (the "Subject Area"), contains an unusual and inconsistent pattern of zoning as a result of gradual change from the residential character of adjacent residential multifamily ("RM-1") zoning; and

**WHEREAS**, certain properties in the Normandy Isles neighborhood, south of Normandy Drive, north of 71 Street, remain designated as commercial zoning while the surrounding neighborhood has changed; and

**WHEREAS**, the proposed zoning regulations applicable to the Subject Area will allow for increased Floor Area Ratio ("FAR") to reflect the unique opportunity for addressing a substantial need for Workforce Housing within the City of Miami Beach; and

**WHEREAS**, the proposed zoning regulations applicable to the Normandy Isles Overlay District will not impact the surrounding properties and will promote and foster additional workforce housing projects throughout the City; and

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

**WHEREAS**, these regulations will ensure that the public health, safety and welfare will be preserved.

**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 Future Land Use Element are hereby adopted:

**RESILIENT LAND USE AND DEVELOPMENT ELEMENT**

\* \* \*

**GOAL RLU 1: LAND USE**

\* \* \*

**POLICY RLU 1.1.8 LOW INTENSITY COMMERCIAL (CD-1)**

\* \* \*

*Density Limits:* 60 dwelling units per acre. Where an application for development proposes new construction in the Normandy Isles Overlay District and all proposed dwelling units are for workforce housing, such a development shall be permitted to allow for additional density, up to a density of 120 units per acre. In addition, the density bonus in Policy RLU 1.2.5 shall also be applicable to the proposed new construction in the Normandy Isles Overlay District.

*Intensity Limits:* a floor area ratio of 1.0 for commercial; 1.25 for residential or mixed use. Where an application for development proposes new construction in the Normandy Isles Overlay District and all proposed dwelling units are for workforce housing, such a development shall be permitted to have a maximum floor area ratio of 3.5.

*Commercial Uses:* certain commercial uses shall be prohibited, such as, check cashing stores, occult science establishments, package stores, souvenir and t-shirt shops, and tobacco/vape dealers. Commercial uses shall be accessory to main residential uses.

\* \* \*

**MAPS SERIES**

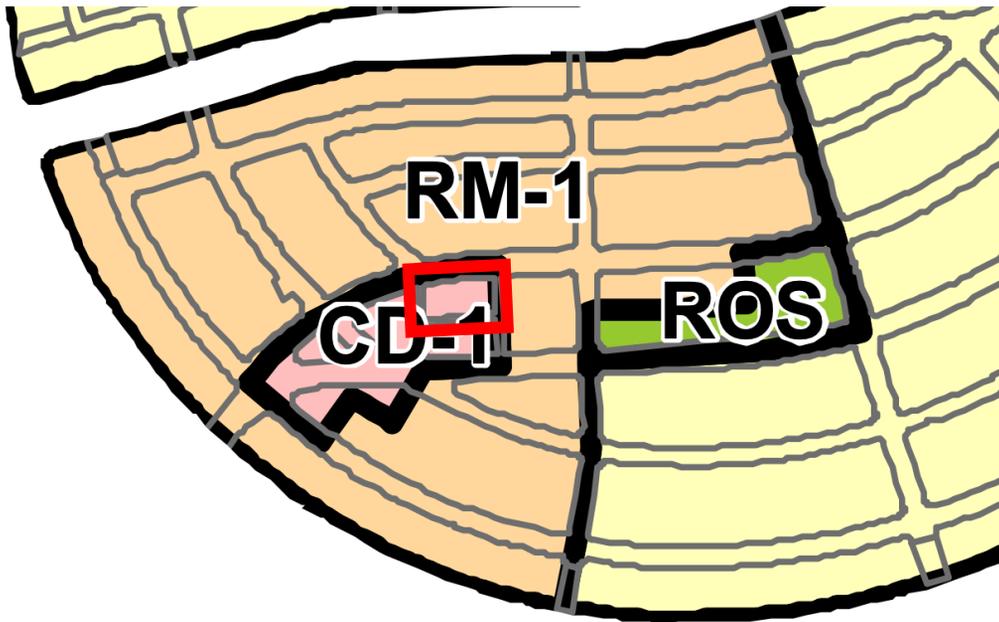
\* \* \*

**2040 FUTURE LAND USE MAP**

The 2040 Future Land Use Map shall be amended to include the “Normandy Isles Overlay District.” The overlay regulations of this section shall apply to the following property, further identified and outlined in the excerpt of the 2040 Future Land Use Map below:

**Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 in Block 36 of "ISLE OF NORMANDY, MIAMI VIEW SECTION, PART THREE", according to the Plat thereof recorded in Plat Book 40**

at Page 33 of the Public Records of Miami-Dade County, Florida.



**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 renumbered or relettered 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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

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

First Reading:  
Second Reading:

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