

Comprehensive Plan Text Amendment – Public Transit Facilities in C-PS2 and Transit Hubs Incorporated Into Private Development

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF MIAMI BEACH, FLORIDA, BY AMENDING POLICY 1.2 BY AMENDING THE PERMITTED USES IN THE “GENERAL MIXED USE COMMERCIAL “PERFORMANCE STANDARD” CATEGORY (C-PS2)” TO ALLOW PUBLIC TRANSIT FACILITIES AS A PERMITTED USE; AMENDING THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF MIAMI BEACH, FLORIDA, BY CREATING POLICY 4.6.1 ENTITLED “ENHANCED TRANSIT INFRASTRUCTURE ON PRIVATE PROPERTY” AND BY AMENDING THE “GLOSSARY OF TERMS” TO INCLUDE THE TERM “TRANSIT HUB” AND RELATED DEFINITION.

WHEREAS, the Mayor and City Commission have recognized the need to encourage the development of transit infrastructure in the City, especially in southern areas of the City; and

WHEREAS, the Mayor and City Commission desire to encourage innovative and compatible redevelopment that provides public benefits in the form of significant transit improvements;

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

SECTION 1. Policy 1.2 of the Land Use Element of the 2025 Miami Beach Comprehensive Plan is hereby amended as follows:

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General Mixed Use Commercial “Performance Standard” Category (C-PS2)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new residential areas which accommodate a mix of different residential types developed in accordance with flexible design standards.

Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, apartments, apartment hotels, hotels, public transit hubs, and commercial uses.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach.

Density Limits: 106 dwelling units per acre.

Intensity Floor Area Ratio Limits: 2.0.

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SECTION 2. Policy 4.6.1 of the Transportation Element of the 2025 Miami Beach Comprehensive Plan is hereby created to read as follows:

Policy 4.6.1 Enhanced Transit Infrastructure on Private Property

The City shall encourage, through the provisions of the Land Development Regulations and other incentives, the development of enhanced transit infrastructure on appropriate privately-owned sites throughout the City. Enhanced transit infrastructure shall include, but not be limited to, expanded transit shelters, bicycle parking, information kiosks, streetcar/light rail infrastructure and guideways, bus staging areas, maintenance facilities, and/or transit hubs.

SECTION 3. The “Glossary of Terms” of the Transportation Element of the 2025 Miami Beach Comprehensive Plan is hereby amended to read as follows:

- **Atlantic Greenway Network:** Is a multi-modal network that will knit together elements of the Miami Beach bicycle/pedestrian transportation system: the north- south Beach Corridors running parallel to the dunes, and the Neighborhood Trails that provide access to the beach, parks, schools, and the commercial, cultural and civic destinations.
- **Transit hub** is a facility for passenger boarding and transfer for one or more transit modes, including, but not limited to, bus, trolley, streetcar, or train.

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SECTION 4. REPEALER. All ordinances or parts of ordinances and all section and parts of sections in conflict herewith be and the same are hereby repealed.

SECTION 5. SEVERABILITY. If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect ten days following adoption.

PASSED and ADOPTED this ____ day of _____, 20__.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO

FORM AND LANGUAGE
& FOR EXECUTION

City Attorney

Date

First Reading:
Second Reading:

Verified by: _____
Thomas Mooney, AICP
Planning Director

Underscore denotes new language

Draft