

500-700 Alton Road – FLUM and Comprehensive Plan Amendment

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY, PURSUANT TO SECTION 118-166 OF THE CITY CODE, AND SECTION 163.3187, FLORIDA STATUTES, FOR LOTS 8 THROUGH 14, BLOCK 2, OF THE AMENDED FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FROM THE CURRENT DESIGNATION OF “MEDIUM DENSITY MULTI FAMILY RESIDENTIAL CATEGORY (RM-2),” TO THE FUTURE LAND USE CATEGORY OF “MEDIUM INTENSITY COMMERCIAL CATEGORY (CD-2)”; AND FOR THE PROPERTIES BOUNDED BY 6TH STREET ON THE NORTH, ALTON ROAD ON THE EAST, 5TH STREET/MACARTHUR CAUSEWAY/STATE ROAD A1A ON THE SOUTH, AND WEST AVENUE ON THE WEST, FROM THE CURRENT DESIGNATION OF “GENERAL MIXED USE COMMERCIAL “PERFORMANCE STANDARD” CATEGORY (C-PS2)”; TO THE FUTURE LAND USE CATEGORY OF “MEDIUM INTENSITY COMMERCIAL CATEGORY (CD-2)”; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Miami Beach (the “City”) desires to change the City of Miami Beach 2025 Comprehensive Plan (“Comprehensive Plan”), Future Land Use Map (FLUM) designations of properties bounded by 6th Street on the north, Alton Road on the east, 5th Street/MacArthur Causeway/State Road A1A on the south, and West Avenue on the west, from the existing designations of “General Mixed Use Commercial “Performance Standard” Category (C-PS2),” to the Future Land Use category of “Medium Intensity Commercial Category (CD-2)”;

WHEREAS, Policy 1.1 of the Future Land Use Element of the Comprehensive Plan requires that the Land Development Regulations at a minimum “regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provides for open space”; and

WHEREAS, the CD-2 designation is consistent and compatible with the adjacent land uses along the Alton Road corridor; and

WHEREAS, changing the Comprehensive Plan designation of the subject parcel to the CD-2 designation is necessary to ensure the development of the site will be compatible with development along the Alton Road corridor; and

WHEREAS, Policy 3.2 of the Recreation and Open Space Element of the Comprehensive Plan provides that “a landscaping program shall be included as part of the repaving and other improvements to the Alton Road corridor south of Dade Boulevard”; and

WHEREAS, the proposed amendment will allow for significant landscaping along portions of Alton Road, consistent with Policy 3.2 of the Recreation and Open Space Element; and

WHEREAS, Policy 3.5 of the Recreation and Open Space Element of the Comprehensive Plan provides that “the City of Miami Beach shall continue to use the Land Development Regulations of the City Code as standards and incentives which encourage private sector development projects to landscape required open space, develop private recreation facilities on site, and through the impact fee requirement, contribute to the enhancement of adjacent public recreation and open space”; and

WHEREAS, Objective 4 of the Recreation and Open Space Element of the Comprehensive Plan seeks “to require open space in conjunction with every new public and private sector development project (measurability dependent upon development applications)”; and

WHEREAS, pursuant to Objective 4 and Policy 3.5 of the Recreation and Open Space Element of the Comprehensive Plan the proposed amendment will allow for the creation of a large unified development site which will contain significant open space and parks facilities; and

WHEREAS, the City has determined that amending the future land use designation of the property as provided herein will ensure that redevelopment is compatible with the built environment; and

WHEREAS, the City has the authority to enact laws which promote the public health, safety, and general welfare of its citizens; and

WHEREAS, the amendment promotes the public health, safety, and general welfare of its citizens; 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. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT The following amendment to the City’s Future Land Use Map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate changes to the City’s Future Land Use Map:

1. For Lots 8 through 14, of the Fleetwood Subdivision, according to the plat thereof recorded in Plat Book 28, page 34, of the Public Records of Miami-Dade County, Florida, consisting of approximately 49,000 Square Feet (1.12 Acres), as depicted in Exhibit “A,” from the current designation of “Medium Density Multi Family Residential Category (RM-2),” to the future land use category of “Medium Intensity Commercial Category (CD-2)”; and
2. For the properties bounded by 6th Street on the north, Alton Road on the east, 5th Street/MacArthur Causeway/SR A1A on the south, and West Avenue on the west, consisting of approximately 87,140 Square Feet (2.0 Acres), as depicted in Exhibit “A,” from the current designation of “General Mixed Use Commercial “Performance Standard” Category (C-PS2),” to the future land use category of “Medium Intensity Commercial Category (CD-2).”

SECTION 2. REPEALER

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

SECTION 3. SEVERABILITY

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

SECTION 4. INCLUSION IN COMPREHENSIVE PLAN

It is the intention of the City Commission that the Comprehensive Plan's Future Land Use Map be amended in accordance with the provisions of this Ordinance.

SECTION 5. 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 6. EFFECTIVE DATE

This Ordinance shall take effect 10 days after adoption.

PASSED AND ADOPTED this ____ day of _____, 2018.

ATTEST:

Dan Gelber, Mayor

Rafael E. Granado, City Clerk

First Reading: November 14, 2018

Second Reading: December 12, 2018

(Sponsor: Mayor Dan Gelber)

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

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

[Signature] - 11-6-18

City Attorney Date