

REZONING – 500-700 Alton Road

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72, “DISTRICT MAP,” OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, PURSUANT TO SECTION 118-162, “PETITIONS FOR CHANGES AND AMENDMENTS,” BY CHANGING THE ZONING DISTRICT CLASSIFICATION 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 “RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY,” TO “CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT;” 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 “C-PS2 GENERAL MIXED USE COMMERCIAL PERFORMANCE STANDARD DISTRICT,” TO “CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT;” PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City desires to change the Zoning Map designation of the following parcels, Lots 8 through 14, Block 2, of the amended Fleetwood Subdivision, according to the Plat thereof recorded in Plat Book 28, Page 34, from “RM-2 Residential Multifamily, Medium Intensity,” TO “CD-2 Commercial, Medium Intensity District;” and

WHEREAS, the City also desires to change the Zoning Map 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 C-PS2, “General Mixed Use Commercial Performance Standard District,” TO CD-2, “Commercial, Medium Intensity District”; and

WHEREAS, the rezoning actions are necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, which are all CD-2; and

WHEREAS, the City of Miami Beach has determined that changing the zoning classification of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, and is in the best interest of the City; and

WHEREAS, the change of zoning classification will not result in an increase in floor area; and

WHEREAS, the rezoning will allow for the creation of a large unified development site which will contain significant open space and parks facilities; 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. ZONING MAP AMENDMENT The following amendment to the City's zoning map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate change to the Official Zoning District Map of the City:

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 "RM-2 Residential Multifamily, Medium Intensity," to "CD-2 Commercial, Medium Intensity District," and
2. 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, consisting of approximately 87,140 square feet (2.0 acres), as depicted in Exhibit "A," from the current designation of "C-PS2 General Mixed Use Commercial Performance Standard District," to "CD-2 Commercial, Medium Intensity District."

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. CODIFICATION

It is the intention of the City Commission that the Official Zoning District Map, referenced in Section 142-72 of the Code of the City of Miami Beach, Florida be amended in accordance with the provisions of this Ordinance.

SECTION 5. 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

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