

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING GOALS, OBJECTIVES AND POLICIES OF THE CITY OF MIAMI BEACH COMPREHENSIVE PLAN, CHAPTER 1 LAND USE ELEMENT, POLICY 1.2 OF OBJECTIVE 1: LAND DEVELOPMENT REGULATIONS OF THE FUTURE LAND USE ELEMENT BY AMENDING THE URBAN LIGHT INDUSTRIAL USE CATEGORY TO PERMIT MULTIFAMILY RESIDENTIAL USES ON WATERFRONT PARCELS AND ACCOMPANYING STANDARDS FOR LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER 2 TRANSPORTATION ELEMENT, POLICY 6.19 OF OBJECTIVE 6: MULTI-MODAL TRANSPORTATION TO UPDATE REFERENCED USES ON TERMINAL ISLAND; AMENDING CHAPTER 6 CONSERVATION/COASTAL ZONE MANAGEMENT, OBJECTIVE 9: DENSITY LIMITS BY CREATING AN EXCEPTION TO PROVIDE IMPROVED GOVERNMENT OPERATIONS AND INFRASTRUCTURE; POLICY 9.2 TO PROVIDE IMPROVED GOVERNMENT OPERATIONS AND INFRASTRUCTURE AND RISK REDUCTION TO THE THREAT OF SEA LEVEL RISE; PURSUANT TO THE PROCEDURES IN SECTION 163.3184, FLORIDA STATUTES AND AUTHORIZING AND DIRECTING THE CITY ADMINISTRATION TO SUBMIT THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND ANY OTHER REQUIRED STATE AND LOCAL AGENCIES; PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE

WHEREAS, The Light Industrial Use Category is comprised of a mix of transportation, light industrial, office, and military base (including residential units) uses; and

WHEREAS, amending the text of the Land Use Element of the City of Miami Beach Comprehensive Plan, as provided herein, will encourage appropriate and compatible development on waterfront lands within the Light Industrial Use Category; and

WHEREAS, amending the text of the Transportation Element of the City of Miami Beach Comprehensive Plan, as provided herein, will reflect the current character of Terminal Island and how its land uses may impact the MacArthur Causeway; and

WHEREAS, amending the text of the Conservation/Coastal Zone Management Element of the City of Miami Beach Comprehensive Plan, as provided herein, will allow

for the implementation of industrial mixed-use on Terminal Island; and

WHEREAS, said text amendments are necessary to ensure that the future development of waterfront lands is in the best interest and welfare of the residents of the City; and

WHEREAS, the City of Miami Beach Planning Board, which serves as local planning agency, transmitted the text amendment to the City Commission with a favorable recommendation; and

WHEREAS, the City Commission held a duly noticed public hearing, at which time it voted to transmit the text amendment for review by state, regional, and local agencies, as required by law; and

WHEREAS, the City Commission hereby finds that the adoption of this text amendment is in the best interest and welfare of the residents of the City.

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

SECTION 1. AMENDMENT TO THE LAND USE ELEMENT OF THE CITY'S COMPREHENSIVE PLAN.

That Policy 1.2 of Objective 1, Land Development Regulations of the Future Land Use Element of the City of Miami Beach Comprehensive Plan is hereby modified as follows:

Policy 1.2

The land development regulations which implement this Comprehensive Plan shall, at a minimum, be based on and be consistent with s.163.3202, F.S., and shall further be based on the following standards for land use category, land use intensity and land use:

* * *

Urban Light Industrial (I-1)

Purpose: To provide development opportunities for existing and new light industrial facilities.

Uses which may be permitted: Light industrial and compatible retail and service facilities, **and multi-family residential uses as a conditional use for waterfront parcels.**

Density Limits: 25 dwelling units per acre.

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SECTION 2. AMENDMENT TO THE TRANSPORTATION ELEMENT OF THE CITY'S COMPREHENSIVE PLAN.

That Policy 6.19 of Objective 6, Transportation Element of the City of Miami Beach Comprehensive Plan is hereby modified as follows:

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Policy 6.19: Mac Arthur Causeway

There shall be a full facility impact review of any request for a development permit to be issued by the City for the expansion of ~~the existing cargo port facility~~ **any additional proposed uses on the I-1-designated parcels on Terminal Island** in order to preserve the limited traffic capacity of the MacArthur Causeway and the ferry service to Fisher Island and ensure consistency with the Conservation/Coastal Management Element. ~~Conversely, the existing MacArthur Causeway cargo terminal shall continue to be designated Light Industrial on the Future Land Use Map as to protect the facility from the encroachment of incompatible land uses.~~

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SECTION 3. AMENDMENT TO THE CONSERVATION/COASTAL MANAGEMENT ZONE ELEMENT OF THE CITY'S COMPREHENSIVE PLAN.

That Objective 9 and Policy 9.2, Land Development Regulations of the Conservation/Coastal Management Zone Element of the City of Miami Beach Comprehensive Plan is hereby modified as follows:

OBJECTIVE 9: DENSITY LIMITS

Direct population concentrations away from city-wide coastal high hazard area by prohibiting residential density increases, except to incentivize workforce or affordable housing, **or to provide improved government operations and infrastructure.**

POLICY 9.2

The City shall approve no future land use plan map amendments that cumulatively increase residential densities, except to incentivize workforce or affordable housing, **or to provide improved government operations and infrastructure and risk reduction to the threat of sea level rise.** Furthermore, the City shall continue to evaluate ways to further modify the Future Land Use Map to reduce densities and intensities.

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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. INCLUSION IN COMPREHENSIVE PLAN.

It is the intention of the City Commission, and it is hereby ordained that the amendment provided for in Section I is made part of the of the City of Miami Beach Comprehensive Plan, 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 7. 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 8. EFFECTIVE DATE.

This Ordinance shall take effect on the _____ day of _____, 20____; however, the effective date of any plan amendment shall be in accordance with Section 163.3184, Florida Statutes.

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, LEED
Planning Director

Date