

## **COLLINS AVENUE GU LOTS - COMPREHENSIVE PLAN AMENDMENT**

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

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING POLICY 1.2 OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN PURSUANT TO THE PROCEDURES IN SECTION 163.3184(3), FLORIDA STATUTES, BY MODIFYING THE PUBLIC FACILITIES: GOVERNMENTAL USES (PF) CATEGORY IN ORDER TO ALLOW FOR COMMERCIAL USES AS MAIN PERMITTED USES; AND AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR THE PROPERTIES LOCATED IN THE AREA BOUNDED BY COLLINS AVENUE ON THE EAST, 87<sup>TH</sup> STREET ON THE NORTH, COLLINS COURT ON THE WEST, AND 79<sup>TH</sup> STREET ON THE SOUTH FROM “LOW DENSITY MULTI FAMILY RESIDENTIAL CATEGORY (RM-1)” TO “PUBLIC FACILITY: GOVERNMENTAL USES (PF);” PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Miami Beach seeks to activate the city-owned “West Lots” generally located west of Collins Avenue between 79<sup>th</sup> Street and 87<sup>th</sup> Street; and

**WHEREAS**, the West Lots currently have a future land use designation of RM-1; and

**WHEREAS**, the RM-1 is intended to allow for residential uses, which may be beneficial in the long-term; however, in the near term, additional uses are necessary to activate the sites; and

**WHEREAS**, commercial uses may complement government uses and facilities and facilitate the delivery of public services; 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.** The following amendment to the “Public Facility: Governmental Uses (PF)” category in Policy 1.2 of the City’s Comprehensive Plan Future Land Use Element is hereby adopted:

### **FUTURE LAND USE ELEMENT**

#### **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:

\* \* \*

### **Public Facility: Governmental Uses (PF)**

Purpose: To provide development opportunities for existing and new government uses.

Uses which may be permitted: Government uses, various types of commercial uses including business and professional offices, retail sales and service establishments, and eating and drinking establishments.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio of 2.0.

**SECTION 2.** The following amendment to the destinations for the property described herein are hereby approved and adopted and the Planning Director is hereby directed to make the appropriate changes to the City's Future Land Use Map:

The parcels of land located in the area bounded by Collins Avenue on the east, 87<sup>th</sup> Street on the north, Collins Court on the west, and 79<sup>th</sup> Street on the south, as depicted in Exhibit "B," from the current "Low Density Multi Family Residential Category (RM-1)" to "Public Facility: Governmental Uses (PF)."

### **SECTION 3. REPEALER.**

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

### **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. CODIFICATION.**

It is the intention of the City Commission that this Ordinance be entered into the Comprehensive Plan, and it is hereby ordained 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. The Exhibits to this Ordinance shall not be codified, but shall be kept on file with this Ordinance in the City Clerk's Office.

### **SECTION 6. 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 7. EFFECTIVE DATE.**

This ordinance shall take effect 31 days after adoption pursuant to Section 163.3184(3) Florida Statutes.

**PASSED and ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM  
AND LANGUAGE  
AND FOR EXECUTION

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Date

First Reading/Transmittal: July 26, 2017  
Second Reading/Adoption: September 13, 2017

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

Underline = new language

~~Strikethrough~~ = deleted language

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