

YEAR 2025 COMPREHENSIVE PLAN AMENDMENT

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MIAMI BEACH YEAR 2025 COMPREHENSIVE PLAN, BY AMENDING CHAPTER 1, ENTITLED “FUTURE LAND USE ELEMENT;” “OBJECTIVE 1: LAND DEVELOPMENT REGULATIONS,” AT POLICY 1.2, “LOW DENSITY MULTI FAMILY RESIDENTIAL CATEGORY (RM-1),” TO MODIFY THE ALLOWABLE USES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Belle Isle has an energetic residential and commercial atmosphere, which provides residents and visitors scenic views and tranquil living environment; and

WHEREAS, Belle Isle has experienced increased traffic over the years, and has faced traffic congestion and decreased pedestrianism as a result of the area traffic, and vehicular traffic entering and leaving the City; and

WHEREAS, the traffic conditions have impacted the residents’ quality of life and have resulted in the diminished general conditions of the neighborhood; and

WHEREAS, the City desires to encourage and incentivize area property owners to reduce vehicular trips and alleviate traffic congestion through the redevelopment of properties to integrate internal parking garages, which will service the property’s parking needs; and

WHEREAS, the City of Miami Beach desires to create an overlay zoning district for the north western corner of Belle Isle, which overlay may assist in improving the quality of life in the neighborhood through the reduction of vehicular trips through the congested rights of way; and

WHEREAS, the purpose of the Belle Isle Overlay district is to improve vehicular traffic on Belle Isle, to reduce vehicular trips, alleviate traffic congestion within the area, and improve the pedestrian environment of the neighborhood; 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 City’s 2025 Comprehensive Plan Future Land Use Element is hereby adopted:

* * *

CHAPTER 1

FUTURE LAND USE ELEMENT

OBJECTIVE 1: LAND DEVELOPMENT REGULATIONS

* * *

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:

* * *

Low Density Multi Family Residential Category (RM-1)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new low density multi family residential areas.

Uses which may be permitted: Single family detached dwellings; single family attached dwellings, townhouse dwellings and multiple family dwellings, and hotels for properties fronting Harding Avenue or Collins Avenue from the City Line on the north to 73rd Street on the south and properties located on the northwest portion of Belle Isle, commencing on the north side right-of-way of Venetian Way and terminating at Lot 39 of the Amended Plat of Belle Isle, as recorded in Plat Book 5 at Page 11, of the Public Records of Miami-Dade County, Florida.

Bed and breakfast inns are permitted in RM-1 only in the Flamingo Park Historic District and the West Avenue Bay Front Overlay District, both of which are described in the Land Development Regulations. Residential office and suite hotel uses are permitted in the West Avenue Bay Front Overlay District only.

Other uses which may be permitted are accessory uses specifically authorized in this land use category or overlay district regulations, 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: 60 dwellings units per acre.

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 1.25, except for the following:

- the west side of Collins Avenue between 76th and 79th Streets shall not exceed a floor area ratio of 1.4; and
- Public and private institutions on a lot area equal to or less than 15,000 sq. ft shall not exceed a floor area ratio of 1.25, or for a lot area greater than 15,000 sq. ft. the floor area ratio shall not exceed 1.4

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

Properties located on the northwest portion of Belle Isle, commencing on the north side right-of-way of Venetian Way and terminating at Lot 39 of the Amended Plat

of Belle Isle, as recorded in Plat Book 5 at Page 11, of the Public Records of Miami-Dade County, Florida.

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 the state land planning agency notifies the City that the plan amendment package is complete pursuant to Section 163.3184(3), Florida Statutes.

PASSED and ADOPTED this _____ day of _____ 2016.

Mayor Philip Levine

ATTEST:

Rafael Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

Raul Aguila, City Attorney Date

First Reading/Transmittal: __, 2016
Second Reading/Adoption: __, 2016

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

Underline = new language

~~Strikethrough~~ = deleted language