

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: August 25, 2020

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB20-0368. 4000 Alton Road. Future land use map change from PF (Public Facility) to RM-2 (Residential multifamily, medium intensity).**

An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, pursuant to the procedures in section 163.3187, Florida Statutes, to amend the future land use map of the Miami Beach Comprehensive Plan, by changing the designation for the parcel abutting 4000 Alton Road and fronting 41st Street/Interstate 195, from the current designation of PF, "Public Facility: Government Use," to the proposed designation of RM-2, "Residential multifamily, medium intensity"; and providing for inclusion in the Comprehensive Plan, repealer, severability, and an effective date.

RECOMMENDATION

Transmit the proposed Comprehensive Plan amendment to the City Commission with a favorable recommendation.

BACKGROUND

On October 16, 2019, at the request of Commissioners Michael Gongora and Ricky Arriola, the City Commission referred a discussion item to the Land Use and Development Committee (Item C4 T), pertaining to RM2 zoning regulations for 4000 Alton Road. The item was placed on the January 21, 2020 agenda of the newly created Land Use and Sustainability Committee (LUSC), and deferred to February 18, 2020, at the request of the proposer.

On February 18, 2020, the item was deferred to March 17, 2020, also at the request of the proposer. The March 17, 2020 LUSC meeting was postponed, and the item was moved to the May 6, 2020 LUSC agenda. On May 6, 2020 the LUSC discussed the proposal and recommended that the City Commission refer the attached ordinance to the Planning Board. On May 13, 2020, the City Commission referred the ordinance to the Planning Board (Item C4 C). Subsequent to this referral, Commissioner Michael Gongora withdrew as a co-sponsor.

The item was noticed for the June 23, 2020 Planning Board agenda; at the request of the proposer, the item was continued to the July 27, 2020 Planning Board meeting. On July 27, 2020, at the request of the proposer, the item was continued to the August 25, 2020 Planning Board meeting.

ZONING / SITE DATA

Legal Description:	See Exhibit A.
Site Area:	17,680 SF /0.406 acres
Existing Zoning Designation:	GU Government Use District
Proposed Zoning Designation:	RM-2 Residential Multifamily, Medium Intensity
Existing FLUM Category:	Public Facility: Governmental Use (PF)
Proposed FLUM Category:	Medium Density Multi Family Residential (RM-2)
Maximum Density:	100 units per acre (41 units)
Maximum FAR:	2.0 (35,360 SF)
Existing Land Uses:	
North:	I-195/Single Family Residential
East:	Talmudic University
South:	Alton Road/Single Family Residential
West:	I-195

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(b) of the Land Development Regulations establishes the following review criteria when considering ordinances, adopting resolutions, or making recommendations:

(1) Whether the proposal affects an area that is vulnerable to the impacts of sea level rise, pursuant to adopted projections.

Partially Consistent – The proposal does affect areas that are vulnerable to the impacts of sea level rise in the long term.

(2) Whether the proposal will increase the resiliency of the City with respect to sea level rise.

Consistent – The proposal will improve the resiliency of the City with respect to sea level rise by allowing for new development that is more resilient.

(3) Whether the proposal is compatible with the City’s sea level rise mitigation and resiliency efforts.

Consistent – The proposal is compatible with and supports the City’s sea level rise mitigation and resiliency efforts.

ANALYSIS

The current owner of the subject property, “M 4000 Alton Owner LLC c/o M-4000 Alton MGR, LLC” is in the process of acquiring an additional 0.406 acres of surplus land from FDOT. In order to accommodate this additional property and combine it with the existing site, the proposer is seeking the following land use amendments:

1. A re-zoning of the current FDOT parcel from GU, “Government Use” to RM-2, “Residential Multifamily, Medium Intensity”.
2. A companion Future Land Use Map (FLUM) amendment to change the future land use designation of the parcel from the current Public Facilities: Government Use (PF) category to the Residential Multifamily Medium Intensity (RM-2) category.

3. An LDR amendment to establish the “Julia Tuttle Causeway District,” which would incorporate specific development regulations for the area abutting the west side of Alton Road and the south side of 41st Street/Interstate 195.

The proposed map amendment is consistent with PRINCIPLE 1: DEVELOPING A RESILIENT FUTURE of the Resilient Land Use Element of the Comprehensive Plan which states the following:

The City shall encourage redevelopment that contributes to community resiliency by meeting all required peril of flood mitigation and storm hazard standards for on-site development and shall also prioritize energy efficient development that provides stormwater mitigation, and co-benefit features that contribute to the City’s resiliency as a whole.

The proposed FLUM amendment will allow for the parcel to be combined with the abutting RM-2 parcel and form a unified development site. The proposed ordinance does not represent an increase in density or intensity, since the PF category allows a higher FAR than the RM-2 district, and its maximum density is the average of surrounding districts, which in this case is equivalent to RM-2.

The addition of the subject parcel to the existing development site will not result in an increase in maximum allowable density. The subject parcel (17,680 SF) would allow for an additional 35,360 square feet of FAR and approximately 35 additional residential units.

Finally, before the item can be placed on the agenda of the City Commission for first reading, the proposer must substantiate that the transaction to purchase the subject parcel from FDOT is either moving forward or has been effectuated. To date the City has not been provided with anything substantive from FDOT indicating that the transaction is imminent.

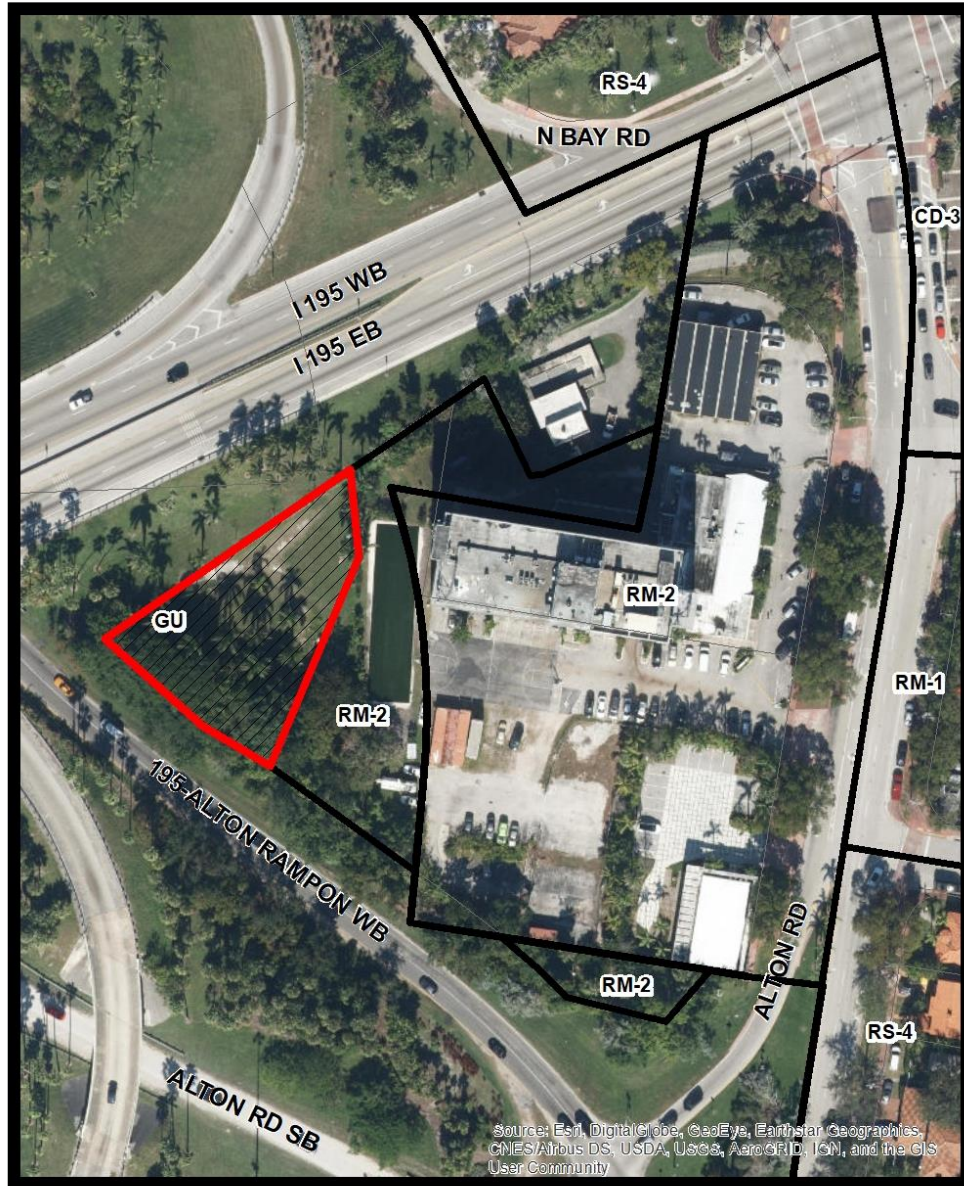
COMPREHENSIVE PLANNING REVIEW PROCESS

The total land area involved in this application is 0.406 acres. Under Section 163.3187 F.S., land use map amendments of less than 10 acres in size may be considered “small-scale” amendments, which require only one public hearing before the City Commission, which shall be an adoption hearing. Upon adoption, the local government shall send a copy of the adopted small scale amendment to the State Land Planning Agency so that the Agency can maintain a complete and up-to-date copy of the City’s Comprehensive Plan.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the Planning Board transmit the proposed ordinance amendment to the City Commission with a favorable recommendation.

Aerial

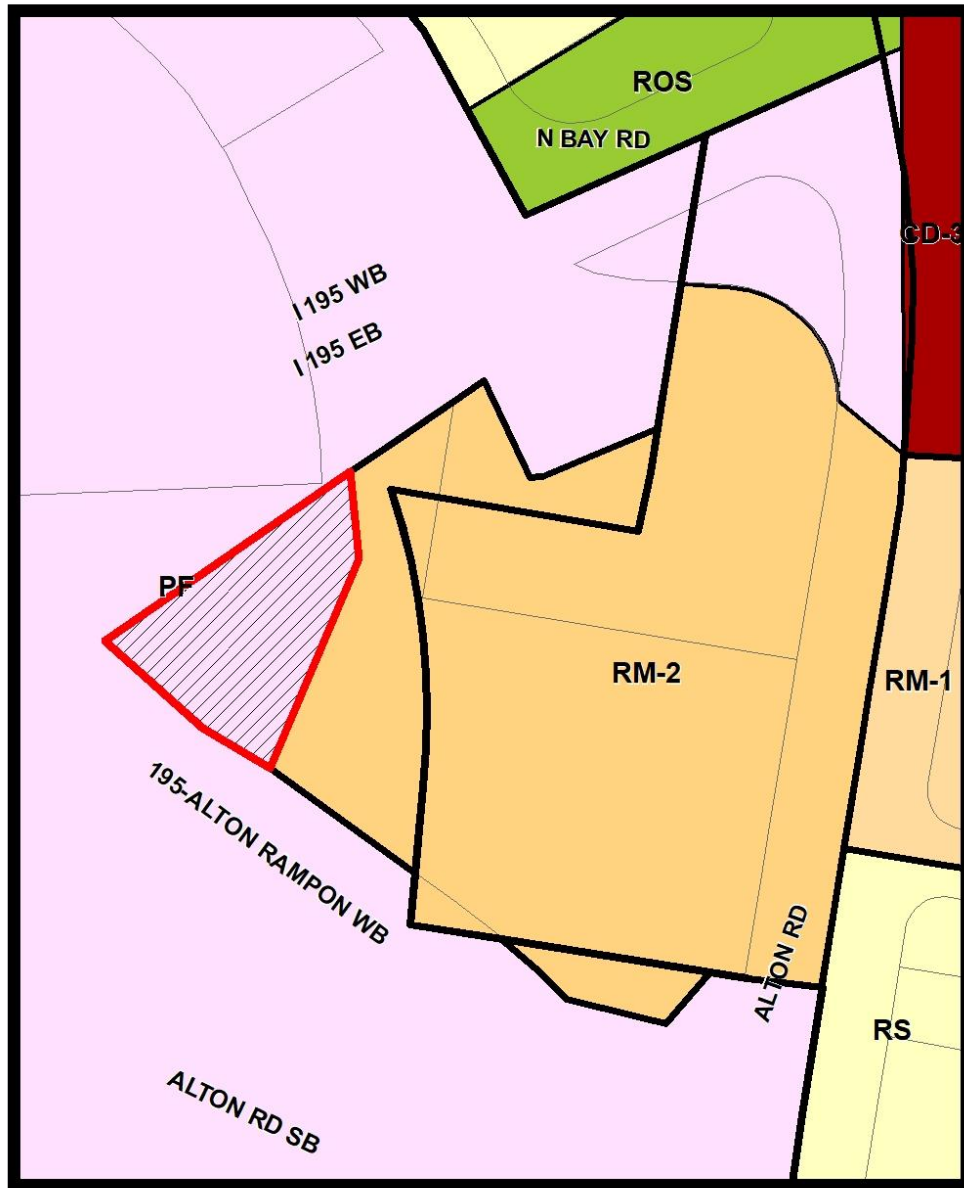


0 50 100 200 Feet



Location: Generally south of I-195/Julia Tuttle Cswy. and west of Alton Rd.

Current Future Land Use

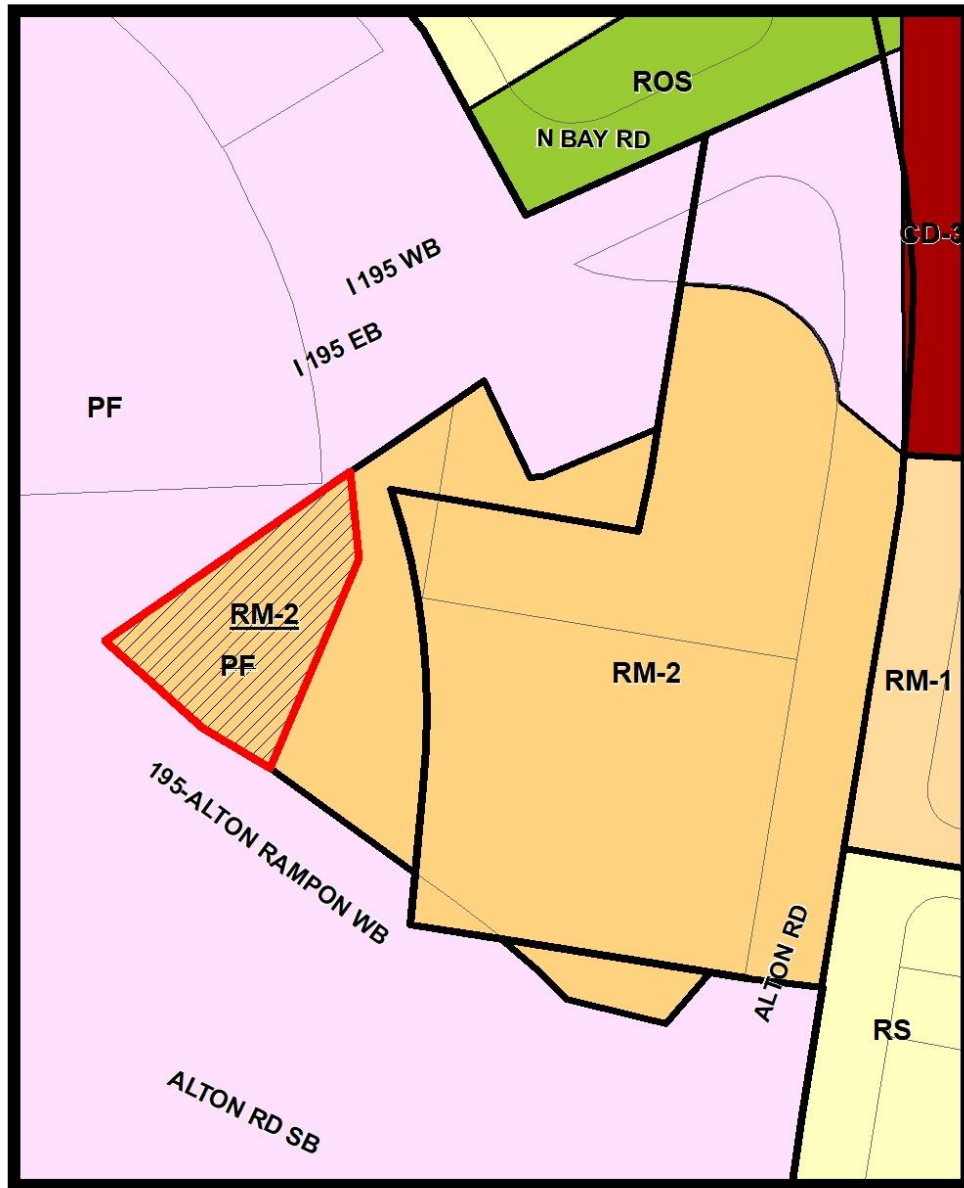


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Location: Generally south of I-195/Julia Tuttle Cswy. and west of Alton Rd.

Proposed Future Land Use



0 50 100 200 Feet



Location: Generally south of I-195/Julia Tuttle Cswy. and west of Alton Rd.