

**TERMINAL ISLAND – COMPREHENSIVE PLAN AMENDMENTS**

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

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 142, “ZONING DISTRICTS AND REGULATIONS,” ARTICLE II “DISTRICT REGULATIONS,” DIVISION 11 “LIGHT INDUSTRIAL DISTRICT,” BY AMENDING SECTION 142-483, “CONDITIONAL USES,” TO PERMIT MULTI-FAMILY RESIDENTIAL USES WHEN LOCATED ON WATERFRONT PARCELS; BY AMENDING SECTION 142-484, “ACCESSORY USES,” TO PERMIT RESTAURANTS ASSOCIATED WITH MULTI-FAMILY RESIDENTIAL USES, LIMITED TO RESIDENTS AND GUESTS, AND TO INCLUDE NO MORE THAN 1.25 SEATS PER UNIT; BY AMENDING SECTION 142-486, “DEVELOPMENT REGULATIONS,” TO PROVIDE REGULATIONS FOR MULTIFAMILY RESIDENTIAL USES; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the primary purpose of the “I-1 Urban Light Industrial District” is to permit light industrial uses and similar uses that are generally compatible with one another and with adjoining residential or commercial districts; and

**WHEREAS**, amending the “I-1 Urban Light Industrial District” would be consistent with the Comprehensive Plan; and

**WHEREAS**, amending the conditional uses to include multi-family residential uses when located on waterfront parcels and to allow for said uses in appropriate areas and ensure compatibility with adjacent uses; and

**WHEREAS**, amending the accessory uses to include restaurant use when associated with multi-family residential uses would promote a mixed-use environment that would be consistent with the permitted, conditional, and accessory uses in the “I-1 Urban Light Industrial District”; and

**WHEREAS**, the amendment set forth below is necessary to accomplish the objectives identified above.

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

**SECTION 1.** Chapter 142, “Zoning Districts and Regulations,” Article II “District

Regulations,” Division 11 “Light Industrial District”, is amended, as follows: Sec. 142-

483. - Conditional uses.

The conditional uses in the I-1 urban light industrial district are any use that includes the retail sale of gasoline; new construction of structures, as defined in section 114-1, of 50,000 square feet and over, which review shall be the first step in the process before the review by any of the other land development boards; recycling receiving stations; outdoor entertainment establishment; neighborhood impact establishment; open air entertainment establishment; religious institutions with an occupancy greater than 199 persons; **and multi-family residential uses at a maximum density of 25 dwelling units per acre may be allowed when located on a waterfront parcel to promote the appropriate mix of uses within that portion of the City.**

Sec. 142-484. - Accessory uses.

The accessory uses in the I-1 urban light industrial district are as follows:

- (1) Those uses customarily associated with the district purpose. (See article IV, division 2 of this chapter).; **and \_\_\_\_\_**
- (2) **Restaurants associated with multi-family residential uses, limited to residents and guests, and to include no more than 1.25 seats per unit.**

Sec. 142-486. - Development regulations.

There are no lot area, lot width or unit area or unit size requirements in the I-1 light industrial district. The maximum floor area ratio, building height and story requirements are as follows:

- (1) Maximum floor area ratio is 1.0.
- (2) Maximum building height is 40 feet, **except for multi-family residential uses on waterfront parcels the maximum building height is 300 feet.**
- (3) Maximum number of stories is four **(4) except for multi-family residential uses on waterfront parcels maximum number of stories is twenty-five (25).**

## **SECTION 2. CODIFICATION**

It is the intention of the Mayor and City Commission of the City of Miami Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of the City of Miami Beach, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and, the word “ordinance” may be changed to “section”, “article”, or other appropriate word.

All ordinances or parts of ordinances and all section and parts of sections in conflict herewith be and the same are hereby repealed.

**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. 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  
AND FOR EXECUTION

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

\_\_\_\_\_  
Date

First Reading/Transmittal: March 1, 2017  
Second Reading/Adoption: \_\_\_\_\_, 2017

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

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