

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 INCENTIVIZE WORKFORCE OR AFFORDABLE HOUSING , OR TO PROVIDE IMPROVED GOVERNMENT OPERATIONS AND INFRASTRUCTURE; POLICY 9.2 TO INCENTIVIZE WORKFORCE OR AFFORDABLE HOUSING, OR TO PROVIDE IMPROVED GOVERNMENT OPERATIONS AND INFRASTRUCTURE AND RISK REDUCTION TO THE THREAT OF SEA LEVEL RISE;\_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.**

\* \* \*

**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:

\* \* \*

**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.~~

\* \* \*

**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.

\* \* \*

**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. 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

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City Attorney

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Date

First Reading:  
Second Reading:

Verified by:

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Thomas Mooney, AICP, LEED  
Planning Director

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Date



March 13, 2017

**City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Miami Beach, FL 33139**

**RE:** Property Owners List within 375 feet of:

**LEGAL DESCRIPTION:**

Portion of Section 4, Township 54 South, Range 42 East, Miami-Dade County, Florida.

**ADDRESS:** 120 Macarthur Causeway, Miami Beach, FL 33139

**FOLIO NO.** 02-4202-000-0060 and -0070

**PREPARE FOR:** HOLLAND & KNIGHT, LLP

**Order:** 170305

**Total number of property owners without repetition: 8**

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,  
**THE ZONING SPECIALISTS GROUP, INC.**

**Jose F. Lopez, P.S.M. #3086**

## OWNERS LIST

**THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 375-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY**

**LEGAL DESCRIPTION:**

Portion of Section 4, Township 54 South, Range 42 East, Miami-Dade County, Florida.

**ADDRESS:** 120 Macarthur Causeway, Miami Beach, FL 33139

**FOLIO NO.** 02-4202-000-0060 and -0070

**PREPARED FOR: HOLLAND & KNIGHT, LLP**

**Order:** 170305

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4 54 42 2.16 Ac Port Mc Arthur Causeway Per Db 1509-81

Property address: 140 Macarthur Cswy

Folio number: 0242040000010

City Of Miami Beach  
Miami Beach City Hall  
Miami Beach, FL 33139

4 54 42 17.52 Ac Port Of Mc Arthur Causeway Per Db 2199-414

Property address: 100 Macarthur Cswy

Folio number: 0242040000020

U S Coast Guard Air Station  
Opa Locka Airport  
Opa Locka, FL 33054-0000

04 54 42 Comm 1580Ftn & 2015Ftw Of SE Cor Th S 66 Deg W 58.70Ft S 31

DegE 64.75Ft S 66 Deg W 20.36Ft N 23 Deg E 11.65Ft For POB Cont N 23

Deg E47Ft N 66 Deg E 51Ft S 23 Deg W 47Ft S 66 Deg W 51Ft To POB

Property address:

Folio number: 0242040000030

City Of Miami Beach  
1700 Convention Center Dr  
Miami Beach, FL 33139-1819

4 54 42 .13 Ac Beg At Pt 1580Ftn & 2015Ftw Of SE Cor Sec Being X Of C/LRd

way Of Original Co Cswy Via & Face Of W Bridge Abutht S 67 Deg W58.70FT

S 31 Deg E64.75Ft Th SWly Alg Sly Bdry Of Cswy 938.28Ft To POB Cont SWLy

193.715Ft S 25 Deg W50.24Ft S 64 Deg E190ft N 25 Deg E87.55Ft To POB

Less Parcel 22 As Desc Or 18215-3765

Property address: 190 Macarthur Cswy

Folio number: 0242040000040

Fisher Island Holdings LLC  
1 Fisher Island Dr  
Miami Beach, FL 33109-0001

4 54 42 .159 Ac Comm At Pt 1580Ftn & 2015Ftw Of SE Cor Of Sec Being X Of

C/L Reway Of Original Co Cswy Via Face Of W Bridge Abutment Th S 67 Deg

W 58.70Ft S 31 Deg E 64.75Ft S 67 Deg W 158.21Ft SWly Ad 780.075Ft For

POB Cont SWly Ad 92.345Ft S 25 Deg W 66.93Ft S 64 Deg E 90Ft N 25 Deg

E87.55Ft To POB

Property address: 168 Macarthur Cswy

Folio number: 0242040000041

Fisher Island Holdings LLC  
1 Fisher Island Dr  
Miami Beach, FL 33109-0001

4 54 42 .239 Ac Legal Desc In Lease Agreement Between City Of Miami

& IsLand Developers Ltd

Property address:

Folio number: 0242040000045

City Of Miami IsLnd Dev Asset  
Management Division  
444 SW 2nd Ave Ste 325  
Miami, FL 33130-1910

04 54 42 3.71 Ac M/L Comm 1580Ftn & 2015Ftw Of SE Cor Of Sec Th S 67 Deg W 58.7Ft S 31 Deg E64.75Ft S 67 Deg W Alg Sly Line Of Causeway 117.78 FOR POB Cont S 67 Deg W 40.43Ft SWly & Wly 65.72Ft S 31 Deg E 403.80Ft S25 Deg W 97.46Ft N 64 Deg W 120Ft S 25 Deg W 100Ft S 64 Deg E 832.55Ft N31 Deg W 583.57Ft S 58 Deg W 175.85Ft N 32 Deg W 59.61Ft N 32 Deg W 61.22Ft N 31 Deg W 59.87Ft N 31 Deg W 99.47Ft N 32 Deg W 109.79Ft N 58 Deg  
Property address: 120 Macarthur Cswy  
Folio number: 0242040000060

Miami Beach Port LLC  
1300 Brickell Bay Dr Ste 400  
Miami, FL 33131-3489

04 54 42 1.89 Ac M/L Comm 1580Ft N & 2015Ft W OF SE Co Rof Sec Th S 67 DEg W58.7Ft S 31 Deg E64.75Ft For POB Cont S 67 Deg W Alg Sly Line Of CauSeway A Dist Of 158.21Ft SWly & Wly 65.72Ft S 31 Deg E403.8Ft S 25 Deg W97.46Ft N 64 Deg W 120Ft S 25 Deg W 100Ft S 64 Deg E 832.55Ft N 31 DegW 1069.40Ft To POB Less Port Desc Comm 1580Ftn & 2015Ftw Of SE Cor Of SEC Th S 67 Deg W 58.7Ft S 31 Deg E64.75Ft S67 Deg W Alg Sly Line Of Cause  
Property address: 112 Macarthur Cswy  
Folio number: 0242040000065

Fisher Isl Community Assn Inc  
1 Fisher Island Dr  
Miami Beach, FL 33109-0001

4 54 42 3.13 Ac Beg At Pt 1580Ftn & 2015Ftw Of SE Cor Sec Being X Of C/LRd way Of Original Co Cswy Via & Face Or W Bridge Abutht S 67 Deg W58.7FT S 31Deg E64.75Ft Th SWly Alg Sly Bdry Of Cswy 322.72Ft To POB S 10 Deg E162.52Ft S 25 Deg W223.24Ft N 64 Deg W646.73Ft N 25 Deg E87.55Ft To PtSly Bdry Cswy Ely Alg Sly Bdry 615.57Ft To POB  
Property address: 150 Macarthur Cswy  
Folio number: 0242040000070

Florida Power & Light Co  
Attn Property Tax Dept  
700 Universe Blvd  
North Palm Beach, FL 33408-2657



Miami Beach City Hall  
1700 Convention Center Dr  
Miami Beach, FL 33139

U S Coast Guard Air Station  
Opa Locka Airport  
Opa Locka, FL 33054-0000

City Of Miami Beach  
1700 Convention Center Dr  
Miami Beach, FL 33139-1819

Fisher Island Holdings LLC  
1 Fisher Island Dr  
Miami Beach, FL 33109-0001

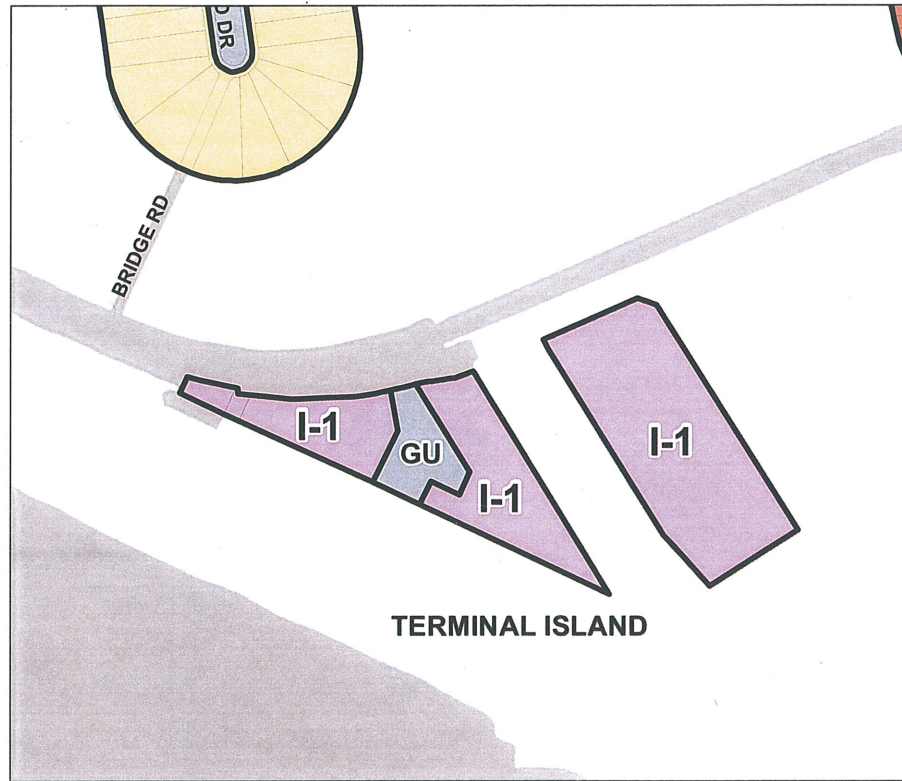
City Of Miami Islnd Dev Asset  
Management Division  
444 SW 2nd Ave Ste 325  
Miami, FL 33130-1910

Miami Beach Port LLC  
1300 Brickell Bay Dr Ste 400  
Miami, FL 33131-3489

Fisher Isl Community Assn Inc  
1 Fisher Island Dr  
Miami Beach, FL 33109-0001

Florida Power & Light Co  
Attn Property Tax Dept  
700 Universe Blvd  
North Palm Beach, FL 33408-2657

Order No. 170305  
Location: 120 Macarthur Causeway  
Total labels without repetition: 8



**LEGAL DESCRIPTION:**

Portion of Section 4, Township 54 South, Range 42 East, Miami-Dade County, Florida.

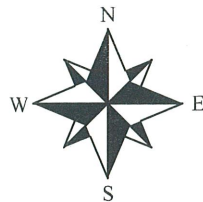
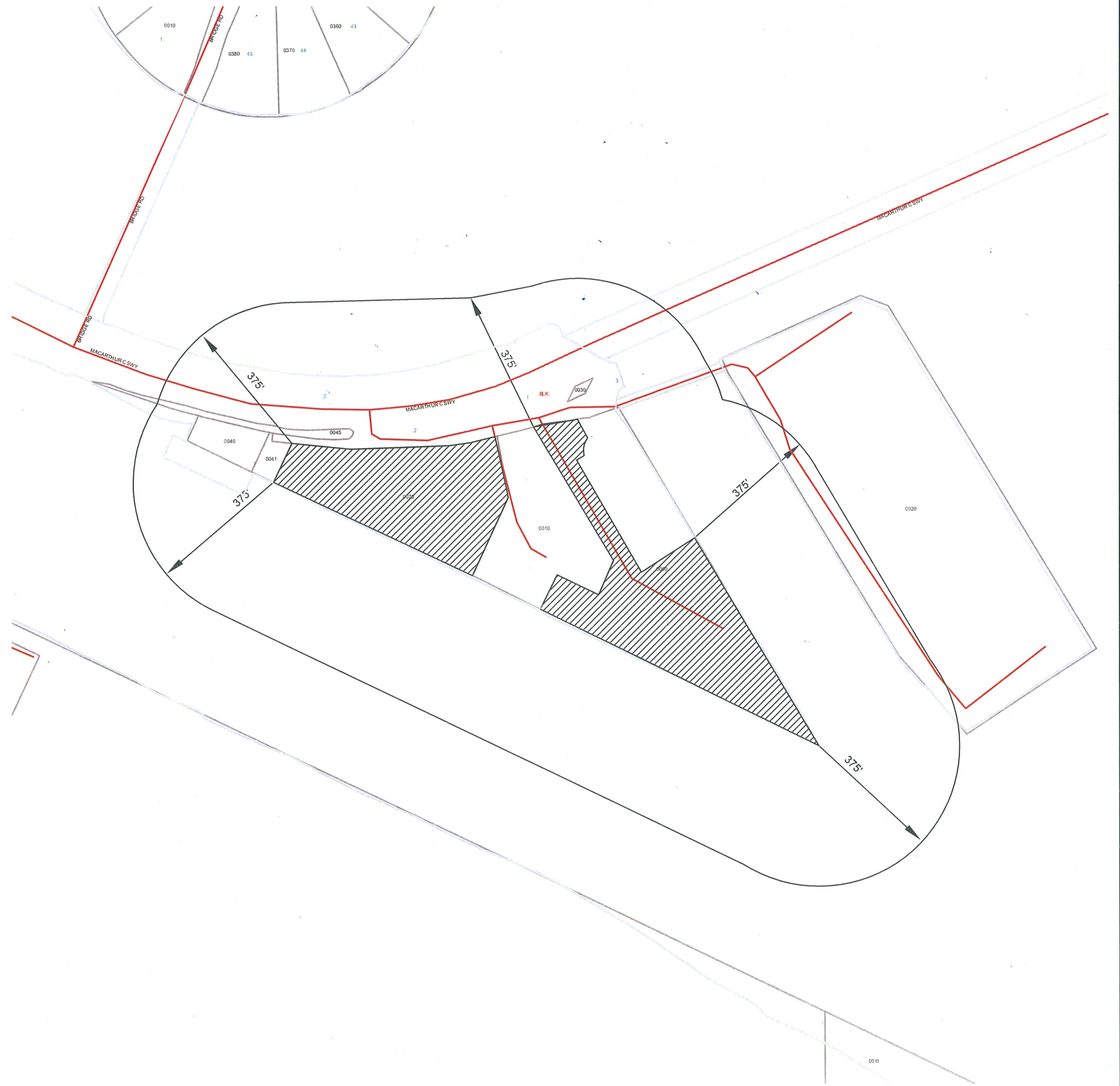
**ADDRESS:** 120 Macarthur Causeway, Miami Beach, FL 33139

**FOLIO NO.** 02-4202-000-0060 and -0070

**PREPARED FOR:** HOLLAND & KNIGHT, LLP

**Order:** 170305

**DATE:** March 13, 2017



SCALE: 1"= 300'



**The Zoning Specialists Group, Inc.**

7729 NW 146th Street

Miami Lakes FL 33016

Ph: (305)828-1210

[www.thezoningspecialistsgroup.com](http://www.thezoningspecialistsgroup.com)

**I HEREBY CERTIFY:** That all the properties shown herein are lying within a 375-foot radius from all boundary lines of the subject property.

BY: *Jose Lopez*  
JOSE F. LOPEZ, P.S.M.

Professional Surveyor & Mapper  
No. 3086, State of Florida.

NOTE:  
NOT VALID UNLESS SEALED WITH  
THE SIGNING SURVEYOR'S SEAL