

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 142-485, "PROHIBITED USES," TO ADDRESS A SCRIVENERS ERROR; 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, on parcels of appropriate size, and to 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, amending the prohibited uses to correct a scrivener's error will ensure clarity and consistency when applying the Land Development Regulations; 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; and religious institutions with an occupancy greater than 199 persons. Restaurants with alcoholic beverage licenses (alcoholic beverage establishments) located in the Sunset Harbour neighborhood, which is generally bounded by Purdy Avenue to the west, 20th Street and the waterway to the north, Alton Road to the east, and Dade Boulevard to the south, shall be subject to the additional requirements set forth in section 142-488 and restaurants with alcoholic beverage licenses (alcoholic beverage establishments) with more than 100 seats or an occupancy content (as determined by the fire marshal) in excess of 125, but less than 199 persons, and a floor area in excess of 3,500 square feet, shall be subject to the conditional use procedures in section 118-193. **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.

(1) The accessory uses in the I-1 urban light industrial district are as follows: Those uses customarily associated with the district purpose. (See article IV, division 2 of this chapter). Alcoholic beverage establishments located in the Sunset Harbour neighborhood, which is generally bounded by Purdy Avenue to the west, 20th Street and the waterway to the north, Alton Road to the east, and Dade Boulevard to the south, shall be subject to the additional requirements set forth in section 142-488; **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. 142-485. - Prohibited uses.

The prohibited uses in the I-1 urban light industrial district are accessory outdoor bar counters, bars, dance halls, or entertainment establishments (as defined in section 114-1 of this Code), outdoor entertainment establishments, neighborhood impact establishments, open air entertainment establishments, and residential uses, except as provided for in subsection 142-483~~(10)~~.

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).
- (4) Multi-family residential uses on waterfront parcels shall only be permitted on lots or unified development sites with a minimum area of 250,000 square feet.

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
& FOR EXECUTION

First Reading:
Second Reading:

City Attorney Date

Verified by: _____
Thomas Mooney, AICP, LEED
Planning Director

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

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

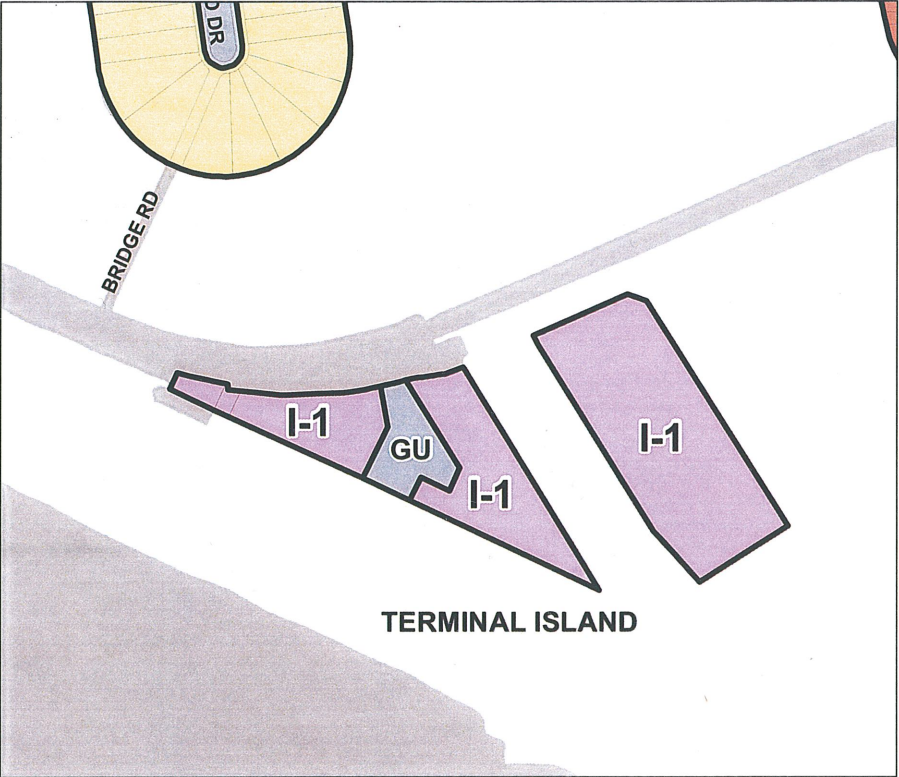
City Of Miami Islnd Dev Asset
Management Division
444 SW 2nd Ave Ste 325
Miami, FL 33130-1910

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

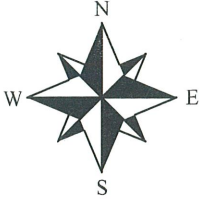
Florida Power & Light Co
Attn Property Tax Dept
700 Universe Blvd
North Palm Beach, FL 33408-2657

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

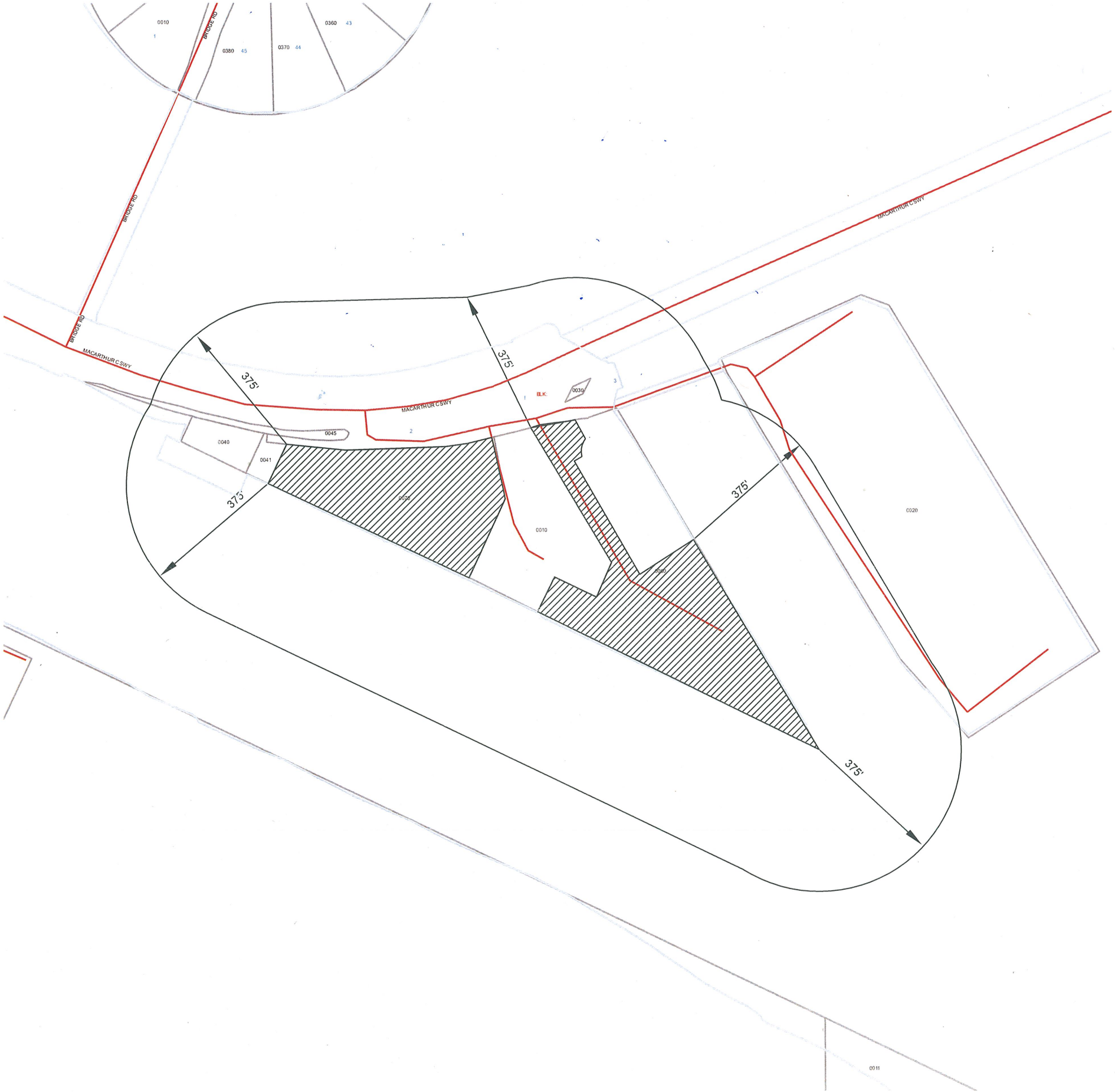


LEGAL DESCRIPTION:
Portion of Section 4, Township 54 South, Range 42 East, Miami-Dade County, Florida.

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

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 F. LOPEZ, P.S.M.
Professional Surveyor & Mapper
No. 3086, State of Florida.

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