

Alton City Center Overlay — Comprehensive Plan Amendment

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS OF SECTION 163.3184(3), FLORIDA STATUTES, BY AMENDING THE "RESILIENT LAND USE & DEVELOPMENT ELEMENT," GOAL RLU 1, ENTITLED "LAND USE," OBJECTIVE RLU 1.1, ENTITLED "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES" AT TABLE RLU 1.1 TO PROVIDE CONSISTENCY WITH FLOOR AREA RATIO (F.A.R.) AND DENSITY REGULATIONS; BY AMENDING POLICY RLU 1.1.9, ENTITLED "MEDIUM INTENSITY COMMERCIAL (CD-2)," TO PROVIDE FAR AND DENSITY INCENTIVES TO ENCOURAGE REDEVELOPMENT OF DORMANT COMMERCIAL PARCELS INTO MIXED-USE PROJECTS WITH SUBSTANTIAL NON-TRANSIENT RESIDENTIAL USES FOR ELIGIBLE PROPERTIES LOCATED BETWEEN WEST SIDE OF ALTON ROAD AND THE EAST SIDE OF WEST AVENUE BETWEEN LINCOLN ROAD AND 17TH STREET; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

WHEREAS, between 2010 and 2020, the City of Miami Beach lost a net total of 4,889 residents; and

WHEREAS, the July 2022 Census American Community Survey estimates that the City of Miami Beach has a population of 80,017, reflecting a further loss of 2,873 residents since the 2020 Census; and

WHEREAS, the City finds the loss of permanent residents may have had a negative impact on the quality of life of remaining residents, by encouraging more traffic congestion due to the need for employees to commute longer distances to employment centers within the City; and

WHEREAS, the loss of residents is partially due a lack of market rate rental housing in close proximity to the City's office and commercial uses; and

WHEREAS, the City block located between the west side of Alton Road and east side of West Avenue and Lincoln Road and 17th Street (the "Alton City Center") is an important City block that serves to connect the Venetian Causeway with the City Center area where the most office and commercial uses in the City are concentrated; and

WHEREAS, Alton Road is one of most important commercial and transit corridors in the City and City Commission has expressed a desire to activate largely dormant commercial parcels fronting on Alton Road, particularly in the Alton City Center area; and

WHEREAS, creating incentives for mixed-use developments with a large non-transient residential component within the Alton City Center area would enable the implementation of more equitable and comprehensive housing policies that prioritize the well-being and stability of all

residents and would enhance the walkability and quality of life within the Alton City Center area and beyond; and

WHEREAS, the amendments set forth below are 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 amendments to the City's 2040 Comprehensive Plan Resilient Land Use & Development Element are hereby adopted:

RESILIENT LAND USE & DEVELOPMENT ELEMENT

* * *

GOAL RLU 1: LAND USE

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OBJECTIVE RLU 1.1 Establishment of Future Land Use Categories

The City hereby adopts future land use map categories to provide for an efficient distribution and compatible pattern of land uses, and to maintain and enhance the character of the community.

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POLICY RLU 1.1.9 MEDIUM INTENSITY COMMERCIAL (CD-2)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new medium intensity commercial areas which serve the entire City.

Uses which may be Permitted: Various types of commercial uses including business and professional offices, retail sales and service establishments, eating and drinking establishments; apartment residential uses; apartment hotels; and hotels. Other uses which may be permitted are accessory uses specifically authorized in this land use category, 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: 100 dwelling units per acre. Notwithstanding the foregoing, the City Commission acting in a legislative capacity may adopt land development regulations that provide

voluntary density bonuses to achieve up to 150 dwelling units per acre for qualifying developments within the Alton City Center Overlay.

Intensity Limits: a floor area ratio of 1.5 for commercial; 2.0 for residential or mixed use.
Notwithstanding the foregoing, the City Commission acting in a legislative capacity may adopt land development regulations that provide voluntary intensity bonuses to achieve up to a 3.5 FAR for qualifying developments within the Alton City Center Overlay.

SECTION 2. CODIFICATION.

It is the intention of the City Commission that this Ordinance be entered into the Comprehensive Plan of the City of Miami Beach, FL, and it is hereby ordained that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate word.

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. 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 6. EFFECTIVE DATE.

This Ordinance shall take effect until 31 days after the state land planning agency notifies the City that the plan amendment package is complete following adoption, pursuant to Section 163.3184(3), Florida Statutes.

PASSED AND ADOPTED this ____ day of _____, 2026

Steven Meiner, Mayor

ATTEST:

Rafael E. Granado, City Clerk.

APPROVED AS TO FORM AND
LANGUAGE AND FOR EXECUTION

Ricardo J. Dopico, City Attorney

First Reading:
Second Reading:

Verified by: _____

Thomas R. Mooney, AICP
Planning Director