

**DEVELOPMENT REGULATIONS FOR THE  
NORMANDY ISLES OVERLAY DISTRICT**

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

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 7, "ZONING DISTRICTS AND REGULATIONS," ARTICLE 3. "OVERLAY DISTRICTS" BY INCORPORATING SECTION 7.3.10 ENTITLED "NORMANDY ISLES OVERLAY DISTRICT" TO PROVIDE DEVELOPMENT REGULATIONS FOR THOSE PROPERTIES SOUTH OF NORMANDY DRIVE, NORTH OF 71 STREET AND BORDERED BY VERDUN COURT ON THE WEST AND AN ALLEY IMMEDIATELY EAST OF LOT 9 IN BLOCK 36 OF "ISLE OF NORMANDY, MIAMI VIEW SECTION, PART THREE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Miami Beach (the "City") has the authority to enact laws which promote the public health, safety, and general welfare of its citizens; and

**WHEREAS**, the area of the Normandy Isles neighborhood, south of Normandy Drive, north of 71 street and bordered by Verdun Court on the west and an alley immediately east of lot 9 in Block 36 of "Isle of Normandy, Miami View Section, Part Three", according to the Plat thereof recorded in Plat Book 40 at Page 33 of the Public Records of Miami-Dade County, Florida (the "Subject Area"), contains an unusual and inconsistent pattern of zoning as a result of gradual change from the residential character of adjacent residential multifamily ("RM-1") zoning; and

**WHEREAS**, certain properties in the Normandy Isles neighborhood, south of Normandy Drive, north of 71 Street, remain designated as commercial zoning while the surrounding neighborhood has changed; and

**WHEREAS**, the proposed zoning regulations applicable to the Subject Area will allow for increased Floor Area Ratio ("FAR") to reflect the unique opportunity for addressing a substantial need for Workforce Housing within the City of Miami Beach; and

**WHEREAS**, the proposed zoning regulations applicable to the Normandy Isles Overlay District will not impact the surrounding properties and will promote and foster additional workforce housing projects throughout the City; and

**WHEREAS**, the amendments set forth below are necessary to accomplish all of the above objectives; and

**WHEREAS**, these regulations will ensure that the public health, safety and welfare will be preserved.

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

SECTION 1. Chapter 7, "Zoning Districts and Regulations", Article 3. "Overlay Districts", is amended to add Section 7.3.10, as follows:

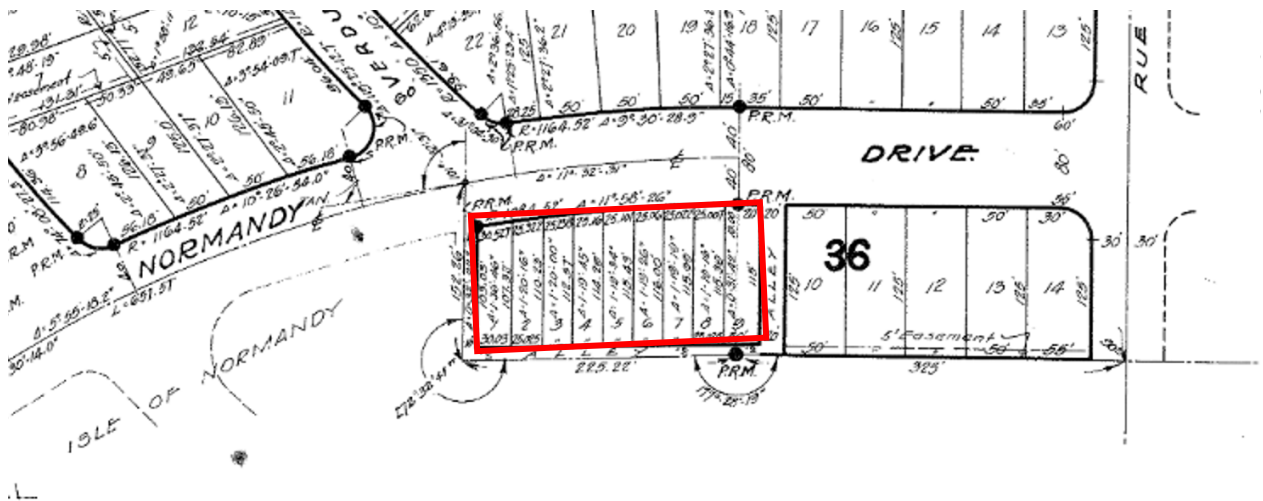
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**Sec. 7.3.10 – Development Regulations for the Normandy Isles Overlay District**

**a. Location and Purpose (Normandy Isles Overlay District).**

The overlay regulations of this section shall apply to the following property, further identified in the map below:

Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 in Block 36 of "ISLE OF NORMANDY, MIAMI VIEW SECTION, PART THREE", according to the Plat thereof recorded in Plat Book 40 at Page 33 of the Public Records of Miami-Dade County, Florida.



**b. Development Regulations.**

Notwithstanding the development regulations contained in Section 7.2.10, the following regulations shall govern proposed development within the boundaries of this overlay district:

- (1) An applicant who is proposing that all of the units within a proposed development be workforce housing units, as defined in chapter 58, article VI of the General Ordinances, is entitled to the benefit of the following regulations:
  - a. Maximum zoned FAR: 3.5
  - b. Height: 75 feet

- c. Off-street parking requirements: there shall be no off-street parking requirements for any neighborhood serving, ground floor commercial use, provided that the square footage of any one commercial use does not exceed 2,000 square feet.
- d. Density Limits: 60 dwelling units per acre. Where an application for development proposes new construction in the Normandy Isles Overlay District and all proposed dwelling units are for workforce housing, such a development shall be permitted to allow for additional density, up to a density of 120 units per acre. In addition, the density bonus in Policy RLU 1.2.5 shall also be applicable to the proposed new construction in the Normandy Isles Overlay District.
- e. Intensity Limits: a floor area ratio of 1.0 for commercial; 1.25 for residential or mixed use. Where an application for development proposes new construction in the Normandy Isles Overlay District and all proposed dwelling units are for workforce housing, such a development shall be permitted to have a maximum floor area ratio of 3.5.
- f. Commercial Uses: certain commercial uses shall be prohibited, such as, check cashing stores, occult science establishments, package stores, souvenir and t-shirt shops, and tobacco/vape dealers. Commercial uses shall be accessory to main residential uses.

## **SECTION 2. REPEALER.**

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

## **SECTION 3. CODIFICATION.**

It is the intention of the City Commission, 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 as amended; 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" or other appropriate word.

## **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 ten days following adoption.

**PASSED and ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

\_\_\_\_\_  
Rafael E. Granado, City Clerk

First Reading:  
Second Reading:

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