

RM1 and Nonconforming Regulations for Belle Isle – Comprehensive Plan Amendment

ORDINANCE NO. _____

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, BY AMENDING GOAL RLU 1: LAND USE; OBJECTIVE RLU 1.1: ESTABLISHMENT OF FUTURE LAND USE CATEGORIES; POLICY RLU 1.1.5: LOW DENSITY MULTI FAMILY RESIDENTIAL (RM-1), TO UPDATE THE REQUIREMENTS FOR PARTIAL REDEVELOPMENT OF NONCONFORMING HOTEL BUILDINGS ON THE NORTH SIDE OF BELLE ISLE WITH ON-SITE PARKING AND LONG TERM RESIDENTIAL USES, PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; 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, certain legal nonconforming waterfront hotel uses located on the north side of Belle Isle were uniquely valuable neighborhood amenities; and

WHEREAS, the City desires to encourage development of mixed-use buildings that blend residential and non-residential uses; and

WHEREAS, legal nonconforming waterfront hotel uses on the north side of Belle Isle provide residents with wellness activations, as well as food and beverage uses within walkable distances, which promotes pedestrianism, reduces traffic, and improves quality of life of residents; and

WHEREAS, introducing residential uses within legal nonconforming hotel uses on the north side of Belle Isle improves the compatibility of the non-conforming use with the surrounding residential community; 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 Future Land Use Element are hereby adopted:

RESILIENT LAND USE AND DEVELOPMENT ELEMENT

*

*

*

GOAL RLU 1: LAND USE

* * *

POLICY RLU 1.1.75 LOW INTENSITY MULTI-FAMILY (RM-1)

* * *

~~Non-conforming buildings containing non-conforming hotel uses, located on the north side of Belle Isle, and not within a local historic district, may be reconstructed to a maximum of 50% of the floor area of the existing building, provided that the uses contained within the hotel are not expanded in any way, including but not limited to, the number of hotel units and accessory food and beverage uses, the non-conformity of the building is lessened, and required parking for the surrounding neighborhoods with a minimum reduction of 50% 45% of the average daily trips on adjacent, two-lane, arterial roadways, and improving the resiliency of the building.~~

For nonconforming properties and buildings containing a nonconforming hotel use located on the north side of Belle Isle, and not within a local historic district, the nonconforming use may remain, in accordance with the following:

1. The overall lot size of the property may be increased, not to exceed three platted lots.
2. Existing nonconforming buildings on the property may be reconstructed to a maximum of 50 percent of the floor area of the existing building, provided that the uses contained within the hotel are not expanded in any way, including, but not limited to, the number of hotel units and accessory food and beverage uses.
3. The degree of nonconformity of the buildings shall be reduced and not increased and required parking for the reconstruction shall be satisfied within the property, resulting in an improved traffic circulation in the surrounding neighborhoods with a minimum reduction of 45 percent of the average daily trips on adjacent two-lane, arterial roadways, and improving the resiliency of the building.

SECTION 2. 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 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 relettered 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 (10) days following adoption.

PASSED AND ADOPTED this _____ day of 2025

Steven Meiner, Mayor

ATTEST:

Rafael E. Granado, City Clerk.

APPROVED AS TO FORM AND
LANGUAGE AND FOR EXECUTION

City Attorney

Date

First Reading: _____, 2025

Second Reading: _____, 2025

Verified by: _____

Thomas R. Mooney, AICP
Planning Director

M:\\$CMB\CCUPDATES\Land Use and Sustainability Committee\2025\1 Jan 2025\RM1 and Nonconforming Regulations for Existing
Hotels on North Side of Belle Isle - ORD COMP PLAN Jan 16 2025 LUSC.docx