

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Planning Board

TO: Chairperson and Members  
Planning Board

DATE: July 25, 2017

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: **6981 Byron Avenue and 6948 Harding Avenue**  
**PB 17-0139. North Beach Town Center Comprehensive Plan Amendment**  
**PB 17-0141. North Beach Town Center GU Rezoning**

#### **REQUEST**

**PB 17-0139. NORTH BEACH TOWN CENTER GU COMPREHENSIVE PLAN AMENDMENT – 6981 BYRON AVENUE AND 6948 HARDING AVENUE. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, PURSUANT TO THE PROCEDURES IN SECTION 163.3184(3), FLORIDA STATUTES, TO AMEND THE FUTURE LAND USE MAP OF THE MIAMI BEACH COMPREHENSIVE PLAN, BY CHANGING THE DESIGNATION FOR THE PARCELS AT 6981 BYRON AVENUE AND 6948 HARDING AVENUE, FROM THE CURRENT DESIGNATION OF P, "PARKING", TO THE PROPOSED DESIGNATION OF TC-1, "TOWN CENTER CORE DISTRICT"; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

**PB 17-0141. NORTH BEACH TOWN CENTER GU REZONING – 6981 BYRON AVENUE AND 6948 HARDING AVENUE. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCELS AT 6981 BYRON AVENUE AND 6948 HARDING AVENUE, FROM THE CURRENT ZONING CLASSIFICATION OF GU, "GOVERNMENT USE", TO THE PROPOSED ZONING CLASSIFICATION OF TC-1, "TOWN CENTER CORE DISTRICT"; AND PROVIDING FOR CODIFICATION, REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

#### **RECOMMENDATION:**

Transmit the proposed amendments to the Comprehensive Plan Future Land Use Map and Land Development Regulations Zoning Atlas to the City Commission with a favorable recommendation.

#### **HISTORY/ BACKGROUND**

On May 17, 2017, at the request of Commissioner Joy Malakoff, the City Commission referred the subject ordinances to the Land Use and Development Committee and Planning Board for consideration and recommendation (Item C4C).

On June 14, 2017, the Land Use and Development Committee recommended that the subject ordinances be approved.

**ZONING / SITE DATA – 6981 BYRON AVENUE**

Legal Description:	Normandy Beach South PB 21-54, Lots 1 & 2 Blk 13, Lot Size 125.000 X 101
Site Area:	12,625 SF /0.29 acres
Existing Zoning Designation:	GU, Government Use District
Proposed Zoning Designation:	TC-1, North Beach Town Center District 1
Existing FLUM Category:	Parking (P)
Proposed FLUM Category:	Town Center Core Category (TC-1)
Existing Land Uses:	
North:	71 <sup>st</sup> Street/Apartment Building
East:	Commercial Building
South:	Parking Lot/Drive-Thru Banking
West:	Byron Avenue – Byron Carlyle Theater

**ZONING / SITE DATA – 6948 HARDING AVENUE**

Legal Description:	Normandy Beach South PB 21-54, Lots 13-15 Inc Blk 12, Lot Size 150.000 X 125
Site Area:	18,750 SF /0.43 acres
Existing Zoning Designation:	GU, Government Use District
Proposed Zoning Designation:	TC-1, North Beach Town Center District 1
Existing FLUM Category:	Parking (P)
Proposed FLUM Category:	Town Center Core Category (TC-1)
Existing Land Uses:	
North:	Parking Lot/Office Building
East:	Harding Avenue – Apartment Building/Parking Lot
South:	Apartment Building
West:	Apartment Building/Parking Lot

**REVIEW CRITERIA**

In accordance with Section 118-163 (3), when reviewing a request for an amendment to these land development regulations, the Board shall consider the following where applicable:

- Whether the proposed change is consistent and compatible with the comprehensive plan and any applicable neighborhood or redevelopment plans.**

**Consistent** – The proposed zoning map change are consistent with the Comprehensive Plan, as proposed to be amended.

The proposed change is consistent with the North Beach Master Plan which recommends rezoning the area to Town Center.

- Whether the proposed change would create an isolated district unrelated to adjacent or nearby districts.**

**Consistent** – The proposed change to TC-1 will match the future land use designation and zoning map designation of the adjacent parcels, and will ensure that the use of the site remains compatible with the surrounding area.

**3. Whether the change suggested is out of scale with the needs of the neighborhood or the city.**

**Consistent** – The subject parcels are currently designated GU on the Zoning Atlas. The GU zoning designation provides that *“the development regulations (setbacks, floor area ratio, signs, parking, etc.) in the GU government use district shall be the average of the requirements contained in the surrounding zoning districts as determined by the planning and zoning director, which shall be approved by the city commission.”* The subject parcels are currently adjacent to parcels with a TC-1 designation; therefore the proposed change will not modify the scale of the development. Therefore the change is not out of scale with the needs of the neighborhood or City.

**4. Whether the proposed change would tax the existing load on public facilities and infrastructure.**

**Partially Consistent** – The proposed amendment does result in an increase in the residential density of what would otherwise be permitted on the subject parcels, demands for city services, including parks and recreation, potable water, storm water drainage, sanitary sewer, solid waste, and public schools, may be increased beyond what could otherwise be constructed on the site without the proposed amendment. A concurrency analysis will be required as part of the development review process.

Since the P Future Land Use designation allows for commercial uses in this case, the amendment would NOT allow for new uses which would create additional vehicle trips beyond what is currently permitted on the site, since commercial uses generally create more vehicle trips than residential uses.

See the attached Concurrency Analysis.

**5. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

**Consistent** – The existing GU sites are adjacent to contiguous TC-1 areas. The TC-1 designation is therefore an appropriate designation for the subject sites.

**6. Whether changed or changing conditions make the passage of the proposed change necessary.**

**Consistent** – The need to create economic development in the North Beach Town Center area makes the proposed changes necessary.

**7. Whether the proposed change will adversely influence living conditions in the neighborhood.**

**Consistent** - The proposed changes should not adversely influence living conditions in

the surrounding neighborhood. Rather, as a result of the proposed changes, the subject sites can be redeveloped, incorporating office, retail, and housing, thus improving the living conditions for the surrounding neighborhood.

8. **Whether the proposed change will create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.**

**Consistent** – The proposed change will not allow for uses that can increase traffic congestion beyond those currently permitted. Therefore the proposed change will not create or excessively increase traffic congestion beyond the adopted levels of service.

9. **Whether the proposed change will seriously reduce light and air to adjacent areas.**

**Consistent** - The proposed changes will not seriously reduce light and air to adjacent areas, as the maximum building intensity and height is not affected by the proposed amendments. Since the GU designation is limited by the surrounding TC-1 districts, the scale of development will not be significantly altered by the proposed change.

10. **Whether the proposed change will adversely affect property values in the adjacent area.**

**Consistent** – Property values should not be negatively impacted by the proposed changes.

11. **Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.**

**Consistent** – The proposed changes would not be a deterrent to the redevelopment or improvement of any adjacent property.

12. **Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.**

**Consistent** – The proposal consists of transferring land to a private entity, therefore the existing Government Use designation is not appropriate.

13. **Whether it is impossible to find other adequate sites in the city for the proposed use in a district already permitting such use.**

**Consistent** – There are few opportunities to develop a significant mixed-use public parking garage for the North Beach Town Center area.

## **ANALYSIS**

In March of 2017, an entity controlled by North Beach Town Center Development, LLC (“NBTC”) purchased all the sites owned by City National Bank. These lots are south of 71<sup>st</sup> Street, between Harding and Byron Avenues. NBTC is now interested in developing a mixed-use project within the North Beach Town Center and has approached the City regarding exchanging various properties in the area to facilitate the development and provide municipal

parking and workforce housing.

The City of Miami Beach ("City") is the owner of two (2) properties located at:

- 1) 6995 Byron Avenue (Folio #: 02-3211-002-0950). This site, located at the southeast corner of Byron Avenue and 71<sup>st</sup> Street, is 12,625 square feet (.29 acres) and is currently utilized as a surface parking lot (Lot P80), containing 30 parking spaces.
- 2) 6960 Harding Avenue (Folio #: 02-3211-002-0910). This site, located on the west side of Harding Avenue, mid-block between 69<sup>th</sup> and 71<sup>st</sup> Streets, is 18,750 square feet (.43 acres) and is currently utilized as surface parking lot (Lot P84), containing 53 parking spaces

The above noted City owned properties are outlined in red, and identified as Numbers 1 and 2, on Exhibit "A" (Subject Sites) attached.

North Beach Town Center Development, LLC ("NBTCD") is the owner of five (5) properties located at:

- 1) 6957 Byron Avenue (Folio #: 02-3211-002-0990), consisting of 6,250 square feet (.14 acres).
- 2) 6965 Byron Avenue (Folio #: 02-3211-002-0970 / south half only), consisting of 6,250 square feet (.14 acres).
- 3) 6948 Abbott Avenue (Folio #: 02-3211-002-1010), consisting of 6,000 square feet (.14 acres).
- 4) 6956 Abbott Avenue (Folio #: 02-3211-002-1020), consisting of 6,000 square feet (.14 acres).
- 5) 6964 Abbott Avenue (Folio #: 02-3211-002-1030), consisting of 6,000 square feet (.14 acres).

The above noted NBTCD owned properties are outlined in blue, and identified as Number 3, on Exhibit "A" (Subject Sites) attached hereto.

The City has received a proposed draft term sheet from NBTCD, for the exchange of the above referenced properties. The Administration has met with representatives from NBTCD to discuss the proposed terms.

NBTCD is proposing a mixed-use development including retail, office, residential and parking between Byron and Harding Avenues. NBTCD has proposed to convey to the City a parking garage with at least 270 spaces, which would be located between Abbott and Byron Avenues. Additionally, NBTCD and the City would explore building up to three (3) floors of workforce housing above the proposed parking garage.

In order to accomplish the proposed redevelopment, the following ordinances are proposed:

1. An amendment to the Comprehensive Plan Future Land Use Designation of the City-owned surface parking lots from Parking (P) to Town Center Core (TC-1); and
2. A rezoning and of the City-owned surface parking lots from GU to TC-1.

The proposed changes are consistent with the North Beach Master Plan which recommends that the entire Town Center area be rezoned to TC-1.

### **City Charter Issues**

The request for changing the Zoning Map of the City is consistent with the following City Charter provision: Sections 1.03 (c), which partially states:

*The floor area ratio of any property or street end within the City of Miami Beach shall not be increased by zoning, transfer, or any other means from its current zone floor area ratio as it exists on the date of adoption of this Charter Amendment (November 7, 2001), including any limitations on floor area ratios which are in effect by virtue of development agreements through the full term of such agreements, unless such increase in zone floor area ratio for any such property shall first be approved by a vote of the electors of the City of Miami Beach.*

In review of the floor area ratio limitation on the subject parcels, which are currently zoned GU (Government Use District), the following applies:

*Sec. 142-425. - Development regulations.*

*(a) The development regulations (setbacks, floor area ratio, signs, parking, etc.) in the GU government use district shall be the average of the requirements contained in the surrounding zoning districts as determined by the planning and zoning director, which shall be approved by the city commission.*

Since the GU sites are adjacent to TC-1 districts, the GU regulations would conform to the TC-1 requirements. Therefore, there is no change in the maximum F.A.R. by the proposed zoning map change.

As the proposed zoning change to TC-1 does not increase the established F.A.R. for the subject parcels, the requested amendment complies with the requirements of the referenced Charter provision.

### **Comprehensive Plan Issues**

The total land area involved in this application is 31,375 SF (0.72 acres). Under Section 163.3187 F.S., land use map amendments of less than 10 acres in size may be considered "small-scale" amendments, which require only one public hearing before the City Commission, which shall be an adoption hearing. Upon adoption, the local government shall send a copy of the adopted small scale amendment to the State Land Planning Agency so that the Agency can maintain a complete and up-to-date copy of the City's Comprehensive Plan.

### **Interlocal Agreement for Public School Facility Planning**

The 2005 Florida Legislature adopted laws which are incorporated in the Florida Statutes, requiring each local government to adopt an intergovernmental coordination element as part of their comprehensive plan, as well as a statutory mandate to implement public school concurrency. The P future land use category does not allow residential uses. The proposed TC-1 designation allows for a maximum residential density of 150 dwelling units per acre.

Currently there is no proposal for redevelopment on the site. If there were a modification that established residential units, final site plan approval is contingent upon meeting Public School Concurrency requirements and the applicant will be required to obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. Such Certificate will state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.

### **RECOMMENDATION**

In view of the foregoing analysis, staff recommends that the Planning Board transmit the proposed amendments to the Comprehensive Plan Future Land Use Map and Land Development Regulations Zoning Atlas to the City Commission with a favorable recommendation.


TRM/MAB/RAM



## ZONING/SITE MAP



City of Miami Beach Planning Board  
 PB17-0139 and PB17-0141.  
 6981 Byron Avenue and 6948 Harding Avenue

 The applicant Caruso Group of Companies, Corp. is requesting Conditional Use Approval for the operation of a video game arcade in the existing commercial space on the ground floor, pursuant to section 118, Article IV and Chapter 142 Article II of the City Code.

**MIAMI BEACH**  
 PLANNING DEPARTMENT

1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139 P 305.673.7550 [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

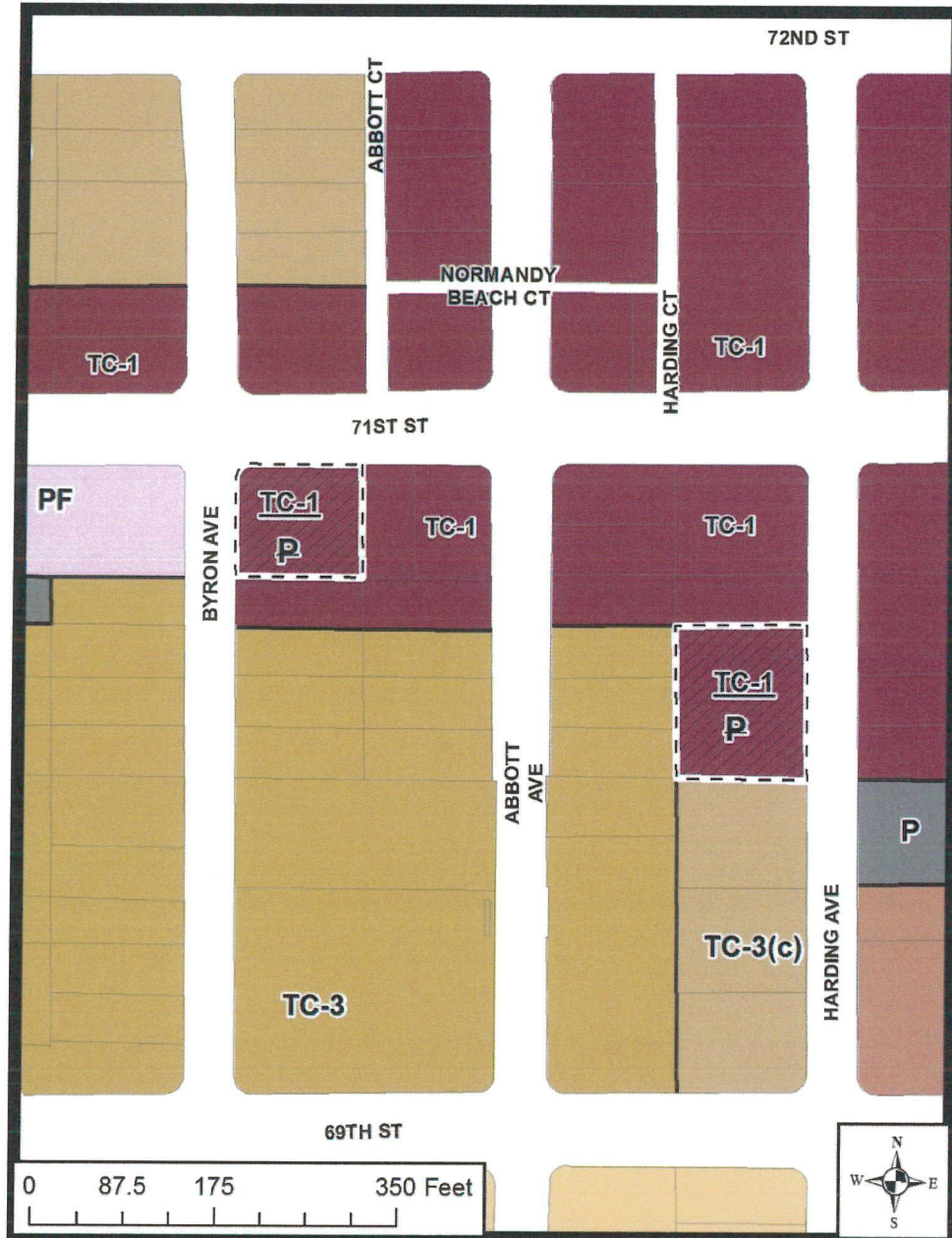




## Current Future Land Use Map

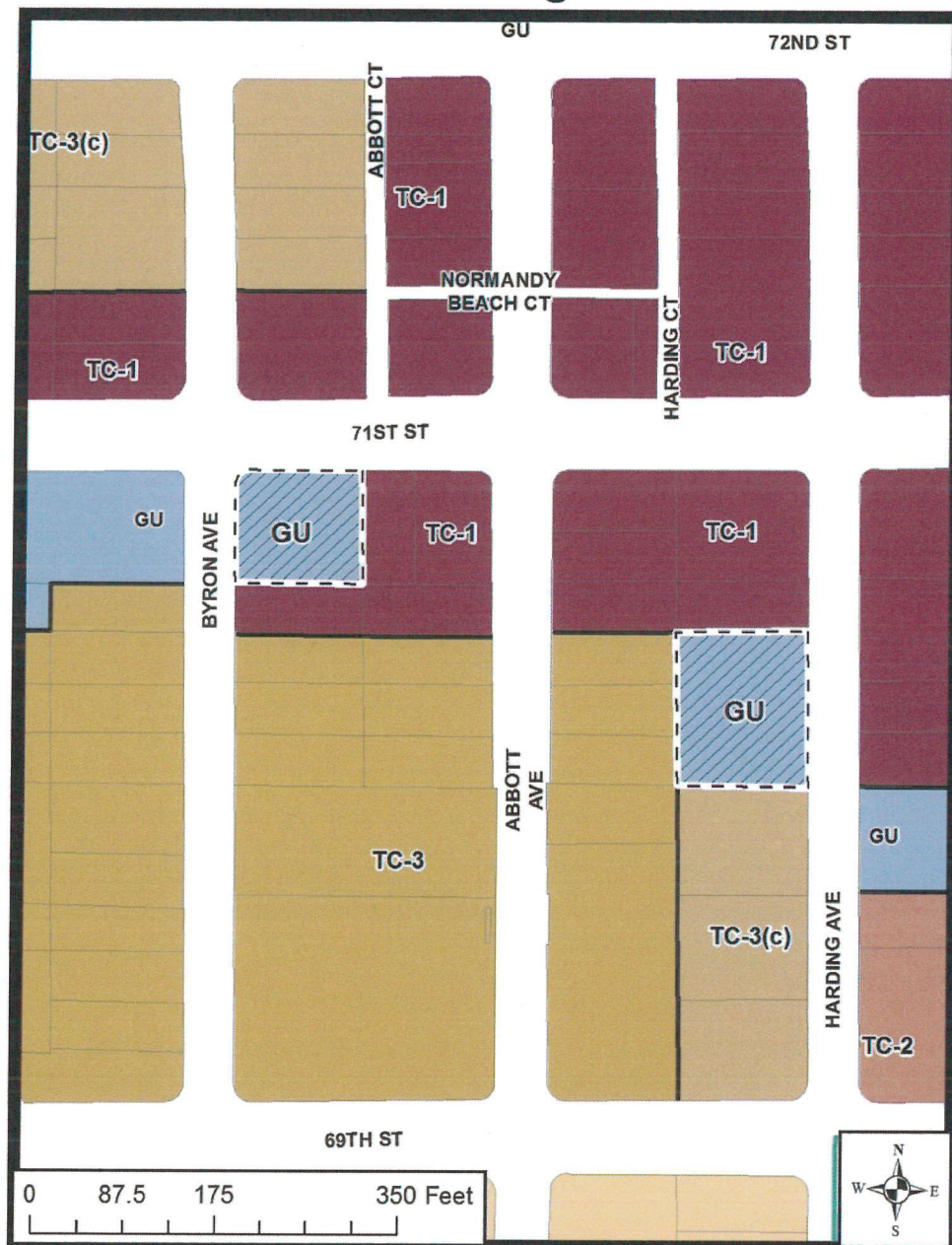


## Proposed Future Land Use Map





## Current Zoning



## Proposed Zoning



## MIAMI BEACH

PLANNING DEPARTMENT

### Comprehensive Plan and Zoning Amendment Concurrency Analysis

Date Prepared: 3/5/2014  
 Name of Project: 6981 Byron Ave. & 6948 Harding Ave. FLUM and Zoning Map Amendment  
 Address of Site: 6981 Byron Ave. & 6948 Harding Ave.

Concurrency Management Area: North Beach  
 Square Feet in the Amendment: 31,375  
 Acreage in the Amendment: 0.72

#### Proposed FLUM Designation

Designation:  
TC-1

Maximum Density	Maximum FAR
150	2.75

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Proposed Total
Peak Hour Trips Generated*	84.12	N/A	N/A	N/A	N/A	84.12
Residential Demand	269.6	0.0				269.6

\*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Note: Estimate assumes Residential Units at 800 SF per Unit.

#### Existing FLUM Designation

Designation:  
GU

Maximum Density	Maximum FAR
0	2.25

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Existing Total
Peak Hour Trips Generated*	N/A	N/A	354.38	N/A	N/A	354.38
Residential Demand	0.0	0.0				0.0

\*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

#### Transportation Concurrency

New Trips Generated 0.00 Trips

Trip Allowances

Transit 15%  
 Pass-by 30%  
 Mixed-use 0%  
 Total 45%

71st Street/Normandy Drive Sub Area

Capacity: 3,150 Trips  
 Existing Trips: 2,754 Trips  
 Net New Trips Generated: 0 Trips  
 Concurrent: YES

#### Parks and Recreation Concurrency

Net New Residential Demand: 269.6 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Recreational Facilities Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	YES
Tennis Court	YES
Multiple-Use Courts	NO
Designated Field Area	NO
Tot Lots	YES
Vita Course	YES
Boat Ramp	YES
Outdoor Amphitheater	YES
Activity Building for Multiple Uses	NO

Required Mitigation to be determined at Building Permit Application

#### Potable Water Transmission Capacity

Proposed Demand: 45,298 Gallons Per Day  
 Existing Demand: 12,707 Gallons Per Day  
 New Demand: 32,591 Gallons

Concurrency to be determined at Building Permit Application

#### Sanitary Sewer Transmission Capacity

Proposed Demand: 37,748 Gallons Per Day  
 Existing Demand: 0 Gallons Per Day  
 New Demand: 37,748 Gallons

Concurrency to be determined at Building Permit Application

#### Solid Waste Collection Capacity

Proposed Demand: 344 Tons Per Year  
 Existing Demand: 0 Tons Per Year  
 New Demand: 344 Gallons

Concurrency to be determined at Building Permit Application

#### Storm Sewer capacity

Required LOS: One-in-five-year storm event

Concurrency to be determined at Building Permit Application

#### Note:

This represents a comparative analysis of concurrency with maximum development potential of the site between the existing and proposed Future Land Use designations. Actual concurrency demands, required mitigation, and required capacity reservation will be determined at the time of Building Permit Application.



**Comprehensive Plan Amendment – 6981 BYRON AVENUE AND 6948 HARDING AVENUE**

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

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, PURSUANT TO THE PROCEDURES IN SECTION 163.3184(3), FLORIDA STATUTES, TO AMEND THE FUTURE LAND USE MAP OF THE MIAMI BEACH COMPREHENSIVE PLAN, BY CHANGING THE DESIGNATION FOR THE PARCELS AT 6981 BYRON AVENUE AND 6948 HARDING AVENUE, FROM THE CURRENT DESIGNATION OF P, "PARKING", TO THE PROPOSED DESIGNATION OF TC-1, "TOWN CENTER CORE DISTRICT"; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Miami Beach owns the properties located at 6981 Byron Avenue and 6948 Harding Avenue; and

**WHEREAS**, the City of Miami Beach continues to seek and encourage economic development of the North Beach Town Center; and

**WHEREAS**, changing the comprehensive plan designations of the subject parcels as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas and will contribute to the general health and welfare of the City; and

**WHEREAS**, the City of Miami Beach has determined that the rezoning of the two City-owned properties as provided herein will ensure that new redevelopment and renovation of existing structures are compatible and in scale with the built environment and is in the best interest of the City; and

**WHEREAS**, the amendment set forth below is 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. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT.** The following amendments to the designations for the properties described herein are hereby approved and adopted and the Planning Director is hereby directed to make the appropriate changes to the City's Future Land Use Map:

A parcel of land located at 6981 Byron Avenue (Miami-Dade County Folio No. 02-3211-002-0950) and a parcel of land located at 6948 Harding Avenue (Miami-Dade County Folio No. 02-3211-002-0910), as depicted in Exhibit "A," from the current P "Parking" to TC-1 "Town Center Core District."

**SECTION 2. REPEALER.**

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

**SECTION 3. SEVERABILITY.**

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

**SECTION 4. INCLUSION IN THE COMPREHENSIVE PLAN.**

It is the intention of the City Commission that the Comprehensive Plan's Future Land Use Map be amended in accordance with the provisions of this Ordinance.

**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 10 days after adoption.

**PASSED and ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Philip Levine, MAYOR

**ATTEST:**

\_\_\_\_\_  
Rafael E. Granado, CITY CLERK

APPROVED AS TO  
FORM AND LANGUAGE  
& FOR EXECUTION

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Date

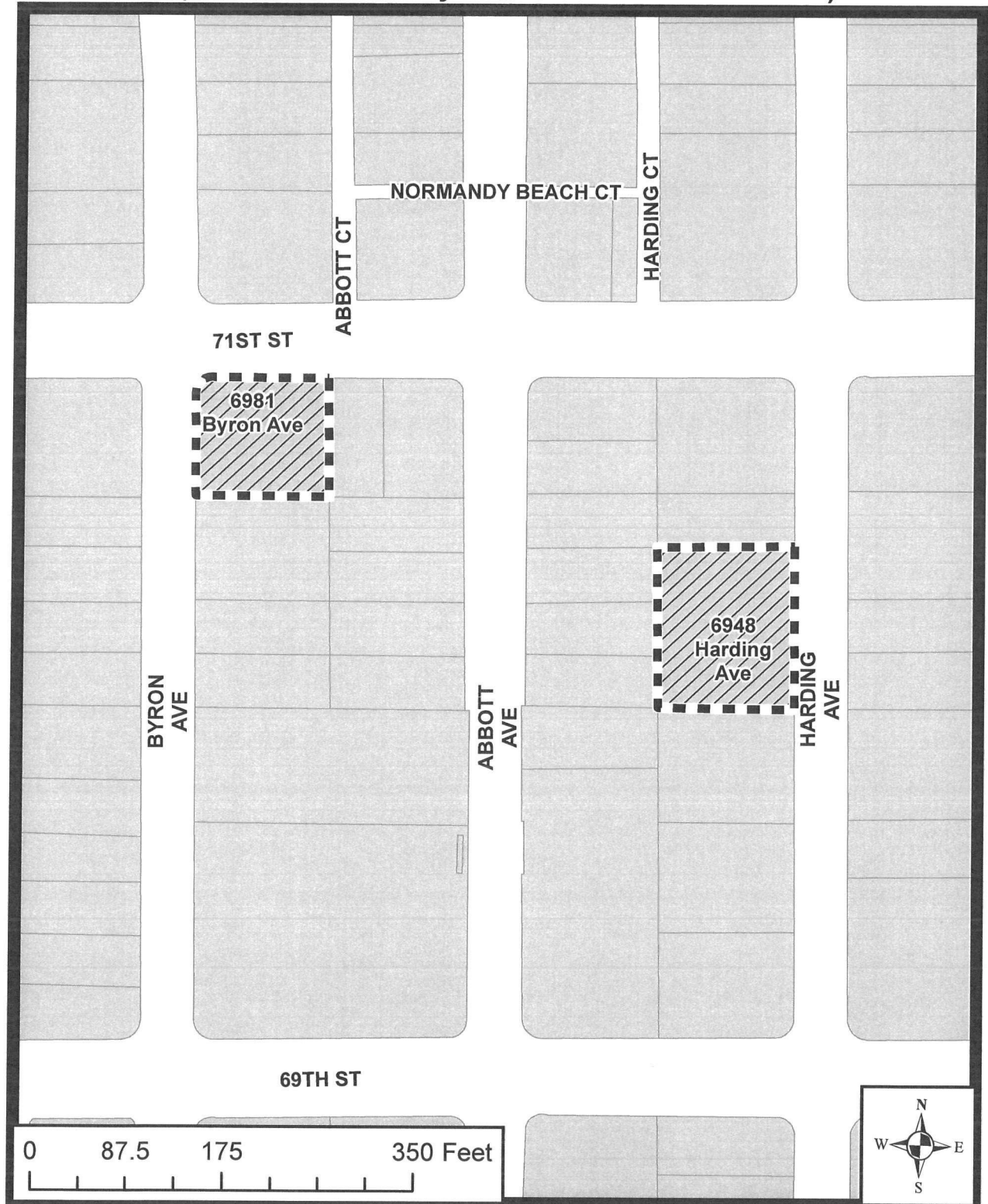
First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

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

# "Exhibit A"

A parcel of land located at 6981 Byron Avenue  
(Miami-Dade County Folio No. 02-3211-002-0950)  
and a parcel of land located at 6948 Harding Avenue  
(Miami-Dade County Folio No. 02-3211-002-0910)



**REZONING – 6981 BYRON AVENUE AND 6948 HARDING AVENUE**

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

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCELS AT 6981 BYRON AVENUE AND 6948 HARDING AVENUE, FROM THE CURRENT ZONING CLASSIFICATION OF GU, "GOVERNMENT USE", TO THE PROPOSED ZONING CLASSIFICATION OF TC-1, "TOWN CENTER CORE DISTRICT"; AND PROVIDING FOR CODIFICATION, REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Miami Beach owns the properties located at 6981 Byron Avenue and 6948 Harding Avenue; and

**WHEREAS**, the City of Miami Beach continues to seek and encourage economic development of the North Beach Town Center; and

**WHEREAS**, changing the zoning classification of the subject parcels as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas and will contribute to the general health and welfare of the City; and

**WHEREAS**, the City of Miami Beach has determined that the rezoning of the two City-owned properties as provided herein will ensure that new redevelopment and renovation of existing structures are compatible and in scale with the built environment and is in the best interest of the City; and

**WHEREAS**, the amendment set forth below is 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. ZONING MAP AMENDMENT.** The following amendments to the City's zoning map designations for the properties described herein are hereby approved and adopted and the Planning Director is hereby directed to make the appropriate changes to the zoning map of the City:

A parcel of land located at 6981 Byron Avenue (Miami-Dade County Folio No. 02-3211-002-0950) and a parcel of land located at 6948 Harding Avenue (Miami-Dade County Folio No. 02-3211-002-0910), as depicted in Exhibit "A," from the current GU "Government Use" to TC-1 "Town Center Core District."

**SECTION 2. REPEALER.**

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

**SECTION 3. SEVERABILITY.**

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

**SECTION 4. CODIFICATION.**

It is the intention of the City Commission that the Official Zoning District Map, referenced in Section 142-72 of the Code of the City of Miami Beach, Florida be amended in accordance with the provisions of this Ordinance.

**SECTION 5. EFFECTIVE DATE.**

This Ordinance shall take effect 31 days after adoption to correspond to the adoption date of the Future Land Use Map of the City's Comprehensive Plan.

**PASSED and ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
**Philip Levine, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**Rafael E. Granado, CITY CLERK**

APPROVED AS TO  
FORM AND LANGUAGE  
& FOR EXECUTION

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Date

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

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



# "Exhibit A"

A parcel of land located at 6981 Byron Avenue  
(Miami-Dade County Folio No. 02-3211-002-0950)  
and a parcel of land located at 6948 Harding Avenue  
(Miami-Dade County Folio No. 02-3211-002-0910)

