

**NORTH BEACH TOWN CENTER 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All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.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.

**ATTEST:**

\_\_\_\_\_  
Philip Levine, Mayor

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

First Reading: September 13, 2017

Second Reading: October 18, 2017

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

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

*Rafael Granado* . 8-7-17  
\_\_\_\_\_  
City Attorney                      Date