



MIAMIBEACH

**OFFICE OF THE CITY ATTORNEY
RAUL J. AGUILA, CITY ATTORNEY**

**COMMISSION
MEMORANDUM**

**TO: MAYOR PHILIP LEVINE
MEMBERS OF THE CITY COMMISSION
CITY MANAGER JIMMY MORALES**

FROM: Vice Mayor Ricky Arriola

DATE: September 13, 2017

SUBJECT: Referral to LUDC and PB of an ORDINANCE increasing FAR in the Town Center (TC) zoning districts for the area known as Collins And Dickens Avenues To Indian Creek Drive Between 69 And 72 Streets; which ordinance would be consistent with the ballot question that would increase the FAR to 3.5 FAR from the current far of 2.25 to 2.75 for the TC-1 District; from 2.0 for the TC-2 District; and from 1.25 for the TC-3 District.

On July 26, 2017, the Mayor and City Commission passed Resolution _____, which scheduled a City of Miami Beach Special Election to be held on November 7, 2017 for the purpose of submitting to the City’s voters the following question:

FAR Increase For TC-1, TC-2 and TC-3 to 3.5 FAR

Floor area ratio (FAR) is the measure the City utilizes to regulate the overall size of a building. Should the City adopt an ordinance increasing FAR in the Town Center (TC) zoning districts [Collins and Dickens Avenues to Indian Creek Drive between 69 and 72 Streets] to 3.5 FAR from current FAR of 2.25 to 2.75 for the TC-1 district; from 2.0 for the TC-2 district; and from 1.25 for the TC-3 district?

_____ **YES**
_____ **NO**

In anticipation of that vote, the Vice Mayor would like to refer to the Land Use and Development Committee and the Planning Board a draft ordinance relating to the consolidation of the TC districts as delineated in the ballot question. The ordinance would address permitted, conditional and prohibited uses; setback; parking; etc.