

Ballot Question 2

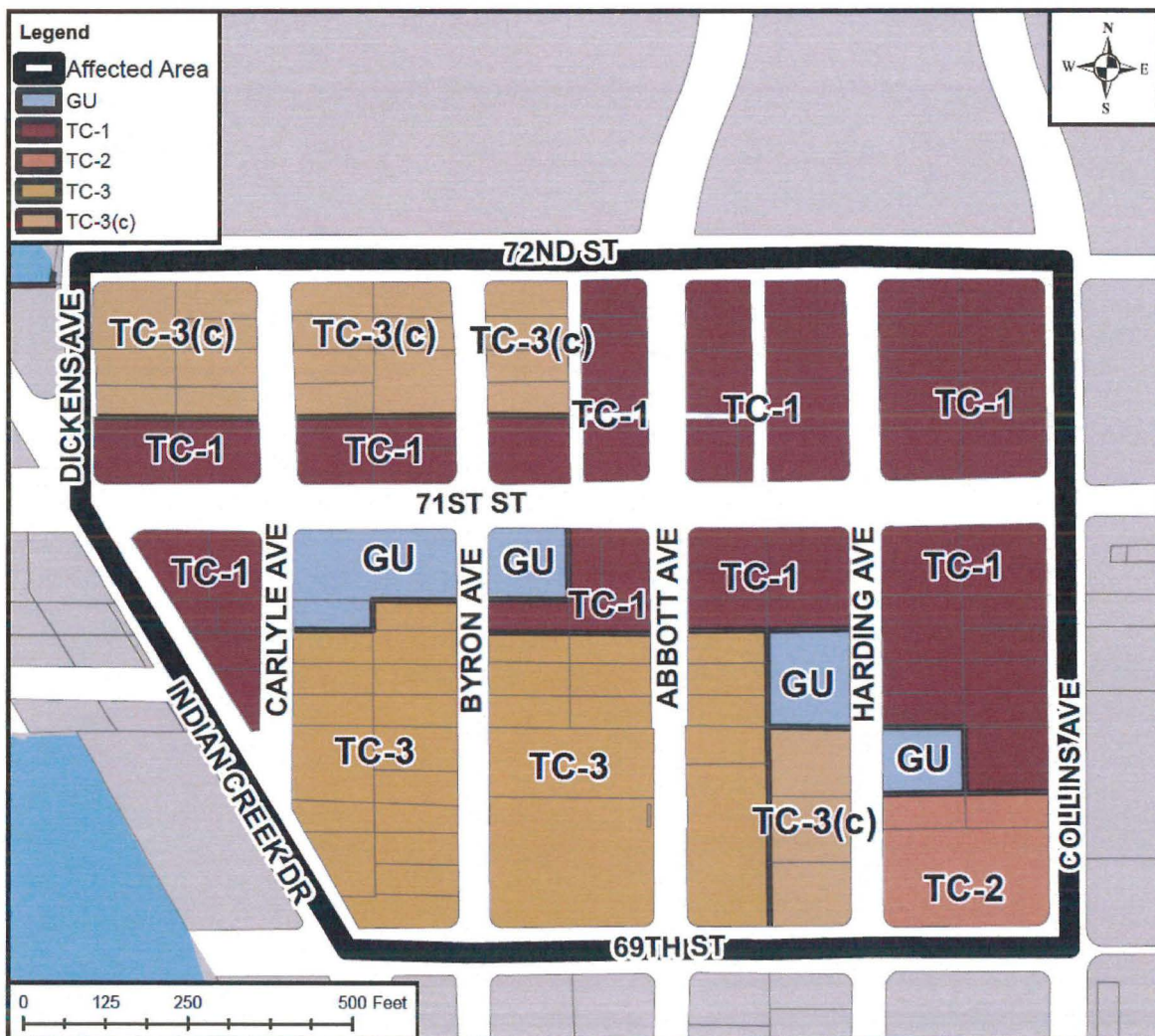
FAR Increase For TC-1, TC-2 and TC-3 to 3.5 FAR

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?

Explanation of Ballot Question 2

This ballot question relates to a proposed increase in the current allowable Floor Area Ratio ("FAR") for the Town Center ("TC") zoning districts in the North Beach area of the City of Miami Beach. The area subject to the proposed FAR increase is bounded by Collins Avenue on the east, Dickens Avenue and Indian Creek Drive on the west, 69th Street on the south, and 72nd Street on the north.

The following is a map of the area subject to the proposed FAR increase:



The term "Floor Area Ratio" (or "FAR") generally describes the size of a building in relation to the size of the property where the building will be located. A property's maximum buildable floor area is calculated by multiplying the square footage of the property by the allowable FAR in the zoning district where the property is located. For example, if a property owner owns 10,000 square feet of land with a zoned FAR of 3.0, the owner can generally build a building with 30,000 usable square feet, subject to any applicable exceptions in the City Code.

City Charter Section 1.03(c), which was approved by the City's voters in 2001, requires that any increase in zoned FAR for any property in the City must be approved by a majority vote of the electors of the City of Miami Beach. Accordingly, the proposed FAR increase for the Town Center ("TC") zoning districts requires voter approval.

On October 19, 2016, and pursuant to City Resolution No. 2016-29608, the Mayor and City Commission adopted the North Beach Master Plan (the "Master Plan"). The Master Plan was developed by Dover, Kohl and Partners, Inc. and received significant public input. The Master Plan recommended increasing the FAR to 3.5 for the Town Center zoning districts (referred to as "TC-1," "TC-2," and "TC-3" in the City's land development regulations). The goal of this recommendation is to enable the design and construction of larger buildings within the Town Center, and to encourage the development of 71st Street as a "main street" for North Beach.

This ballot question would authorize the following increases in FAR:

Zoning District	Current FAR	Proposed FAR
TC-1	2.25 – 2.75	3.5
TC-2	2.0	3.5
TC-3	1.25	3.5

If a majority of the City's electors voting on this ballot measure vote in favor of it, that approval will have binding, official effect on the City of Miami Beach and the proposed Ordinance will be codified upon its adoption by the City Commission.