

## TC NORTH BEACH TOWN CENTER DISTRICTS

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

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS" ARTICLE II "DISTRICT REGULATIONS", DIVISION 20 "TC NORTH BEACH TOWN CENTER DISTRICTS", TO INCREASE THE ALLOWABLE HEIGHT FOR BUILDINGS IN THE TC-1 TOWN CENTER CORE DISTRICT TO 125 FEET; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.**

**WHEREAS**, a codified purpose of the North Beach Town Center districts is to promote development of a compact, pedestrian-oriented town center consisting of a high-intensity employment center, vibrant and dynamic mixed-use areas and attractive residential living environments with compatible office uses and neighborhood-oriented commercial services; and

**WHEREAS**, a codified purpose of the North Beach Town Center districts is to encourage pedestrian-oriented development within walking distance of transit opportunities at densities and intensities that will help to support transit usage and town center businesses; and

**WHEREAS**, a codified purpose of the North Beach Town Center districts is to create a place that represents a unique, attractive and memorable destination for residents and visitors; and

**WHEREAS**, a codified purpose of the North Beach Town Center districts is to enhance the community's character through the promotion of high-quality urban design; and

**WHEREAS**, a codified purpose of the TC-1 Town Center Core District is to promote high-intensity compact development that will support the town center's role as the hub of community-wide importance for business, office, retail, governmental services, culture and entertainment; and

**WHEREAS**, the North Beach Town Center area has seen limited improvement over the years and has faced financial constraints and neighborhood adjustments that have diminished the general condition of the neighborhood; and

**WHEREAS**, the City of Miami Beach seeks to encourage and incentivize new development within the North Beach Town Center area; and

**WHEREAS**, the City of Miami Beach desires to allow additional height for buildings in the TC-1 district, which may assist in improving the neighborhood by providing stimulus to the community through new commercial and residential uses; and

**WHEREAS**, additional height for buildings in the TC-1 district will improve the overall urban design of the Town Center Core District; 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.** That Chapter 142, Article II entitled "District Regulations", Division 20 "TC North Beach Town Center Districts" is hereby amended as follows:

\* \* \*

**Sec. 142-737. Development Regulations.**

(a) The development regulations in the TC-1, TC-2 and TC-3 town center districts are as follows:

District	Maximum Floor Area Ratio (FAR)	Maximum Building Height	Maximum Number of Stories
TC-1 Town Center Core	For lots equal to or less than 45,000 sq. ft.—2.25  For lots greater than 45,000 sq. ft.—2.75	<del>75</del> <u>125</u> feet,  <del>however, buildings</del> fronting on 71st Street <del>shall not exceed 50 feet in</del> <del>height be subject to the</del> <del>additional setbacks as</del> <del>follows; stories 1 – 4 shall</del> <del>be setback 10' and above</del> <del>the fourth story the</del> <del>building shall be setback</del> <del>25'.</del>  <del>except that any portion of</del> <del>the building above 50 feet</del> <del>shall be set back an</del> <del>additional 1 foot for every</del> <del>1 foot in height above 50</del> <del>feet</del>	<del>7</del> <u>12</u> stories.

**SECTION 2. CODIFICATION.**

It is the intention of the Mayor and City Commission of the City of Miami Beach, 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, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and, the word "ordinance" may be changed to "section", "article", or other appropriate word.

**SECTION 3. REPEALER.**

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

**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 days following adoption.

**PASSED** and **ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
**MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

APPROVED AS TO  
FORM AND LANGUAGE  
& FOR EXECUTION

\_\_\_\_\_  
Eve Boutsis, City Attorney

\_\_\_\_\_  
Date

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

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

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

Underscore denotes new language  
~~Strike through~~ denotes removed language