

LDR REZONING – 6881 Indian Creek Drive

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 PARCEL 6881 INDIAN CREEK DRIVE, FROM THE CURRENT ZONING CLASSIFICATION OF RM-1, "RESIDENTIAL MULTIFAMILY, LOW INTENSITY", TO THE PROPOSED ZONING CLASSIFICATION OF TC-3, "NORTH BEACH TOWN CENTER RESIDENTIAL/OFFICE"; AND PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

**WHEREAS**, the City of Miami Beach continues to seek and encourage economic development and preservation of architecturally significant buildings in North Beach; and

**WHEREAS**, changing the zoning classification of the subject parcel 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 changing the zoning classification of the subject parcel as provided herein will ensure that the development is compatible 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 amendment to the City's zoning map designation for the property 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 6881 Indian Creek Drive (Miami-Dade County Folio Nos. 02-3211-001-0750), as depicted in Exhibit "B," from the current RM-1 "Residential Multifamily, Low Intensity," to the proposed zoning classification TC-3, "North Beach Town Center Residential/Office."

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All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.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

**ATTEST:**

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

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

First Reading: April 26, 2017  
Second Reading: \_\_\_\_\_, 2017

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

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

Paul D. L. 3-8-17  
City Attorney Date

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

# "Exhibit B"

6881 Indian Creek Drive

