

**REZONING – WEST 600 BLOCK OF WASHINGTON AVE**

**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 WESTERN PORTION OF THE 600 BLOCK OF WASHINGTON AVENUE, FROM THE CURRENT ZONING CLASSIFICATION OF RM-2, “RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY”, TO THE PROPOSED ZONING CLASSIFICATION OF CD-2, “COMMERCIAL, MEDIUM INTENSITY”; AND PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Miami Beach continues to seek and encourage economic development of Washington Avenue; and

**WHEREAS**, changing the zoning classification 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 western portion of the 600 block of Washington Avenue is the only privately owned block of Washington Avenue between 5<sup>th</sup> Street and 16<sup>th</sup> Street that is not already zoned CD-2; and

**WHEREAS**, the City of Miami Beach has determined that changing the zoning classification of the subject parcels as provided herein will ensure that new 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 amendments to the City’s zoning map 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 zoning map of the City:

A parcel of land generally located on the western portion of the 600 block of Washington Avenue, between 6<sup>th</sup> Street and 7<sup>th</sup> Street (Miami-Dade County Folio Nos. 02-4203-009-1720, 02-4203-009-1710, 02-4203-009-1690 and 02-4203-208-0001), as depicted in Exhibit “B,” from the current RM-2 “Residential Multifamily, Medium Intensity,” to the proposed zoning classification CD-2, “Commercial, Medium Intensity.”

**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.

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

ATTEST:

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

APPROVED AS TO FORM  
AND LANGUAGE  
AND FOR EXECUTION

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Date

First Reading:  
Second Reading:

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