

**NORTH BEACH TOWN CENTER REZONING
(6981 BYRON AVENUE AND 6948 HARDING AVENUE)**

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 PARCELS AT 6981 BYRON AVENUE AND 6948 HARDING AVENUE, FROM THE CURRENT ZONING CLASSIFICATION OF GU, "GOVERNMENT USE", TO THE PROPOSED ZONING CLASSIFICATION OF TC-1, "TOWN CENTER CORE DISTRICT"; AND PROVIDING FOR CODIFICATION, REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the City of Miami Beach owns the properties located at 6981 Byron Avenue and 6948 Harding Avenue; and

WHEREAS, the City of Miami Beach continues to seek and encourage economic development of the North Beach Town Center; 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 City of Miami Beach has determined that the rezoning of the two City-owned properties as provided herein will ensure that new redevelopment and renovation of existing structures are compatible and in scale 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 located at 6981 Byron Avenue (Miami-Dade County Folio No. 02-3211-002-0950) and a parcel of land located at 6948 Harding Avenue (Miami-Dade County Folio No. 02-3211-002-0910), as depicted in Exhibit "A," from the current GU "Government Use" to TC-1 "Town Center Core District."

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All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.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

Philip Levine, Mayor

Rafael E. Granado, City Clerk

First Reading: September 13, 2017

Second Reading: October 18, 2017

Verified by: _____
Thomas Mooney, AICP
Planning Director