

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

TO: Chairperson and Members
Planning Board

DATE: March 28, 2017

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **West 600 block of Washington Avenue**
PB16-0095 – Future Land Use Map (FLUM) Amendment.
PB16-0094 – Zoning Map Amendment

REQUEST

PB16-0095 – WEST 600 BLOCK WASHINGTON AVENUE. – FLUM AMENDMENT. THE APPLICANT, THE CITY OF MIAMI BEACH, IS REQUESTING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF MIAMI BEACH PURSUANT TO SECTION 118-166 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, SECTION 163.3181, FLA. STAT., AND SECTION 163.3187, FLA. STAT., BY CHANGING THE FUTURE LAND USE DESIGNATION FOR THE PARCEL WESTERN PORTION OF THE 600 BLOCK OF WASHINGTON AVENUE, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT "MEDIUM INTENSITY RESIDENTIAL MULTIFAMILY CATEGORY (RM-2)," TO THE FUTURE LAND USE CATEGORY OF "MEDIUM INTENSITY COMMERCIAL CATEGORY (CD-2)."

PB16-0094 WEST 600 BLOCK WASHINGTON AVENUE. – ZONING MAP CHANGE. THE APPLICANT, THE CITY OF MIAMI BEACH, IS REQUESTING AN AMENDMENT TO THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, PURSUANT TO SECTION 118-162, "PETITIONS FOR CHANGES AND AMENDMENTS," BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL WESTERN PORTION OF THE 600 BLOCK OF WASHINGTON AVENUE AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT RM-2, "RESIDENTIAL MULTIFAMILY MEDIUM INTENSITY DISTRICT," TO CD-2, "COMMERCIAL, MEDIUM INTENSITY DISTRICT."

RECOMMENDATION:

Transmit the proposed Comprehensive Plan Amendment and Zoning Map Amendment to the City Commission with a favorable recommendation, including additional text amendments.

HISTORY/ BACKGROUND

On November 9, 2016, at the request of Commissioner Michael Grieco, the City Commission referred this item to the Land Use and Development Committee (Item C4E). On December 12, 2016 the Land Use Committee discussed the item and recommended that the City Commission refer a rezoning ordinance and comprehensive plan amendment to the Planning Board for consideration.

On February 28, 2017, the Planning Board continued the item to the March 28, 2017 meeting.

ZONING / SITE DATA

Site Area:	57,661 SF / 1.32 acres
Existing Zoning Designation:	RM-2, Residential Multifamily Medium Intensity District
Proposed Zoning Designation:	CD-2, Commercial, Medium Intensity District
Existing FLUM Category:	Medium Intensity Multifamily Residential Category (RM-2)
Proposed FLUM Category:	Medium Intensity Commercial Category (CD-2)
Existing Land Uses:	
North:	7 th Street/Mixed use Commercial/Multifamily
East:	Washington Avenue/Commercial Buildings
South:	6 th Street/Commercial Building
West:	Pennsylvania Court/Multifamily Buildings

HISTORIC DISTRICT DATA

The boundaries of the proposed amendments fall within the Flamingo Park Local Historic District and the National Register Architectural District. All of the existing structures on the site, save for the recent additions on the south side, are classified as 'contributing' in the City's Historic Properties Database.

REVIEW CRITERIA

In accordance with Section 118-163 (3), when reviewing a request for an amendment to these land development regulations, the Board shall consider the following where applicable:

1. Whether the proposed change is consistent and compatible with the comprehensive plan and any applicable neighborhood or redevelopment plans.

Consistent – The proposed future land use map change and zoning map change are consistent with the Comprehensive Plan, as proposed to be amended.

Since the CD-2 Future Land Use Category allows for mixed-use development, the proposed Future Land Use Map amendment is consistent with *Objective 3: Innovative Development* of the City of Miami Beach 2025 Comprehensive Plan which states:

The land development regulations shall continue to be consistent with s.163.3202, F.S. and with the Future Land Use map, consistent with sound planning principles, minimal natural limitations, the goals, objectives and policies contained within this plan, and the desired community character, and which shall emphasize innovative land development techniques, such as mixed use development.

The proposed Zoning Map change to CD-2, is consistent with the purpose of the CD-2 Future Land Use Category designation:

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new low intensity commercial areas which primarily serve surrounding residential neighborhoods.

There is no applicable neighborhood or redevelopment plan.

2. Whether the proposed change would create an isolated district unrelated to adjacent or nearby districts.

Consistent – The proposed change to CD-2 will match the future land use designation and zoning map designation of the parcels to the north, and will ensure that the use of the site remains compatible with the surrounding area.

3. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

Consistent – Both the existing and proposed future land use designations allow for development of buildings with the same maximum intensity and density.

The current “Medium Density Multi Family Residential Category (RM-2)” Future Land Use designation provides for the following:

Density Limits: 100 dwellings units per acre.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio of 2.0

The proposed “Medium Intensity Commercial Category (CD-2)” future land use designation provides for the following:

Density Limits: 100 dwelling units per acre.

Intensity Limits: a floor area ratio of 1.5 for Commercial; 2.0 for residential or mixed use.

4. Whether the proposed change would tax the existing load on public facilities and infrastructure.

Consistent – As the proposed amendment does not result in an increase in the density of what would otherwise be permitted on the existing RM-2 property, demands for city services, including parks and recreation, potable water, storm water drainage, sanitary sewer, solid waste, and public schools, should not be increased beyond what could otherwise be constructed on the site without the proposed amendment. The amendment would allow for commercial uses that could create additional vehicle trips, however, it would not exceed the levels of service adopted in the Comprehensive Plan. See the attached Concurrency Analysis.

5. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Partially Consistent – The existing south and east boundaries allow residential uses immediately adjacent to commercial uses. In general, it is more appropriate to have

commercial uses facing other commercial uses, to minimize impacts on residents. The proposed change is a logical extension of the CD-2 future land use category and zoning district boundaries that exist to the east, and encompass the majority of Washington Avenue facing properties, as well as the C-PS2 boundaries to the south. However, the proposed new zoning and future land use classification could present future inconsistencies within existing residential uses within the proposed boundaries, as well as the abutting RM-2 district to the immediate west.

6. Whether changed or changing conditions make the passage of the proposed change necessary.

Not Applicable – Economic conditions have not changed, which would necessitate the proposed amendment.

7. Whether the proposed change will adversely influence living conditions in the neighborhood.

Not Consistent - The proposed changes could adversely influence living conditions in the surrounding neighborhood, if more intense commercial uses permitted in the CD-2 district are introduced in the future.

8. Whether the proposed change will create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.

Consistent - The proposed change should not create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety. See the attached concurrency analysis.

9. Whether the proposed change will seriously reduce light and air to adjacent areas.

Consistent - The proposed changes will not seriously reduce light and air to adjacent areas; as the maximum building intensity and height is not affected by the proposed amendments.

10. Whether the proposed change will adversely affect property values in the adjacent area.

Partially Consistent – Property values immediately adjacent to the proposed rezoning could be impacted by the proposed changes. This will depend upon the nature and approach of future uses proposed.

11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

Consistent – The proposed changes are not expected to be a deterrent to the redevelopment or improvement of any adjacent property.

12. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Partially Consistent – The current residential and hotel uses on the site are fully conforming. However, the proposed changes would still permit these uses to be conforming with the zoning regulations.

13. Whether it is impossible to find other adequate sites in the city for the proposed use in a district already permitting such use.

Not Applicable

ANALYSIS

Currently, the west side of the 600 block (that portion between Washington Avenue and Pennsylvania Court) has a Zoning and Future Land Use Classification of RM-2 (Residential Multi-Family, Medium Intensity). See attached map.

It is proposed that the site be re-zoned to CD-2 (Commercial, Medium Intensity), which is the same zoning and future land use classification of the properties to the immediate east on Washington Avenue. The properties to the immediate south are zoned CPS-2, which is also a primarily commercial district that is compatible with the CD-2 designation.

The CD-2 zoning classification is a medium intensity commercial district that allows retail sales, personal services, restaurants, bars, nightclubs, entertainment, and retail uses. The district also allows for office, residential and hotel uses. The existing residential and hotel uses within the subject property are consistent with the purpose of this district.

City Charter Issues

The request for changing the Zoning Map of the City, as well as the Future Land Use Map of the City's Comprehensive Plan has been reviewed for compliance with the following City Charter provision: Sections 1.03 (c), which partially states:

The floor area ratio of any property or street end within the City of Miami Beach shall not be increased by zoning, transfer, or any other means from its current zone floor area ratio as it exists on the date of adoption of this Charter Amendment (November 7, 2001), including any limitations on floor area ratios which are in effect by virtue of development agreements through the full term of such agreements, unless such increase in zone floor area ratio for any such property shall first be approved by a vote of the electors of the City of Miami Beach.

In review of the floor area ratio limitation on the subject parcels, which are currently zoned RM-2 (Residential Multifamily Medium Intensity District), the following applies:

Sec. 142-216 - Development regulations.

The development regulations in the RM-2 residential multifamily, medium intensity district are as follows:

(1) Max. FAR: 2.0

In review of the proposed floor area ratio limitations on the subject parcels, with the proposed CD-2 (CD-2, Commercial, Medium Intensity District) designation, the following would apply:

Sec. 142-306. - Development regulations.

The development regulations in the CD-2 commercial, low intensity district are as follows:

Maximum Floor Area Ratio

1.5

Sec. 142-307. - Setback requirements.

d) Mixed use buildings: Calculation of setbacks and floor area ratio:

- (2) Floor area ratio. When more than 25 percent of the total area of a building is used for residential or hotel units, the floor area ratio range shall be as set forth in the RM-2 district.*

The maximum FAR for buildings in the CD-2 district is 1.5, unless the building is mixed-use, in which case, the FAR is guided by the maximum permissible FAR in the RM-2 district, which is the current designation of the site. Therefore, there is no change in the maximum F.A.R. by the proposed zoning map change.

As the proposed zoning change to CD-2 does not increase the established F.A.R. for the subject parcels, the requested amendment complies with the requirements of the referenced Charter provision.

Comprehensive Plan Issues

The total land area involved in this application is 57,661 SF (1.32 acres). Under Section 163.3187 F.S., land use map amendments of less than 10 acres in size may be considered "small-scale" amendments, which require only one public hearing before the City Commission, which shall be an adoption hearing. Upon adoption, the local government shall send a copy of the adopted small scale amendment to the State Land Planning Agency so that the Agency can maintain a complete and up-to-date copy of the City's Comprehensive Plan.

Interlocal Agreement for Public School Facility Planning

The 2005 Florida Legislature adopted laws which are incorporated in the Florida Statutes, requiring each local government to adopt an intergovernmental coordination element as part of their comprehensive plan, as well as a statutory mandate to implement public school concurrency. The RM-2 future land use category allows a density of 100 units per acre. The proposed CD-2 designation allows for the same maximum residential density. Therefore a preliminary school concurrency review is not necessary.

Currently there is no proposal for redevelopment on the site. If there were a modification that established residential units, final site plan approval is contingent upon meeting Public School Concurrency requirements and the applicant will be required to obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. Such Certificate will state the number of seats reserved at each school level. In the

event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.

Summary

In reviewing and analyzing the proposed rezoning in more depth, staff has identified some concerns as it pertains to the compatibility of future allowable uses. In this regard, while the enhancement of hotel accessory uses on the south side of the block will likely not present issues, the introduction of more intense, standalone uses within the proposed boundaries could create serious compatibility problems with existing established residential uses. In this regard, staff would suggest that the proposal herein also include an additional text amendment to Section 142-309 of the City Code.

Specifically it is recommended that the Washington Avenue Development Regulations be clarified to include the boundaries of the proposal herein. Additionally, specific use limitations for the expanded boundary should be included, in order to safeguard existing residential uses within the boundaries, as well as adjacent and abutting residential uses.

The following is an initial draft of the proposed companion amendment:

Sec. 142-309. - Washington Avenue development regulations and area requirements.

The following regulations shall apply to properties that front Washington Avenue between 6th Street and 16th Street, including those properties between 6th and 7th Streets that may have frontage on Pennsylvania Avenue; where there is conflict within this division, the criteria below shall apply:

* * *

(7) For properties between 6th and 7th Streets that abut residential zoning districts, the following additional regulations shall apply:

- a. The following shall be prohibited as a main permitted or stand-alone use:*
 - i. Restaurants, cafes and/or eating & drinking establishments;*
 - ii. Bars, Dance Halls, Open-Air Entertainment Establishments, Outdoor Entertainment Establishments and/or Entertainment Establishments;*
 - iii. Alcoholic beverage establishments;*
 - iv. Convenience stores, grocery stores and similar retail sales of food products;*
 - v. Retail sales of alcoholic beverages for off-premises consumption;*
- b. The maximum height for new construction or additions shall not exceed the height specified in Sec. 142-306.*

The proposed amendment to the Future Land Use Map of the City's Comprehensive Plan and the change to the Zoning Map required that these amendments must be processed together, as they are interrelated to one another; however, separate motions must be made for each

application. The zoning change proposed by these applications would enable additional flexibility in the adaptive reuse of the existing buildings.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the Planning Board transmit the proposed Comprehensive Plan Amendment and Zoning Map Amendment to the City Commission with a favorable recommendation. It is further recommended that proposed amendments be subject to the approval of a companion text amendment to Section 142-309, as noted in the analysis.



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ZONING/SITE MAP



City of Miami Beach Planning Board
File No. PB16-0094 & PB16-0095
West 600 block Washington Avenue

 PB16-0094 – Zoning Map Amendment
 PB16-0095 – Future Land Use Map (FLUM) Amendment

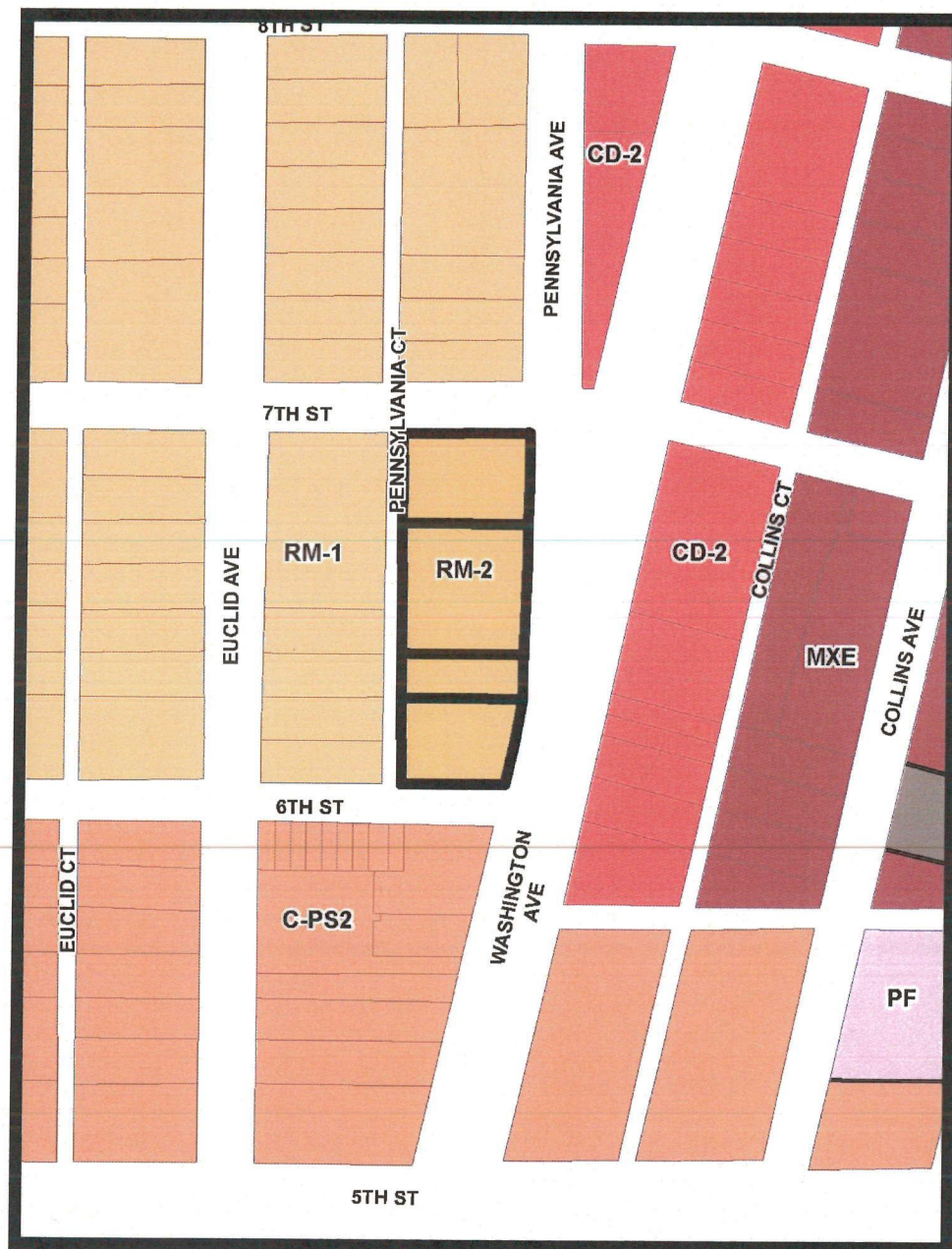
MIAMI BEACH
PLANNING DEPARTMENT

1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139 P 305.673.7550 www.miamibeachfl.gov



Future Land Use (Existing)

600 Block of Washington Avenue

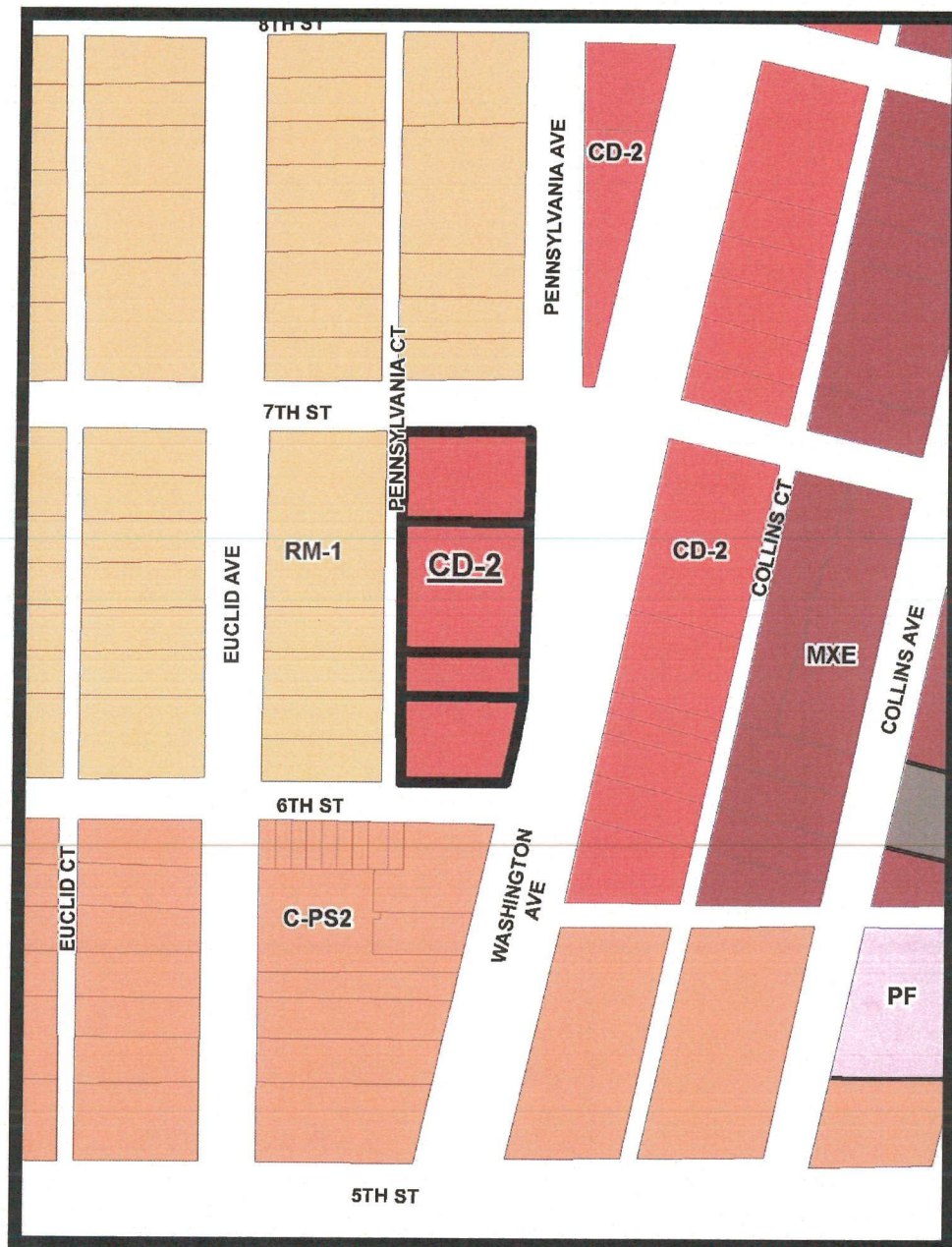


0 125 250 500 Feet



Future Land Use (Proposed)

600 Block of Washington Avenue



0 125 250 500 Feet



MIAMI BEACH

PLANNING DEPARTMENT

Comprehensive Plan and Zoning Amendment Concurrency Analysis

Date Prepared: 3/5/2014
 Name of Project: West 600 Block of Washington Av. FLUM and Zoning Map Amendment
 Address of Site: West 600 Block of Washington Avenue

Concurrency Management Area: South Beach
 Square Feet in the Amendment: 57,661
 Acreage in the Amendment: 1.32

Proposed FLUM Designation

Designation:
CD-2

Maximum Density	Maximum FAR
100	2.0

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Proposed Total
Peak Hour Trips Generated*	28.11	N/A	434.19	N/A	N/A	462.30
Residential Demand	90.1	0.0				90.1

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Note: Estimate assumes 25% of Floor Area for Residential Units at 800 SF per Unit, with remaining floor area dedicated to retail

Existing FLUM Designation

Designation:
RM-2

Maximum Density	Maximum FAR
100	2

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Existing Total
Peak Hour Trips Generated*	103.25	N/A	N/A	N/A	N/A	103.25
Residential Demand	330.9	0.0				330.9

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Transportation Concurrency

New Trips Generated	Trip Allowances	Transit	15%
359.05 Trips		Pass-by	30%
	+	Mixed-use	10%
		Total	55%

Alton Road/Washington Avenue Sub Area

Capacity:	6,250 Trips
Existing Trips:	5,517 Trips
Net New Trips Generated:	162 Trips
Concurrent:	YES

Parks and Recreation Concurrency

Net New Residential Demand: 0.0 People

Parks Facility Type	Concurrency
Recreation and Open Space Acreage	YES
Recreational Facilities Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	YES
Tennis Court	YES
Multiple-Use Courts	YES
Designated Field Area	YES
Tot Lots	YES
Vita Course	YES
Boat Ramp	YES
Outdoor Amphitheater	YES
Activity Building for Multiple Uses	YES

Required Mitigation to be determined at Building Permit Application

Potable Water Transmission Capacity

Proposed Demand:	15,136 Gallons Per Day
Existing Demand:	0 Gallons Per Day
New Demand:	15,136 Gallons

Concurrency to be determined at Building Permit Application

Sanitary Sewer Transmission Capacity

Proposed Demand:	12,613 Gallons Per Day
Existing Demand:	46,330 Gallons Per Day
New Demand:	-33,717 Gallons

Concurrency to be determined at Building Permit Application

Solid Waste Collection Capacity

Proposed Demand:	115 Tons Per Year
Existing Demand:	422 Tons Per Year
New Demand:	-307 Gallons

Concurrency to be determined at Building Permit Application

Storm Sewer capacity

Required LOS: One-in-five-year storm event

Concurrency to be determined at Building Permit Application

Note:

This represents a comparative analysis of concurrency with maximum development potential of the site between the existing and proposed Future Land Use designations. Actual concurrency demands, required mitigation, and required capacity reservation will be determined at the time of Building Permit Application.

Comprehensive Plan Amendment – WEST 600 BLOCK OF WASHINGTON AVE

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, PURSUANT TO THE PROCEDURES IN SECTION 163.3184(3), FLORIDA STATUTES, TO AMEND THE FUTURE LAND USE MAP OF THE MIAMI BEACH COMPREHENSIVE PLAN, BY CHANGING THE DESIGNATION FOR THE PARCEL LOCATED ON THE WEST PORTION OF THE 600 BLOCK OF WASHINGTON AVENUE, FROM THE CURRENT DESIGNATION OF RM-2, "RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY", TO THE PROPOSED DESIGNATION OF CD-2, "COMMERCIAL, MEDIUM INTENSITY"; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; 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 comprehensive plan designations 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 5th Street and 16th Street that is not already designated CD-2; and

WHEREAS, the City of Miami Beach has determined that changing the designation of the subject parcels as provided herein will ensure that new development is 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. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

The following amendments to the 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 City's Future Land Use Map:

A parcel of land generally located on the western portion of the 600 block of Washington Avenue, between 6th Street and 7th 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. INCLUSION IN COMPREHENSIVE PLAN

It is the intention of the City Commission that the Comprehensive Plan's Future Land Use Map be amended in accordance with the provisions of this Ordinance.

SECTION 5. TRANSMITTAL

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional and county agencies as required by applicable law.

SECTION 6. EFFECTIVE DATE

This ordinance shall take effect 10 days after adoption.

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

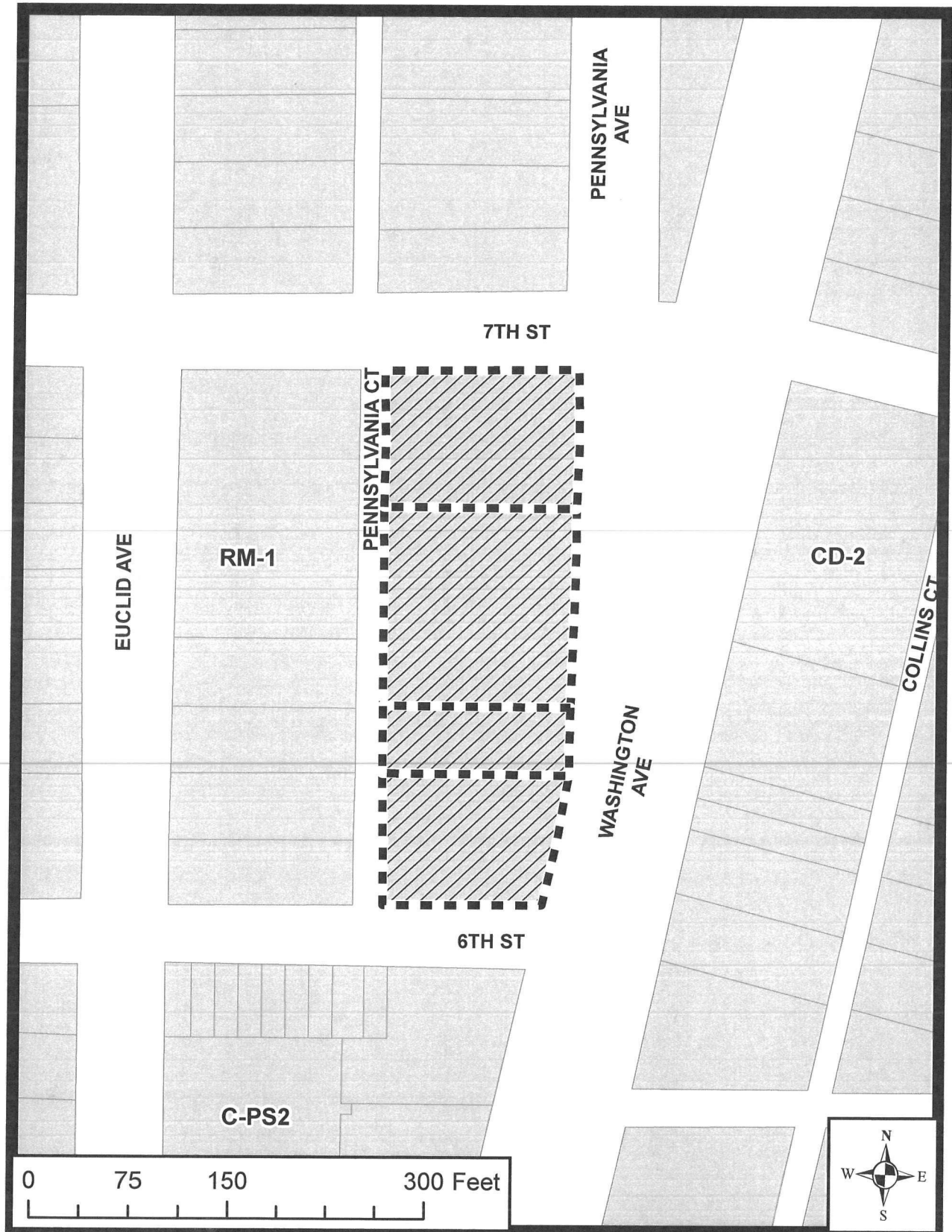
Date

First Reading:
Second Reading:

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

"Exhibit B"

West 600 Block of Washington Avenue



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 5th Street and 16th 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 6th Street and 7th 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

"Exhibit B"

West 600 Block of Washington Avenue

