

ORDINANCE NO. 2011-3729

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 CITY CODE, BY CHANGING THE ZONING DISTRICT CLASSIFICATIONS FOR THE NORTH BEACH TOWN CENTER FROM CD-3, "COMMERCIAL, HIGH INTENSITY" TO TC-1, "TOWN CENTER CORE"; FROM CD-2, "COMMERCIAL, MEDIUM INTENSITY" TO TC-2, "TOWN CENTER MIXED USE"; AND FROM RM-1, "RESIDENTIAL MULTIFAMILY, LOW INTENSITY" TO TC-3, "TOWN CENTER RESIDENTIAL OFFICE" AND TC-3(C) "TOWN CENTER CONDITIONAL NEIGHBORHOOD COMMERCIAL"; AND AMENDING THE AFFECTED PORTION OF THE CITY'S OFFICIAL ZONING DISTRICT MAP TO CORRESPOND WITH THESE CHANGES; PROVIDING FOR REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Miami Beach Mayor and City Commission adopted the North Beach Town Center Plan by Resolution No. 2007-26600 on July 11, 2007 in order to provide comprehensive guidance for private and public sector initiatives toward redevelopment and revitalization in the area bounded by 73 Street, the Atlantic Ocean, 69 Street, and Indian Creek Waterway; and

WHEREAS, the North Beach Town Center Development Code is proposed to update the zoning and future land use regulations to be consistent with the long-term vision set forth in the North Beach Town Center Plan; therefore, new districts are proposed to be added to Chapter 142, to be known as "TC North Beach Town Center Districts"; and

WHEREAS, the TC North Beach Town Center Districts are intended to:

1. 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.
2. Promote a diverse mix of residential, business, commercial, office, institutional, educational, and cultural and entertainment activities for workers, visitors and residents.
3. 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.

4. Provide opportunities for live/work lifestyles and increase the availability of affordable office space in the North Beach area.
5. Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction.
6. Create a place that represents a unique, attractive and memorable destination for residents and visitors.
7. Enhance the community's character through the promotion of high-quality urban design.

WHEREAS, the TC-1 district is intended to encourage and enhance the high-intensity commercial employment center function of the Town Center's core area and its regulations are intended to support the Town Center's role as the hub of community-wide importance for business, office, retail, governmental services, culture and entertainment while also accommodating mixed-use and residential projects as important components of the area's vitality; and

WHEREAS, the TC-2 district is intended to support medium intensity mixed-use (residential/nonresidential) projects with active retail ground floor uses; and

WHEREAS, the TC-3 district is intended to accommodate low density multi-family residential development and low intensity office and tourist lodging uses, and also accommodating small-scale ground floor neighborhood commercial uses that are compatible with the residential character of the TC-3 district in certain areas designated as TC-3(c) on the zoning map.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. AMENDMENTS OF ZONING DISTRICTS AND ZONING MAP OF MIAMI BEACH CITY CODE.

That the Mayor and City Commission hereby amend the Zoning Districts and Zoning District Map of the City of Miami Beach referenced in Section 142-72 of the City Code, by changing the Zoning District Classifications for the North Beach Town Center from CD-3, "Commercial, High Intensity" to TC-1, "Town Center Core"; from CD-2, "Commercial, Medium Intensity" to TC-2, "Town Center Mixed Use"; and from RM-1, "Residential Multifamily, Low Intensity" to TC-3, "Town Center Residential Office" and TC-3(c) "Town Center Conditional Neighborhood Commercial"; and amending the affected portion of the City's official zoning district map to correspond with these changes.

SECTION 2. REPEALER.

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

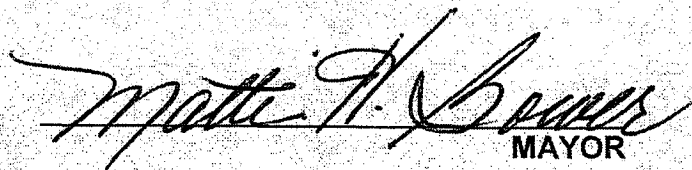
SECTION 3. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

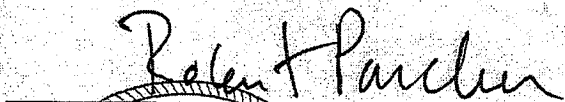
SECTION 4. EFFECTIVE DATE.

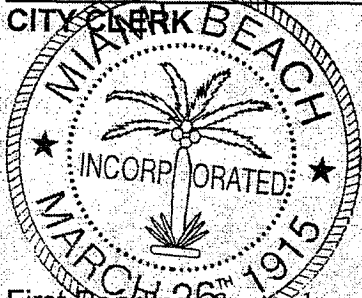
This Ordinance shall take effect ten days following adoption.

PASSED and ADOPTED this 11th day of May, 2011.

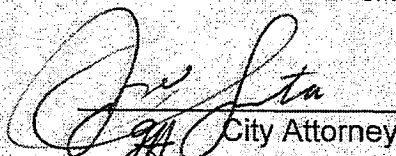

MAYOR

ATTEST:

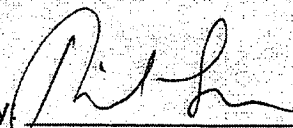

CITY CLERK



APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION

 City Attorney 4/5/11 Date

First Reading: September 15, 2010
Second Reading: May 11, 2011

Verified by 
Richard Lorber, AICP, LEED
Acting Planning Director

5/12/11
Date

Map attachment:

