

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: September 5, 2024

TITLE: DISCUSSION/CONSIDER THE POTENTIAL REZONING OF THE MXE (MIXED USE ENTERTAINMENT) DISTRICT IN NORTH BEACH, ALONG OCEAN TERRACE BETWEEN 73RD AND 75TH STREETS, TO A DIFFERENT ZONING DISTRICT CLASSIFICATION

RECOMMENDATION

The Administration recommends that the Land Use and Sustainability Committee (LUSC) endorse the item and provide a recommendation to the Planning Board.

BACKGROUND/HISTORY

On May 15, 2024, at the request of Commissioner Tanya K. Bhatt, the Mayor and City Commission referred the item (C4 AD) to the LUSC and the Planning Board. On June 10, 2024 the item was deferred to the July 9, 2024 LUSC meeting with no discussion. On July 9, 2024, the item was deferred to the September 5, 2024 meeting, with no discussion.

The City's zoning map includes two mixed-use entertainment (MXE) zoning districts – one in South Beach, along Collins Avenue and Ocean Drive; and the other in North Beach, along Ocean Terrace. The MXE designation was created, in part, to incentivize redevelopment, especially for hotel and entertainment uses.

As noted in the attached referral memorandum, the item sponsor is requesting that the LUSC discuss whether to rezone the MXE district in North Beach to a different zoning district category. The properties to the west of the district are currently zoned CD-2 (commercial, medium intensity district) and to ensure the consistency and compatibility of future development, the item sponsor is proposing to re-zone this district from MXE to CD-2. This change will not result in more intense development than is currently permitted in the subject area.

ANALYSIS

The redevelopment projects underway along Ocean Terrace would not be impacted by a rezoning from MXE to CD-2. In addition to re-zoning Ocean Terrace, a corresponding change to the future land use designation from the current classification of mixed-use entertainment to CD-2 is also recommended.

If there is consensus on the proposal, draft Ordinances can be prepared and transmitted to the Planning Board.

FISCAL IMPACT STATEMENT

No Fiscal Impact

Does this Ordinance require a Business Impact Estimate?
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

FINANCIAL INFORMATION

N/A

CONCLUSION

The Administration recommends that the Land Use and Sustainability Committee endorse the item and provide a recommendation to the Planning Board.

Applicable Area

North Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Yes

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Planning

Sponsor(s)

Commissioner Tanya K. Bhatt

Co-sponsor(s)

Condensed Title

Discussion/Consider the Potential Rezoning of the MXE (Mixed Use Entertainment) District In North Beach, Along Ocean Terrace Between 73rd and 75th Streets, to a Different Zoning District Classification