



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Tanya K. Bhatt

DATE: June 25, 2025

TITLE: REFERRAL TO THE PLANNING BOARD - AMEND THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THE CITY-OWNED PROPERTY AT 7605 COLLINS AVENUE FROM RS, "SINGLE FAMILY RESIDENTIAL," TO PF, "PUBLIC FACILITY," AND CONSIDER ANY OTHER NECESSARY TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN TO ACCOMMODATE THE PROPOSED USES CURRENTLY UNDER DISCUSSION FOR THE PROPERTY.

**RECOMMENDATION**

**BACKGROUND/HISTORY**

Please place the above item on the City Commission meeting agenda as a referral to the Land Use and Sustainability Committee ("LUSC"). On March 31, 2024, the City Commission adopted Resolution No. 2024-32945, formally approving the purchase of the property at 7605 Collins Avenue (the "Property"). The Property is nestled in Altos Del Mar Park to the north, bounded by a RM-1 zoning district to the west, the North Shore Library to the south, and Collins Avenue to the east. The purchase of the Property was funded by the City's Building Fund for the purpose of creating a North Beach Permitting Center with possible associated City services such as cashiering for parking and utility bills, and Code Compliance and/or Parking staff.

The Property is currently designated as RS, "Single Family Residential," on the Future Land Use Map ("FLUM") of the Comprehensive Plan. Any of the proposed uses currently under discussion would be inconsistent with the Property's current FLUM designation. As such, I would like the LUSC to discuss changing the FLUM designation for the Property to PF, "Public Facility," in order to facilitate the future use of the Property for the benefit of the public. As part of this referral, I request that the Planning Department advise whether any corresponding text amendments to the Comprehensive Plan are necessary.

Under the Land Development Regulations, any property purchased by the City automatically converts to GU, government use zoning. If this item is referred, I would also like the LUSC to consider a utility amendment to the zoning atlas to formally change the zoning district classification to GU.

As part of this item, I request that the City Commission waive by a 6/7<sup>th</sup> vote the provisions of Resolution No. 2025-33496, and refer this matter directly to the Planning Board.

**ANALYSIS**

**FISCAL IMPACT STATEMENT**

N/A

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

If applicable, the Business Impact Estimate (BIE) was published on:  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

**FINANCIAL INFORMATION**

**CONCLUSION**

**Applicable Area**

Citywide

**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**

Office of Commissioner Tanya K. Bhatt

**Sponsor(s)**

Commissioner Tanya K. Bhatt

**Co-sponsor(s)**

Commissioner David Suarez

**Condensed Title**

Ref: PB - Amend Comprehensive Plan, 7605 Collins Avenue. (Bhatt/Suarez)

**Previous Action (For City Clerk Use Only)**