

# MIAMI BEACH

## Land Use Boards

### Planning Board

TO: Planning Board  
FROM: Thomas Mooney, Director  
DATE: November 26, 2024  
TITLE: PB24-0693, 6701 COLLINS AVENUE - DEVELOPMENT REGULATIONS FOR  
THE NORTH BEACH OCEANFRONT OVERLAY DISTRICT.

#### **PROPERTY**

6701 Collins Avenue

#### **FILE NO.**

PB24-0693

#### **APPLICANT**

TMG 67 Communities LLC

#### **IN RE:**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 7, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," SECTION 7.2.6 3, "DEVELOPMENT REGULATIONS (RM-3)," TO REFERENCE MODIFIED DEVELOPMENT REGULATIONS FOR THE NORTH BEACH OCEANFRONT OVERLAY, FURTHER AMENDING CHAPTER 7, "ZONING DISTRICTS AND REGULATIONS," ARTICLE 3. "OVERLAY DISTRICTS" BY INCORPORATING SECTION 7.3.10 ENTITLED "NORTH BEACH OCEANFRONT OVERLAY DISTRICT" TO PROVIDE DEVELOPMENT REGULATIONS THAT INCENTIVIZE SUBSTANTIAL RECONSTRUCTION OF CONTRIBUTING BUILDINGS AT CERTAIN EXISTING OCEANFRONT LOTS WITHIN THE NORTH BEACH RESORT HISTORIC DISTRICT; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE

#### **PRIOR ORDER NUMBER:**

#### **Applicable Area**

N/A

**NEW COMPREHENSIVE PLAN & CODE AMENDMENTS (Filed pursuant to Chapter 2,  
Arti... 17**

**Is this a “Residents Right to Know” item,  
pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond  
Funds?**

No