

15. 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

Applicable Area:

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Tanya K. Bhatt
DATE: May 15, 2024

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE AND PLANNING BOARD – DISCUSS/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.

BACKGROUND/HISTORY

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

2. If so, please specify name of lobbyist(s) and principal(s): N/A

ANALYSIS

Please place the above item on the May 15, 2024 City Commission as a referral to the Land Use and Sustainability Committee ("LUSC") and Planning Board.

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. In North Beach's Ocean Terrace, there already are redevelopment projects underway and therefore no additional incentivization is necessary, especially considering the impact of entertainment types of business establishments on residents' quality of life. Therefore I would like the LUSC to 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); in order to ensure the consistency and compatibility of future development, I would propose re-zoning this district to CD-2. This change will not result in more intense development than is currently permitted in the subject area.

Following review by the LUSC, a rezoning Ordinance will be transmitted to the Planning Board.

SUPPORTING SURVEY DATA

N/A

FINANCIAL INFORMATION

N/A

Applicable Area

North Beach

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

Strategic Connection

Non-Applicable

Legislative Tracking

Commissioner Tanya K. Bhatt