

MIAMIBEACH

PLANNING DEPARTMENT


Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: September 9, 2025

FROM: Thomas R. Mooney, AICP
Planning Director

^{DS}
 For TRM

SUBJECT: **PB25-0780. 7605 Collins Ave – Comprehensive Plan and Future Land Use Map Amendments**
PB25-0781. 7605 Collins Ave – Zoning District Change.

RECOMMENDATION

Review the proposed ordinances amending the Comprehensive Plan and the Future Land Use Map (FLUM) of the Comprehensive Plan, as well as the change to the zoning district for 7605 Collins Avenue, and transmit the ordinances to the City Commission with favorable recommendations.

HISTORY

On March 13, 2024, the City Commission adopted Resolution 2024-32945, which approved the purchase of the single-family property located at 7605 Collins Avenue. The subject property at 7605 Collins Avenue, which is located at the northeast corner of Collins Avenue and 76th Street and is surrounded by public open space to the north and east (Altos del Mar Park), was acquired by the City for the initial purpose of utilizing the existing home as a satellite office for the Building Department in North Beach. Since that time, the City Commission has been exploring other potential uses for the property.

On June 25, 2025, at the request of Commissioner Tanya K. Bhatt, the City Commission referred the ordinances amending the Comprehensive Plan, Future Land Use Map and Zoning Map to the Planning Board (C4 G).

ZONING / SITE DATA

Legal Description:	Lot 6, Block 10, of Corrected Plat of Altos Del Mar No. 1, and the west ½ of alley lying east and adjacent, as recorded in Plat Book 31, Page 40 of the Public Records of Miami-Dade County.
Site Area:	0.16 acres (7,000 SF)
Living Area:	3,046 SF
Existing Zoning Designation:	RS-4 , Residential Single Family
Proposed Zoning Designation:	GU , Government Use
Existing FLUM Category:	RS , Residential Single Family
Proposed FLUM Category:	PF , Public Facility

REVIEW CRITERIA

Pursuant to Section 2.5.1 of the Resiliency Code, in reviewing a request for a change to the zoning district boundaries (rezoning) of a parcel or parcels of land, the board shall consider the following when applicable:

- 1. Whether the proposed change is consistent and compatible with the comprehensive plan and any applicable neighborhood or redevelopment plans.**

Consistent – The proposed amendment to the zoning district is consistent with the goals, objectives, and policies of the Comprehensive Plan, as proposed to be amended.

- 2. Whether the proposed change would create an isolated district unrelated to adjacent or nearby districts.**

Consistent – The proposed amendment does not create an isolated district.

- 3. Whether the change suggested is out of scale with the needs of the neighborhood or the city.**

Consistent - The proposed change is not out of scale with the needs of the neighborhood.

- 4. Whether the proposed change would tax the existing load on public facilities and infrastructure.**

Consistent – The proposed change should not tax the existing load on public facilities and infrastructure.

- 5. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

Satisfied – The boundaries are not illogically drawn.

- 6. Whether changed or changing conditions make the passage of the proposed change necessary.**

Consistent – The isolated nature of the single family zoning designation, and its purchase by the city, make the passage of the proposed change necessary.

- 7. Whether the proposed change will adversely influence living conditions in the neighborhood.**

Consistent – The proposed ordinance amendment should not adversely affect living conditions in the neighborhood.

- 8. Whether the proposed change will create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.**

Consistent – The proposed change should not excessively increase traffic congestion

beyond the levels of service as set forth in the comprehensive plan

9. Whether the proposed change will seriously reduce light and air to adjacent areas.

Consistent – The proposed change will not reduce light and air to adjacent areas.

10. Whether the proposed change will adversely affect property values in the adjacent area.

Consistent – The proposed change will should adversely affect property values in the adjacent areas.

11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

Consistent – The proposed change will not be a deterrent to the improvement or development of properties in the City.

12. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Consistent – As a government owned property, it cannot realistically be used as single family property.

13. Whether it is impossible to find other adequate sites in the city for the proposed use in a district already permitting such use.

Not Applicable

14. Whether the proposed change is consistent with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

See below

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4 of the LDRs establishes the following review criteria when considering ordinances, adopting resolutions, or making recommendations:

(1) Whether the proposal affects an area that is vulnerable to the impacts of sea level rise, pursuant to adopted projections.

Consistent – The proposal does affect areas that are vulnerable to the impacts of sea level rise in the long term.

(2) Whether the proposal will increase the resiliency of the City with respect to sea level rise.

Consistent – The proposal does not affect the resiliency of the City.

(3) Whether the proposal is compatible with the City’s sea level rise mitigation and

resiliency efforts.

Consistent – Any renovations / new construction will be compatible with the City’s sea level rise mitigation and resiliency efforts.

ANALYSIS

The zoning designation for the subject property at 7605 Collins Avenue automatically converted from Single Family Residential (RS-4) to Government Use (GU) at the time the City acquired the parcel. Notwithstanding, a zoning map change (PB25-0781) is proposed to formally amend the zoning atlas by changing the zoning classification of the property from RS-4 to GU.

The subject property is also currently designated as Single Family Residential (RS) on the Future Land Use Map (FLUM) of the Comprehensive Plan, and the proposed uses being considered for the property would be inconsistent with the current FLUM designation of RS. As such, an ordinance to change the FLUM designation for the property to Public Facility: Governmental Uses (PF) is proposed (PB25-0781), which would allow for a broader array of public uses.

In addition to the FLUM amendment, the ordinance includes a text amendment to the Public Facility: Governmental Uses (PF) future land use category in the Comprehensive Plan. Specifically, policy RLU 1.1.17 is proposed to be amended to clarify allowable office uses, as well as allow for personal service uses, arts and culture organizations and uses, environmental and science related uses, and community centers.

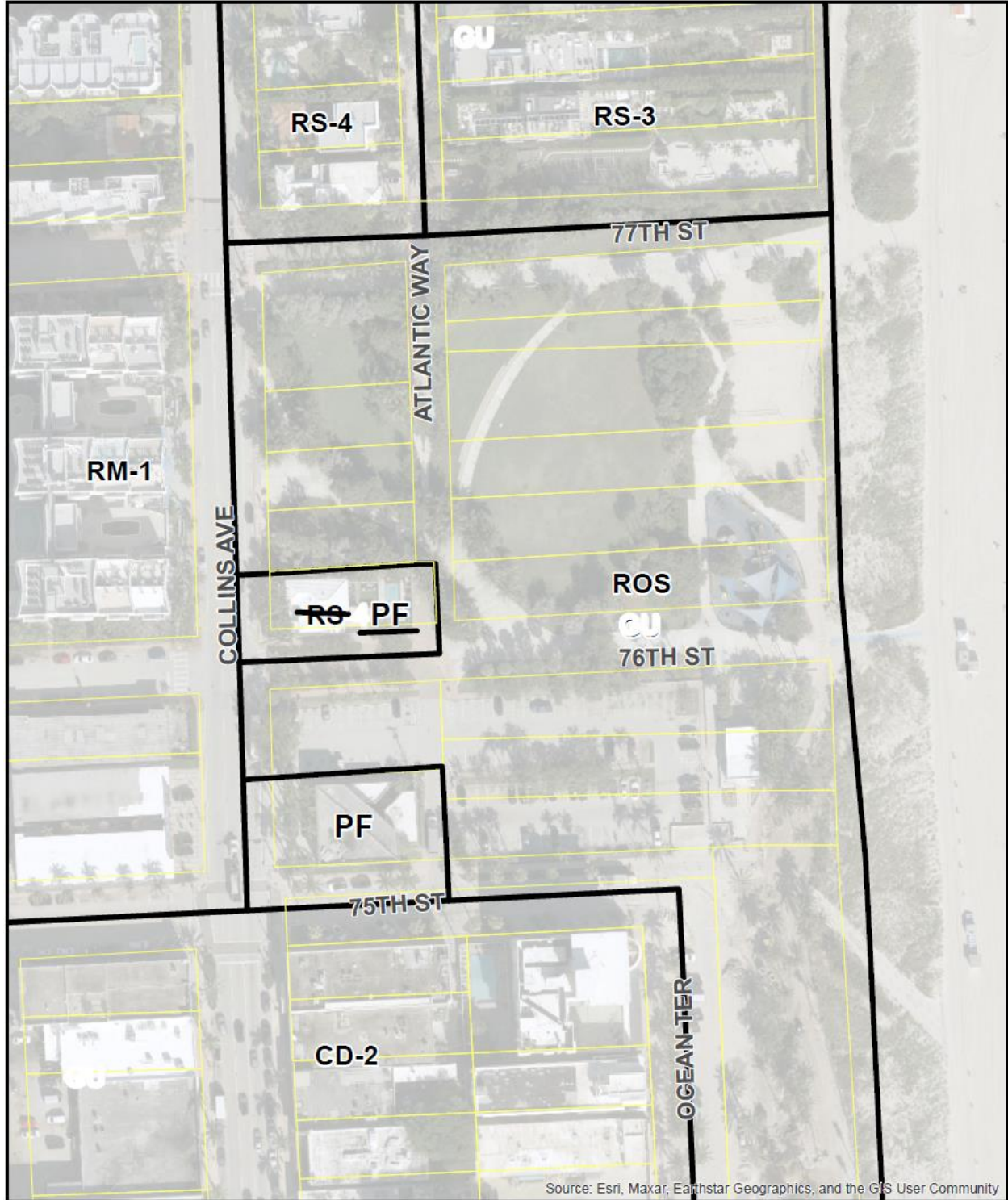
COMPREHENSIVE PLAN AMENDMENT AND REVIEW PROCESS

The total land area involved in the FLUM amendment portion of this application is approximately 0.16 acres (7,000 SF), not including portions within a right-of-way, and under Section 163.3187 F.S., land use map amendments of less than 10 acres in size may be considered “small-scale” amendments. However, the corresponding text amendments proposed would exceed 10 acres.

As such, under Section 163.3184(2), Florida Statutes, the entirety of the amendment shall follow the expedited state review process for adoption of comprehensive plan amendments. This process requires a public hearing by the local planning agency (Planning Board), a public transmittal hearing before the City Commission, after which the amendment must be transmitted to several state agencies for a 30-day review period, and a final adoption public hearing before the City Commission. The amendment is effective 31-days after it is adopted if there are no appeals.

RECOMMENDATION


In view of the foregoing analysis, staff recommends that the Planning Board transmit each of the proposed ordinances to the City Commission with a favorable recommendation.

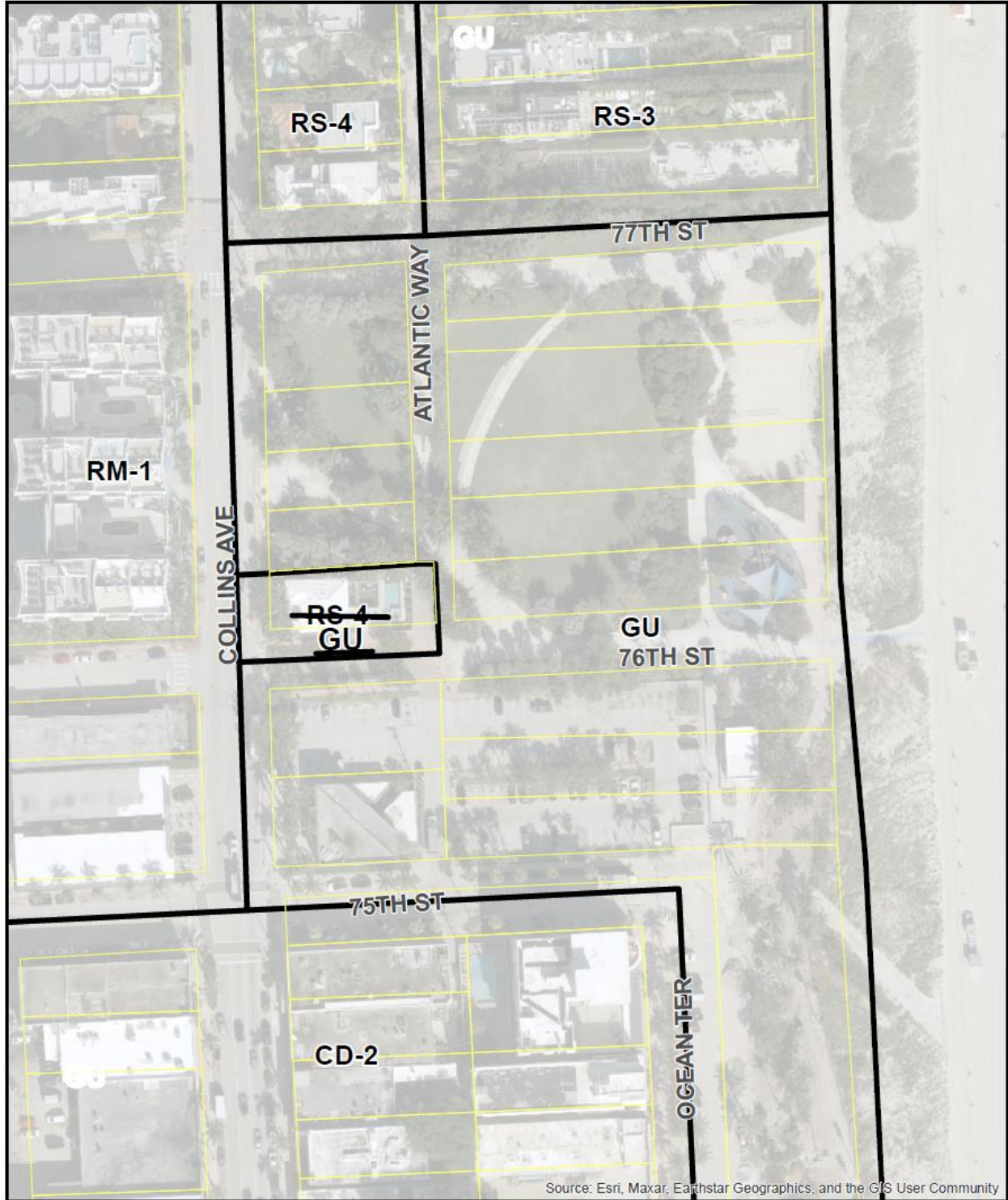


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

MIAMIBEACH
PLANNING DEPARTMENT
1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139 P 305.673.7550 www.miamibeachfl.gov


**FUTURE LAND USE MAP
(PROPOSED)**

0 25 50 100 150 200 250 Feet 



MIAMI BEACH
PLANNING DEPARTMENT
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FLORIDA 33139 P 305.673.7550 www.miamibeachfl.gov

ZONING MAP
(PROPOSED)

0 25 50 100 150 200 250 Feet 

7605 Collins Avenue - Comprehensive Plan and FLUM Amendment

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN, PURSUANT TO THE SMALL SCALE AMENDMENT PROCESS OF SECTION 163.3187, FLORIDA STATUTES, BY AMENDING THE “RESILIENT LAND USE & DEVELOPMENT ELEMENT,” GOAL RLU 1, ENTITLED “LAND USE,” OBJECTIVE RLU 1.1, ENTITLED “ESTABLISHMENT OF FUTURE LAND USE CATEGORIES,” AT POLICY RLU 1.1.17, ENTITLED “PUBLIC FACILITY: GOVERNMENTAL USES (PF),” BY MODIFYING AND EXPANDING USES ALLOWED; AND AMENDING THE FUTURE LAND USE MAP BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 7605 COLLINS AVENUE, WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF “SINGLE FAMILY RESIDENTIAL (RS),” TO “PUBLIC FACILITY: GOVERNMENTAL USES (PF)”; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the property located at 7605 Collins Avenue (“Property”) is a 6,250 square foot lot (.14 acres), which is owned by the City of Miami Beach for the benefit of the general public; and

WHEREAS, the Property is currently classified on the Future Land Use Map as Single Family Residential (RS); and

WHEREAS, the subject ordinance will change the future land use classification of the Property to the category of Public Facility: Governmental Uses (PF); and

WHEREAS, Policy 1.1 of the Future Land Use Element states, in pertinent part, that the City shall “[c]ontinue to administer land development regulations (LDR) consistent with s.163.3202, Florida Statutes that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan and which as a minimum:...(2) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space”; and

WHEREAS, changing the Comprehensive Plan designation of the Property, as provided herein, is necessary to ensure that the development of the site is consistent with the proposed adaptive re-use of the property; and

WHEREAS, the City of Miami Beach has the authority to enact laws which promote the public health, safety, and general welfare of its citizens; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the above objectives.

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

SECTION 1. The following amendment to the City's 2040 Comprehensive Plan Resilient Land Use & Development Element is hereby adopted:

RESILIENT LAND USE & DEVELOPMENT ELEMENT

* * *

GOAL RLU 1: LAND USE

* * *

Objective RLU 1.1: Establishment of Future Land Use Categories

The City hereby adopts future land use map categories to provide for an efficient distribution and compatible pattern of land uses, and to maintain and enhance the character of the community.

* * *

POLICY RLU 1.1.17 PUBLIC FACILITY: GOVERNMENTAL USES (PF)

Purpose: To provide development opportunities for existing and new government uses, as well as provide public-private redevelopments.

Uses which may be permitted: Government uses, parking facilities, affordable or workforce housing, various types of commercial uses including business and professional offices, retail sales and service establishments, including personal service uses, and eating and drinking establishments, and public-private marina redevelopments. Other uses include facilities for arts and culture organizations and related uses, environmental and science related uses, and community centers. Additionally, market-rate residential uses may be permitted as part of mixed-use developments for properties located between Lincoln Lane North on the south, Alton Road on the west, 17th Street on the north, and Washington Avenue on the east.

Public-private marina redevelopments shall include significant publicly accessible green and/or open space and may permit the following uses: Retail sales and service establishments; commercial uses, including business and professional offices; eating and drinking establishments; apartment residential uses; and recreational uses.

SECTION 2. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

The following amendment to the City of Miami Beach 2040 Comprehensive Plan, Future Land Use Map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate change to the City of Miami Beach 2040 Comprehensive Plan, Future Land Use Map:

A parcel of land located at 7605 Collins Avenue, and generally bound by a City park to the north and east, Collins Avenue to the west and 76th Street to the south, with an area of approximately 6,250 square feet (.14 acres), as depicted in Exhibit

“A,” from the current “Single Family Residential (RS)” designation to the proposed designation of “Public Facility: Governmental Uses (PF).”

SECTION 3. TRANSMITTAL.

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional, and county agencies as required by applicable law.

SECTION 4. REPEALER

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 5. SEVERABILITY

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

SECTION 6. EFFECTIVE DATE.

The ordinance shall take effect 31 days after adoption, if no challenge is filed, pursuant to Section 163.3187(1), Florida Statutes. If challenged within 30 days after adoption, the amendment shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small scale development amendment is in compliance.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

Steven Meiner, Mayor

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION



City Attorney

NK

8/22/2025

Date

First Reading: September 17, 2025

Second Reading: October 29, 2025

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

Exhibit "A"

[LEGAL DESCRIPTION]

Lot 6, Block 10, ALTOS DEL MAR NO, 1, according to the plat thereof as recorded in Plat Book 31, Page 40, Public Records of Miami-Dade County, Florida. Together with following described portion of the alley vacated by the City of Miami Beach Resolution No. 2016-29605 contained in Quit Claim Deed recorded in O.R. Book 32964, Page 1655, more particularly described as follows:

Being a portion of "Airoso (Atlantic) Way", 30 feet in width, as shown on the "Corrected Plat Altos Del Mar No. 1", as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida, and lying in a portion of Government Lot 2, Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida, being more particularly described as follows:

The Westerly half of "Airoso (Atlantic) Way", lying easterly of and adjacent to Lot 6, Block 10, according to said "Corrected Plat Altos Del Mar No. 1".



0 25 50 100 Feet



Location:
7605 Collins Avenue

7605 Collins Avenue - Zoning District Change

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 7.2.1.2 OF THE MIAMI BEACH RESILIENCY CODE, ENTITLED "DISTRICT MAP," PURSUANT TO SECTION 2.5.1, ENTITLED "CHANGE TO ZONING DISTRICT BOUNDARIES (REZONING)," BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 7605 COLLINS AVENUE, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF RS-4 "SINGLE FAMILY RESIDENTIAL," TO GU, "GOVERNMENT USE"; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 7605 Collins Avenue is a 6,250 square foot lot (.14 acres), which is owned by the City for the benefit of the general public; and

WHEREAS, the property is currently classified on the City Zoning Atlas as Single Family Residential (RS-4); and

WHEREAS, Section 7.2.1.1.b of the Land Development Regulations of the City Code (LDRs) specifies that all City-owned properties are zoned GU, although they may not be designated as such on the zoning map; and

WHEREAS, this Ordinance changes the zoning district classification of the property located at 7605 Collins Avenue to GU, Government Use; and

WHEREAS, the amendment set forth below is necessary to formally accomplish the proposed zoning district change.

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

SECTION 1. ZONING MAP AMENDMENT

The following amendment to the City's zoning map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate changes to the zoning map of the City:

A parcel of land generally located at 7605 Collins Avenue (Miami-Dade County Folio 02-3202-004-0450), of approximately 6,250 square feet (.14 acres) in size, as depicted in Exhibit "A," from the current RS-4, "Single Family Residential" designation to the proposed designation of GU, "Government Use".

SECTION 2. REPEALER

All Ordinances or parts of Ordinances 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. CODIFICATION

It is the intention of the City Commission that the Official Zoning District Map, referenced in Section 7.2.1.2 of the Miami Beach Resiliency Code be amended in accordance with the provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE

This ordinance shall take effect 31 days after adoption to correspond to the adoption date of the Future Land Use Map of the City's Comprehensive Plan.


PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

Steven Meiner, Mayor

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION



City Attorney NK Date 8/14/2025

First Reading: September 17, 2025
Second Reading: October 29, 2025

Verified by: _____
Thomas R. Mooney, AICP
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