

## Slew of zoning changes proposed in North Miami Beach

*City officials want to encourage development, increase property tax base*

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To foster development and increase their tax base, North Miami Beach officials are preparing a series of zoning changes that should encourage mixed-use high-rises in certain parts of the city.

The proposed changes, drafted by Pompano Beach-based consulting firm Redevelopment Management Associates, would allow 30-story residential high-rises on the west side of Maule Lake and just north of the site of the Marina Palms Yacht Club & Residences project. The zoning code presently allows only 15-story structures in the area.

Redevelopment Management's proposal was unveiled during Tuesday's workshop at City Hall.

"There were a dozen or more commercial realty people [in attendance] and the reaction was positive," Assistant City Manager Richard Lorber said.

Another workshop focused on Dezer Development's Intracoastal Mall is scheduled on Monday evening. The consulting firm suggests increasing the amount of residential units that can be constructed on the 26-acre site from 603 to 2,624. It also proposes raising the site's height limit from 15 to 40 stories.

An Oct. 6 workshop will address the future of Highland Village, a community of small homes and trailers between U.S. 1 and Oleta State Park.

Other modifications suggested by the consultants include the creation of a mixed-use "Employment Center" district in a section of the city where the Potamkin auto dealership at Northeast 163rd Street and West Dixie Highway and various strip malls and warehouses are located.

The height limit would be increased from 15 to 20 stories at the dealership site and nearby strip malls and from four to 20 stories in the warehouse area at Northeast 160th Street and 21st Avenue.

The firm also suggests transforming the Industrial Crafts District, also known as the former Teco Peoples Gas site, into a pedestrian-friendly neighborhood with multi-family buildings, retail space and new streets.

Developer Alan Macken's attempt to build up to 15 stories on the site of his Macken Aventura Professional Building on West Dixie Highway between 170th and 171st streets got a boost when the consulting firm recommended allowing 15-story buildings there.



*Richard Lorber*