

June 01, 2017

To whom it may concern –

CBD stakeholders have recently learned that City of Miami Planning and Zoning is endeavoring to 'update' Chapter 4 of the City of Miami Ordinances, related to Liquor Establishments, in an effort to align City Ordinances with "Miami 21" zoning code.

In that effort, P&Z has eliminated a number of zoning regulations that specifically benefit the CBD, and for which stakeholders have lobbied for over many years. Stakeholders have met with P&Z on two separate occasions to address these concerns, but have been met with rejection at all levels.

This letter serves to support the retention of existing Planning and Zoning Regulations throughout the Central Business District, including:

1. Retain Ch. 4 Sec 4-2, which defines the 'Central commercial district' as:
 - o "That area defined as follows: Beginning at the intersection of Biscayne Bay and the Miami River and following the Miami River in a westerly direction to the centerline of South Miami Avenue, and thence north along the said centerline of South Miami Avenue to the centerline of S.W. Fourth Street, thence west along said centerline of said S.W. Fourth Street to the west lot line extended of lot 16, block 135N, Miami (A.L. Knowlton), thence north coinciding with the said extended westerly lot line of lot 16 and continuing north coinciding with the westerly lot lines of lots 16 through 18 and lots 1 through 3 of block 135N, and lots 8, 9 and 1 of block 134N to the FECRR thence northwesterly and thence north along the FECRR to the centerline of N.W. Fifth Street, thence east along the said centerline of N.W. Fifth Street to the centerline of North Miami Avenue, thence north along the centerline of North Miami Avenue to the centerline of N.E. Sixth Street, thence east along the centerline of N.E. Sixth Street as projected to Biscayne Bay, and thence along the westerly shoreline of Biscayne Bay in a southerly direction to the point of beginning."
2. Retain Ch. 4 Sec 4-3.2 language as follows:
 - o "Notwithstanding the requirements set forth above, PZAB and city commission approval shall not be required for such establishments when located in the area of Downtown Miami, defined herein as those portions of the downtown area with T-6 zoning that are bounded on the south by SE/SW 15th Road, on the east by Biscayne Bay, on the north by NE/NW 5th Street, and on the West by I-95.
3. Retain Sec. 4-13. - Central business district and central design district distance requirements.
 - o (a) The restrictions as to distance between establishments as set forth shall not apply within the Downtown Central Business District.

Additionally, we support the modification of operating hours for Convenience and Package Stores within the CBD as follows:

Package Store (sealed containers)	3APS	Mon - Sat	7:00AM	12:00AM	•Single Beer sales prohibited. •Liquor in containers of 6.5oz. or less prohibited.
		Sunday	12:00PM	12:00AM	
Convenience Store	2APS, 1APS	Mon - Sun	7:00AM	12:00AM	•Single Beer sales prohibited. •Liquor in containers of 6.5oz. or less prohibited.

Finally, the P&Z Director has recognized that microbreweries have emerged as effective economic redevelopment tools and local-business incubators in many municipalities, and has subsequently published an Inter-Office Memorandum expanding permissibility of microbreweries into "existing specialty cultural districts." Property owners request the expansion of permissibility into the economically depressed and now-blighted "Central commercial district," or "Flagler District."

Thank you for your attention,

Name, Title

Company/Association

Property Address