

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: April 30, 2019

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB 19-0288. Collins Park Neighborhood Hotel & Parking Regulations.**

REQUEST

PB 19-0288. COLLINS PARK PARKING REDUCTIONS. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, SUBPART B, ENTITLED, "LAND DEVELOPMENT REGULATIONS," BY AMENDING CHAPTER 130 OF THE CITY CODE ENTITLED, "OFF-STREET PARKING," ARTICLE II, ENTITLED, "DISTRICTS; REQUIREMENTS," SECTION 130-31, ENTITLED, "PARKING DISTRICTS ESTABLISHED," AND SECTION 130-33, ENTITLED "OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICTS NOS. 2, 3, 4, 5, 6, 7, AND 8"; BY AMENDING CHAPTER 142 OF THE CITY CODE, ENTITLED "ZONING DISTRICTS AND REGULATIONS", ARTICLE II, ENTITLED "DISTRICT REGULATIONS," DIVISION 3, ENTITLED "RESIDENTIAL MULTIFAMILY DISTRICTS," SUBDIVISION IV, ENTITLED, "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," SECTION 142-217, ENTITLED, "AREA REQUIREMENTS"; SUBDIVISION V, ENTITLED "RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY," SECTION 142-246, ENTITLED "DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS"; DIVISION 5, ENTITLED "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," SECTION 142-306, ENTITLED "DEVELOPMENT REGULATIONS"; DIVISION 6, ENTITLED, "CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT," SECTION 142-337, ENTITLED "DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS," TO MODIFY THE DEVELOPMENT REGULATIONS PERTAINING TO PARKING REQUIREMENTS AND MINIMUM HOTEL UNIT SIZES FOR PROPERTIES LOCATED WITHIN THE NEWLY ESTABLISHED PARKING DISTRICT NO. 9, REFERRED TO AS THE "COLLINS PARK DISTRICT"; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

RECOMMENDATION

Transmit the proposed ordinance amendment to the City Commission with a favorable recommendation.

HISTORY

On March 13, 2019, at the request of Commissioner Ricky Arriola, the City Commission referred the discussion item to the Land Use and Development Committee (Item C4Y).

On April 3, 2019, the Land Use Committee discussed the item and recommended that the City

Commission refer the attached ordinance to the planning board.

On April 10, 2019, at the City Commission Referred the attached Ordinance to the Planning Board (Item C4 AA).

REVIEW CRITERIA

Pursuant to Section 118-163 of the City Code, in reviewing a request for an amendment to these land development regulations, 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 ordinance is consistent with the goals, objectives, and policies of the Comprehensive Plan.

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

Not applicable – The proposed amendment does not modify district boundaries.

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

Consistent – The proposed ordinance amendment is not out of scale with the surrounding neighborhood.

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

Consistent – The proposed ordinance will not affect the 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.**

Not applicable. – The proposed amendment does not modify district boundaries.

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

Consistent – The need to facilitate development that encourages uses which will encourage walking and alternative modes of travel makes passage of the proposed change necessary.

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

Consistent – The proposed ordinance amendment will 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 create or increase traffic congestion beyond what is currently permitted.

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 should not 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 should 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.**

Not applicable –

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 –

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(b) of the Land Development Regulations 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.**

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

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

Consistent – The proposal will not affect the resiliency of the City with respect to sea level rise.

- (3) **Whether the proposal is compatible with the City's sea level rise mitigation and resiliency efforts.**

Consistent – The proposal does not diminish and is compatible with the City's sea level rise mitigation and resiliency efforts.

ANALYSIS

The attached draft ordinance was prepared by a property owner within the Collins Park area, and proposes strategic reductions in off-street parking requirements, as well as a reduction in the minimum hotel unit sizes, for properties located within the Convention Center District, bounded by the Atlantic Ocean on the east, Washington Avenue on the west, 23rd Street on the north and 17th Street on the south.

In this regard, the proposal would reduce the minimum unit size for hotel units to a minimum of 200 square feet. Currently, the minimum unit size for hotel units is between 300 and 335 square feet. Additionally, the proposed ordinance creates parking district no. 9, and sets forth the following minimum off-street parking requirements for this district, as follows:

1. *Hotel units: No parking requirement.*
2. *Restaurant, outdoor café or bar: No parking requirement for an individual establishment of less than 100 seats, provided that the restaurant, outdoor café, or bar use is within 1,200 feet of any parking garage, whether public or private. If a restaurant, outdoor café or bar exceeds 100 seats, the parking requirement shall be one space for every four seats or bar stools or one space per 60 square feet of space not used for seating in excess of the foregoing limitation.*
3. *Retail store, or food store, or personal service establishment: There shall be no parking requirement for individual establishments of 2,500 square feet or less, whether as a primary or accessory use, provided that the use is within 1,200 feet of any parking garage, whether public or private. If the use exceeds 2,500 square feet, the parking requirement shall be one space for every 300 square feet of floor area in excess of the foregoing limitation.*
4. *Any building or structure erected in parking district no. 9 may provide required parking on site as specified in parking district no. 1. Such required parking, if provided, shall be exempt from FAR, in accordance with the regulations specified in chapter 114 of these land development regulations.*

The administration is supportive of the proposed reduction in the minimum unit size for hotels, particularly since the district contains a number of historic structures, and is within walking distance of the recently renovated convention center. With regard to the proposed parking regulations, the administration is supportive of the creation of parking district no. 9, as well as the proposed minimum parking requirements in the draft ordinance.

In order to provide a more streamlined review process, and allow for regulations that can be applied and administered more effectively, at the April 3, 2019 LUDC meeting, the administration proposed the following modifications for the parking requirements in district 9:

- Restaurant, outdoor café or bar: No parking requirement for an individual establishment of less than ~~400~~ 200 seats, provided that the restaurant, outdoor café, or bar use is within 1,200 feet of any parking garage, whether public or private. If a restaurant, outdoor café or bar exceeds ~~400~~ 200 seats, the parking requirement shall be one space for every four seats or bar stools or one space per 60 square feet of space not used for

seating in excess of the foregoing limitation. Such parking may be satisfied by paying an annual fee in lieu of providing the required parking in an amount equal to two percent of the total amount due for all the uses within the proposed building.

- Retail store, or food store, or personal service establishment: There shall be no parking requirement for individual establishments of 2,500 5,000 square feet or less, whether as a primary or accessory use, provided that the use is within 1,200 feet of any parking garage, whether public or private. If the use exceeds 2,500 5,000 square feet, the parking requirement shall be one space for every 300 square feet of floor area in excess of the foregoing limitation. Such parking may be satisfied by paying an annual fee in lieu of providing the required parking in an amount equal to two percent of the total amount due for all the uses within the proposed building.

The LUDC was supportive of these proposed modifications recommended by staff, and they have been incorporated into the draft ordinance for referral.

As noted in the attached parking utilization report, the demand for parking within the existing area has trended downward. Additionally, the completion of the Collins Park Garage on 23rd Street will provide additional off-street parking. As any new construction utilizing the reductions herein is not expected to become operational until, or after the completion of the Collins Park garage, the administration does not anticipate any negative impacts associated with the reduced parking requirements proposed.

At the time of the referral, the City Commission requested that the Planning Board explore if the size of the parking requirement exemption should be limited to individual establishments that are 2,500 SF, 3,500 SF, or 5,000 SF.

RECOMMENDATION

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

COLLINS PARK NEIGHBORHOOD HOTEL & PARKING REGULATIONS

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, SUBPART B, ENTITLED, "LAND DEVELOPMENT REGULATIONS," BY AMENDING CHAPTER 130 OF THE CITY CODE ENTITLED, "OFF-STREET PARKING," ARTICLE II, ENTITLED "DISTRICTS; REQUIREMENTS," SECTION 130-31, ENTITLED "PARKING DISTRICTS ESTABLISHED," AND SECTION 130-33, ENTITLED "OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICTS NOS. 2, 3, 4, 5, 6, 7, AND 8"; BY AMENDING CHAPTER 142 OF THE CITY CODE, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," DIVISION 3, ENTITLED "RESIDENTIAL MULTIFAMILY DISTRICTS," SUBDIVISION IV, ENTITLED "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," SECTION 142-217, ENTITLED "AREA REQUIREMENTS"; SUBDIVISION V, ENTITLED "RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY," SECTION 142-246, ENTITLED "DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS"; DIVISION 5, ENTITLED "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," SECTION 142-306, ENTITLED "DEVELOPMENT REGULATIONS"; DIVISION 6, ENTITLED, "CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT," SECTION 142-337, ENTITLED "DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS," TO MODIFY THE DEVELOPMENT REGULATIONS PERTAINING TO PARKING REQUIREMENTS AND MINIMUM HOTEL UNIT SIZES FOR PROPERTIES LOCATED WITHIN THE NEWLY ESTABLISHED PARKING DISTRICT NO. 9, REFERRED TO AS THE "COLLINS PARK DISTRICT"; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

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

WHEREAS, the Mayor and City Commission desire to promote economic development within the City by attracting a more robust mix of conferences and conventions to the Miami Beach Convention Center ("MBCC" or "Convention Center"), including "fly-in" conferences and conventions drawing national and international attendance that would reduce the MBCC's reliance on "drive-in" events, which primarily attract local/commuter attendance; and

WHEREAS, in support of the foregoing and in an effort to maintain the competitiveness of the Convention Center as a local and regional asset that supports the South Florida tourism economy, the City is in the process of completing the Miami Beach Convention Center Renovation and Expansion Project (the "MBCC Renovation Project"), a public construction project that includes a complete renovation of the MBCC, expansion of ballroom and auxiliary spaces, parking above portions of the MBCC, exterior landscaping and creation of a six (6) acre public park; and

WHEREAS, the Collins Park Neighborhood is located adjacent to the east of the Convention Center, and will serve as a primary area for hosting and entertaining visitors and event attendees associated with the Convention Center; and

WHEREAS, the Collins Park Neighborhood is generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south; and

WHEREAS, the City recognizes urban trends associated with smaller hotel unit sizes and the proliferation of ride-sharing services, which reduce the need for parking to serve the Collins Park Neighborhood; and

WHEREAS, the amendments set forth below are 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. Chapter 130 of the City Code, entitled "Off-street Parking," at Article II, entitled "Districts; Requirements," is hereby amended as follows:

**CHAPTER 130
OFF-STREET PARKING**

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ARTICLE II. - DISTRICTS; REQUIREMENTS

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Sec. 130-31. - Parking districts established.

- (a) For the purposes of establishing off-street parking requirements, the city shall be divided into the following parking districts:

* * *

(8) *Parking district no. 9 – Collins Park District.* Parking district no. 9 includes those properties within the area bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south, as depicted in the map below:

* * *

Sec. 130-33. - Off-street parking requirements for parking district nos. 2, 3, 4, 5, 6, 7, and 8, and 9.

* * *

(e) Except as otherwise provided in these land development regulations, when any building or structure is erected or altered in parking district no. 9, off-street automobile parking spaces shall be provided for the building, structure or additional floor area as set forth in this subsection (e).

For uses not listed below, the off-street parking requirement shall be the same as the requirements for parking district no. 1, as set forth in section 130-32.

- (1) Hotel units: No parking requirement.
- (2) Restaurant, outdoor café or bar: No parking requirement for an individual establishment of less than 200 seats, provided that the restaurant, outdoor café, or bar use is within 1,200 feet of any public or private parking garage. If a restaurant, outdoor café or bar exceeds 200 seats, the parking requirement shall be one space for every four seats or bar stools, or one space per 60 square feet of space not used for seating in excess of the foregoing limitation. Such parking may be satisfied by paying an annual fee in lieu of providing the required parking, in an amount equal to two percent of the total amount due for parking associated with all of the uses within the proposed building.
- (3) Retail store, or food store, or personal service establishment: There shall be no parking requirement for individual establishments of 5,000 square feet or less, whether as a primary or accessory use, provided that the use is within 1,200 feet of any public or private parking garage. If the use exceeds 5,000 square feet, the parking requirement shall be one space for every 300 square feet of floor area in excess of the foregoing limitation. Such parking may be satisfied by paying an annual fee in lieu of providing the required parking, in an amount equal to two percent of the total amount due for parking associated with all of the uses within the proposed building.
- (4) Any building or structure erected in parking district no. 9 may provide required parking on site, consistent with the off-street parking requirements for parking district no. 1, as set forth in section 130-32.

SECTION 2. Chapter 142 of the City Code, entitled "Zoning Districts and Regulations," at Article II, entitled "District Regulations," at Division 3, entitled "Residential Multifamily Districts," is hereby amended as follows:

**CHAPTER 142
ZONING DISTRICTS AND REGULATIONS**

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ARTICLE II. -DISTRICT REGULATIONS

* * *

DIVISION 3. - RESIDENTIAL MULTIFAMILY DISTRICTS

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SUBDIVISION IV. -RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY

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Sec. 142-217. - Area requirements.

The area requirements in the RM-2 residential multifamily, medium intensity district are as follows:

Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Unit Size (Square Feet)	Average Unit Size (Square Feet)	Maximum Building Height (Feet)

<p>7,000</p> <p>50</p>	<p>New construction—550</p> <p>Non-elderly and elderly low and moderate income housing—400</p> <p>Workforce housing—400</p> <p>Rehabilitated buildings—400</p> <p>Hotel units:</p> <p>15%: 300—335</p> <p>85%: 335+</p> <p><u>For hotel structures located within the Collins Park District, generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south, hotel units shall be a minimum of 200 square feet.</u></p> <p>For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted.</p> <p>Additionally, the existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons.</p>	<p>Historic district—50 (except as provided in section 142-1161)</p> <p>Area bounded by Indian Creek Dr., Collins Ave., 26th St., and 44th St.—75</p> <p>Area fronting west side of Collins Ave. btwn. 76th St. and 79th St.—75</p> <p>Area fronting west side of Alton Rd. between Arthur Godfrey Rd. and W. 34th St.—85</p> <p>Otherwise—60</p> <p>For properties outside a local historic district with a ground level consisting of non-habitable parking and/or amenity uses—65</p> <p>Lots fronting Biscayne Bay less than 45,000 sq. ft.—100</p> <p>Lots fronting Biscayne Bay over 45,000 sq. ft.—140</p> <p>Lots fronting Atlantic Ocean over 100,000 sq. ft.—140</p> <p>Lots fronting Atlantic Ocean with a property line within 250 feet of North Shore Open Space Park</p>
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Boundary—200

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SUBDIVISION V. RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY

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Sec. 142-246. - Development regulations and area requirements.

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(b) The lot area, lot width, unit size and building height requirements for the RM-3 residential multifamily, high intensity district are as follows:

Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Unit Size (Square Feet)	Average Unit Size (Square Feet)	Maximum Building Height (Feet)
7,000	50	<p>New construction—550 Non-elderly and elderly low and moderate income housing—400 Workforce housing—400 Rehabilitated buildings—400 Hotel units: 15%: 300—335 85%: 335+</p> <p><u>For hotel structures located within the Collins Park District, generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south, hotel units shall be a minimum of 200 square feet.</u></p> <p>For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior</p>	<p>New construction—800 Non-elderly and elderly low and moderate income housing—400 Workforce housing—400 Rehabilitated buildings—550 Hotel units—N/A</p>	<p>150</p> <p>Oceanfront lots—200 Architectural dist.: New construction—120; ground floor additions (whether attached or detached) to existing structures on oceanfront lots—50 (except as provided in section 142-1161)</p>

	Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons.	
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SECTION 3. Chapter 142 of the City Code, entitled "Zoning Districts and Regulations," at Article II, entitled "District Regulations," at Division 5, entitled "CD-2, Commercial, Medium Intensity District," is hereby amended as follows:

CHAPTER 142
ZONING DISTRICTS AND REGULATIONS

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ARTICLE II.- DISTRICT REGULATIONS

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DIVISION 5. - CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT

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Sec. 142-306. - Development regulations.

The development regulations in the CD-2 commercial, medium intensity district are as follows:

Maximum Floor Area Ratio	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Apartment Unit Size (Square Feet)	Average Apartment Unit Size (Square Feet)	Maximum Building Height (Feet)
1.5	Commercial— None	Commercial— None	Commercial— N/A	Commercial— N/A	50 (except as provided in section

Residential— 7,000	Residential— 50	<p>New construction— 550 Rehabilitated buildings—400 Non-elderly and elderly low and moderate income housing—400 Workforce housing—400 Hotel unit: 15%: 300—335 85%: 335+ <u>For hotel structures located within the Collins Park District, generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south, hotel units shall be a minimum of 200 square feet.</u> For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are being renovated in accordance with</p>	<p>New construction— 800 Rehabilitated buildings— 550 Non-elderly and elderly low and moderate income housing—400 Workforce housing—400 Hotel units— N/A</p>	<p>142-1161). Notwithstanding the above, the design review board or historic preservation board, in accordance with the applicable review criteria, may allow up to an additional five feet of height, as measured from the base flood elevation plus maximum freeboard, to the top of the second floor slab. This provision shall not apply to existing historic districts or existing overlay districts (existing as of 7/26/2017), or commercial buildings immediately adjacent to residential district not separated by a street. However, an applicant may seek approval from the historic preservation board or design review board, as may be applicable, to increase height in accordance with the foregoing within any historic</p>
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		<p>the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration shall be permitted, provided all rooms are a minimum of 200 square feet. Additionally, existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square foot minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons.</p>	<p>district or overlay district created after 7/26/2017 Self-storage warehouse - 40 feet, except that the building height shall be limited to 25 feet within 50 feet from the rear property line for lots abutting an alley; and within 60 feet from a residential district for blocks with no alley</p>
			Mixed-use and commercial

				buildings that include structured parking for properties on the west side of Alton Road from 6th Street to Collins Canal - 60 feet.
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SECTION 4. Chapter 142 of the City Code, entitled "Zoning Districts and Regulations," at Article II, entitled "District Regulations," at Division 6, entitled "CD-3, Commercial, High Intensity District," is hereby amended as follows:

CHAPTER 142
ZONING DISTRICTS AND REGULATIONS

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ARTICLE II.- DISTRICT REGULATIONS

* * *

DIVISION 6. - CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT

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Sec. 142-337. - Development regulations and area requirements.

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(c) The lot area, lot width, unit size and building height requirements for the CD-3 commercial, high intensity district are as follows:

Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Unit Size (Square Feet)	Average Unit Size (Square Feet)	Maximum Building Height (Feet)
Commercial— None Residential— 7,000	Commercial— None Residential— 50	Commercial—N/A New construction— 550 Rehabilitated buildings—400 Non-elderly and elderly low and moderate income housing—400 Workforce housing— 400	Commercial— N/A New construction— 800 Rehabilitated buildings—550 Non-elderly and elderly low and moderate income	75 feet. Lots within the architectural district: 50 feet. Lots fronting on 17th Street: 80 feet. City Center Area (bounded by Drexel Avenue, 16th Street, Collins Avenue and the south property line of

	<p>Hotel unit: 15%: 300—335 85%: 335+</p> <p><u>For hotel structures located within the Collins Park District, generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south, hotel units shall be a minimum of 200 square feet.</u></p> <p>For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are being renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration shall be permitted, provided all rooms are a minimum of 200 square feet. Additionally, existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is</p>	<p>housing—400 Workforce housing—400 Hotel units— N/A</p>	<p>those lots fronting on the south side of Lincoln Road): 100 feet. Notwithstanding the above, the design review board or historic preservation board, in accordance with the applicable review criteria, may allow up to an additional five feet of height, as measured from the base flood elevation plus maximum freeboard, to the top of the second floor slab. This provision shall not apply to existing historic districts or existing overlay districts (existing as of 7/26/2017), or commercial buildings immediately adjacent to residential district not separated by a street. However, an applicant may seek approval from the historic preservation board or design review board, as may be applicable, to increase height in accordance with the foregoing within any historic district or overlay district created after 7/26/2017. Notwithstanding the foregoing requirement for City Center Area, the following additional shall apply:</p>
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maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons.

The height for lots fronting on Lincoln Road and 16th Street between Drexel Avenue and Washington Avenue are limited to 50 feet for the first 50' of lot depth. The height for lots fronting on Drexel Avenue is limited to 50 feet for the first 25' of lot depth (except as provided in section 142-1161).

SECTION 5. REPEALER.

All ordinances or parts of ordinances and all section and parts of sections in conflict herewith are hereby repealed.

SECTION 6. CODIFICATION.

It is the intention of the City Commission, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of the City of Miami Beach as amended; that the sections of this ordinance may be renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word.

SECTION 7. SEVERABILITY.

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

SECTION 8. EFFECTIVE DATE.

This Ordinance shall take effect ten days following adoption.

PASSED AND ADOPTED this ____ day of _____, 2019.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

City Attorney

Date

First Reading: , 2019

Second Reading: , 2019

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