

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 19-0280. TC-C District Co-Living Unit Density Calculations – Comprehensive Plan Amendment.**
PB 19-0281. TC-C District Co-Living Unit Density Calculations – Land Development Regulations.

REQUEST

PB 19-0280. TC-C DISTRICT CO-LIVING UNIT DENSITY CALCULATIONS – COMPREHENSIVE PLAN AMENDMENT. AN ORDINANCE AMENDING THE CITY OF MIAMI BEACH YEAR 2025 COMPREHENSIVE PLAN, BY AMENDING CHAPTER 1, ENTITLED “FUTURE LAND USE ELEMENT”; OBJECTIVE 1, ENTITLED “LAND DEVELOPMENT REGULATIONS,” AT POLICY 1.2, “TOWN CENTER – CENTRAL CORE CATEGORY (TC-C),” TO MODIFY HOW CO-LIVING UNITS AFFECT MAXIMUM DENSITY CALCULATIONS; AND AMENDING CHAPTER 3, ENTITLED “HOUSING ELEMENT,” OBJECTIVE 1, ENTITLED “CREATION AND/OR PRESERVATION OF AFFORDABLE HOUSING” TO PROVIDE FOR THE DEVELOPMENT OF CO-LIVING UNITS IN ORDER TO ENCOURAGE THE DEVELOPMENT OF HOUSING AT AN ATTAINABLE RATE; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

PB 19-0281. TC-C DISTRICT CO-LIVING UNIT DENSITY CALCULATIONS – LAND DEVELOPMENT REGULATIONS. 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 142, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” ARTICLE II, ENTITLED “DISTRICT REGULATIONS,” DIVISION 21, ENTITLED “TOWN CENTER-CENTRAL CORE (TC-C) DISTRICT,” TO MODIFY HOW THE MAXIMUM NUMBER OF CO-LIVING UNITS IS CALCULATED, MODIFY THE MAXIMUM NUMBER OF CO-LIVING UNITS, AND MODIFY HOW CO-LIVING UNITS AFFECT MAXIMUM DENSITY CALCULATIONS; 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 January 16, 2019 at the request of Commissioner John Elizabeth Aleman, the City Commission referred the discussion item to the Land Use and Development Committee (LUDC) (Item C4 AA).

On March 6, 2019 the LUDC directed the administration to draft ordinances and recommended that the City Commission refer the ordinances to the Planning Board for review and recommendation.

On April 10, 2019 the City Commission referred the item to the Planning Board (Item C4 T).

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 LDR ordinance is consistent with the goals, objectives, and policies of the Comprehensive Plan as proposed to be amended.

The proposal supports Objective 1 of the Housing Element of the Comprehensive Plan and subsequent policies which encourage the creation and preservation of workforce and affordable housing throughout the City, as co-living units can be provided with lower rents than conventional units.

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 clarify requirements for public benefits 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 will not create or increase traffic congestion from 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

On November 14, 2018, the City Commission adopted ordinance 2018-4224, establishing the Town Center – Central Core (TC-C) zoning district. Pursuant to the recommendations of the North Beach Master Plan, the ordinance allowed for a housing-type that is new to the City known as a co-living unit, which may also be known as a micro-unit.

Under the land development regulations (LDR's), a co-living unit is a residential unit that is between 375 SF and 550 SF in size. The code requires that buildings with co-living units have a minimum of 20 percent of the gross floor area for amenity space. The ordinance also allows for a total of 312 co-living units within the TC-C district, which represents approximately ten percent (10%) of the total allowable units in the TC-C district.

Co-living and micro units are becoming increasingly common throughout urban cities in the United States. Due to their smaller sizes, it is expected that co-living units will have more attainable rents, while still providing a significant amount of amenities for residents that allow for high levels of social interaction. They are shown to attract young professionals that are not looking for the expense and responsibilities of home ownership and retirees looking to downsize. Attracting such residents is desirable in order to encourage the economic development of the North Beach Town Center.

Pursuant to the Miami Beach 2025 Comprehensive Plan, there is a limitation of 150 dwelling units per acre within the TC-C district. A typical block north of 71st Street within the TC-C district contains approximately 75,250 SF or 1.73 Acres. At the density of 150 units per acre, a 1.73 acre site would allow for a maximum of 259 units. Since the TC-C district allows for a maximum floor area ratio (FAR) of 3.5, such site would allow for a maximum floor area of 263,375 SF. Under current regulations, a 375 SF co-living unit counts the same as a much larger conventional or luxury unit for density and planning purposes.

A floor area analysis of a 75,250 SF site in the TC-C district indicates that 259 co-living units, at 375 SF for each unit, would require approximately 97,172 SF of floor area for the units alone, and 111,748 SF of floor area including an additional 15% of floor area for circulation and back of house purposes. This represents approximately 42% of available floor area, leaving 151,627

SF or 58% of the available floor area for commercial uses and amenities. By contrast, in a building containing conventional residential units, with an average unit size of 700 SF per unit, the residential uses would require approximately 79% of the available floor area. As such, the lower utilization of overall FAR for a co-living building would likely leave more floor area available for other uses than a building with conventional residential units.

Due to the small size of co-living units, they will likely house fewer people than a conventional housing unit. For planning purposes, it is estimated that a conventional housing unit has 2.5 people per dwelling unit. A report from the Urban Land Institute (ULI) entitled *The Macro View on Micro Units* indicates that the ability to live alone is one of the primary reasons for people to move into a co-living unit. Because of the size of a co-living unit and the expectation of more attainable rents, it is more likely that they will be made up of single-person households. Because a co-living unit is roughly half the size of a conventional unit, it can be estimated that the planning impact of a co-living unit will be half (1/2) that of a conventional unit, or approximately 1.25 people per dwelling unit.

If a co-living unit counted as half of a conventional unit, a 1.73 acre site could contain up to 518 co-living units. This would require approximately 194,344 SF for the units alone and 223,498 SF including an additional 15% of floor area for circulation and back of house purposes. This would also represent approximately 85% of the allowable floor area. Due to the requirement that 20% of the gross floor area be used for amenities, it is unlikely that a block will contain more than 490 co-living units, which would consume approximately 80% of the available floor area. 51,631 SF or 20% of the available floor area would be available for amenities, including some commercial uses.

SUMMARY

Due to the lower population impact and lower floor area utilization rates associated with co-living units, the attached ordinance contains the following amendments to the comprehensive plan and the LDR's for the TC-C district:

- 1) Count a co-living unit as one-half (1/2) of a conventional unit for the purposes of calculating the maximum allowable density and population impact; and
- 2) Double the limit of co-living units within the TC-C district from a total of 312 units to 624 units.

It is expected that such amendments will not result in a greater population impact than if those units were developed as conventional residential units. Since a single block will not be able to accommodate more than 518 co-living units, these modifications will likely result in the development of only one (1) major co-living building.

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.

TRM/MAB/RAM

Planning Board

PB 19-0280. TC-C District Co-Living Unit Density Calculations – Comprehensive Plan Amendment.

PB 19-0281. TC-C District Co-Living Unit Density Calculations – Land Development Regulations.

April 30, 2019

Page 6 of 6

**TC-C DISTRICT CO-LIVING UNIT DENSITY CALCULATIONS
COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MIAMI BEACH YEAR 2025 COMPREHENSIVE PLAN, BY AMENDING CHAPTER 1, ENTITLED “FUTURE LAND USE ELEMENT”; OBJECTIVE 1, ENTITLED “LAND DEVELOPMENT REGULATIONS,” AT POLICY 1.2, “TOWN CENTER – CENTRAL CORE CATEGORY (TC-C),” TO MODIFY HOW CO-LIVING UNITS AFFECT MAXIMUM DENSITY CALCULATIONS; AND AMENDING CHAPTER 3, ENTITLED “HOUSING ELEMENT,” OBJECTIVE 1, ENTITLED “CREATION AND/OR PRESERVATION OF AFFORDABLE HOUSING” TO PROVIDE FOR THE DEVELOPMENT OF CO-LIVING UNITS IN ORDER TO ENCOURAGE THE DEVELOPMENT OF HOUSING AT AN ATTAINABLE RATE; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, in September 2015, at the recommendation of the Mayor’s Blue Ribbon Panel on North Beach and after an appropriate Request for Qualifications had been issued, the City Commission entered into an agreement with Dover, Kohl and Partners, Inc. to prepare a master plan for the North Beach district of the City; and

WHEREAS, on October 19, 2016, and pursuant to City Resolution No. 2016-29608, the Mayor and City Commission adopted the North Beach Master Plan developed by Dover, Kohl and Partners Inc. after significant public input; and

WHEREAS, the North Beach Master Plan identifies the Town Center area as being in need of redevelopment and revitalization; and

WHEREAS, the North Beach Master Plan identifies Micro-Unit Housing as an option for encouraging attainable housing if regulated properly; and

WHEREAS, the North Beach Master Plan recommended increasing the FAR to 3.5 for the Town Center zoning districts (TC-1, TC-2, and TC-3) within the Town Center district areas; and

WHEREAS, City Charter Section 1.03(c), requires that any increase in zoned FAR for any property in the City must be approved by a majority vote of the electors of the City of Miami Beach; and

WHEREAS, on November 7, 2017, and pursuant to Resolution No. 2016-29608, the following ballot question was submitted to the City’s voters:

FAR Increase For TC-1, TC-2 and TC-3 to 3.5 FAR –

Floor area ratio (FAR) is the measure the City utilizes to regulate the overall size of a building. Should the City adopt an ordinance increasing FAR in the Town

Center (TC) zoning districts (Collins and Dickens Avenues to Indian Creek Drive between 69 and 72 Streets) to 3.5 FAR from current FAR of 2.25 to 2.75 for the TC-1 district; from 2.0 for the TC-2 district; and from 1.25 for the TC-3 district; and

WHEREAS, the ballot question was approved by 58.64 percent of the City's voters; and

WHEREAS, on May 16, 2018, the City Commission adopted Comprehensive Plan Amendment "Miami Beach 18-1ESR" as ordinance no. 2018-4189, providing for an FAR of 3.5, for properties with a PF, TC-1, TC-2, and TC-3 future land use designation that are located within the North Beach Town Center Revitalization Overlay; and

WHEREAS, on May 16, 2018, the City Commission adopted Ordinance No. 2018-4190 which amended the Land Development Regulations to provide for an FAR of 3.5 for properties with a TC-1, TC-2, and TC-3 zoning designation for the properties located within the area described in the FAR increase ballot question approved on November 7, 2017; and

WHEREAS, the City of Miami Beach seeks to adopt regulations to ensure that the FAR increase results in redevelopment that encourages alternative modes of transportation to single occupancy vehicles; including, but not limited to walking, bicycling, and public transportation; and

WHEREAS, Objective 1 of the Housing Element of the Comprehensive Plan and subsequent policies encourage the creation and preservation of workforce and affordable housing throughout the City; and

WHEREAS, the City finds that appropriately developed Micro-Units can provide additional flexibility and increase opportunities to provide housing that is rented at an attainable rate for the workforce; 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 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. The following amendments to the City's 2025 Comprehensive Plan Future Land Use Element are hereby adopted:

* * *

CHAPTER 1

FUTURE LAND USE ELEMENT

* * *

OBJECTIVE 1: LAND DEVELOPMENT REGULATIONS

* * *

Policy 1.2

The land development regulations which implement this Comprehensive Plan shall, at a minimum, be based on and be consistent with s. 163.3202, F.S., and shall further be based on the following standards for land use category, land use intensity and land use:

* * *

Town Center – Central Core Category (TC-C)

Purpose: To encourage and enhance the high-intensity commercial employment center function of the North Beach Town Center's Central Core area; support the Town Center's role as the hub of community-wide importance for business, office, retail, governmental services, culture and entertainment; promote development of a compact, pedestrian and transit oriented, mixed-use area; provide opportunities for live-work lifestyles; and create a place that represents a unique, attractive and memorable destination for residents and visitors.

Uses which may be Permitted: Various types of commercial uses including, business and professional offices, retail sales and service establishments, eating and drinking establishments, outdoor cafes, artisanal retail, neighborhood fulfillment centers; residential uses, including co-living units; and hotels.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach.

Density Limits: **150** dwelling units per acre; co-living units that are less than 550 square feet shall count as half of a unit for the purposes of calculating the maximum density.

Intensity Limits: a floor area ratio of **3.5**.

Intensity may be further limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed the floor area ratio identified above.

* * *

SECTION 2. The following amendments to the City's 2025 Comprehensive Plan Housing Element are hereby adopted:

* * *

CHAPTER 3

HOUSING ELEMENT

* * *

OBJECTIVE 1: CREATION AND/OR PRESERVATION OF AFFORDABLE HOUSING

* * *

Policy 1.10

The City shall provide for the development of Co-Living Units that are less than 550 square feet in order to encourage the development of housing that is attainable by the workforce, subject to the restriction in the Land Development Regulations.

* * *

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 this Ordinance be entered into the Comprehensive Plan, and it is hereby ordained that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word. The Exhibits to this Ordinance shall not be codified, but shall be kept on file with this Ordinance in the City Clerk's Office.

SECTION 5. 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 6. EFFECTIVE DATE.

This ordinance shall take effect 31 days after the state land planning agency notifies the City that the plan amendment package is complete pursuant to Section 163.3184(3), Florida Statutes.

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
First Reading: _____ Date _____

Second Reading: _____

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

First Reading: _____, 2019
Second Reading: _____, 2019

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

[Sponsor: Commissioner Ricky Arriola]

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**TC-C DISTRICT CO-LIVING UNIT DENSITY CALCULATIONS
LAND DEVELOPMENT 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 142, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," DIVISION 21, ENTITLED "TOWN CENTER-CENTRAL CORE (TC-C) DISTRICT," TO MODIFY HOW THE MAXIMUM NUMBER OF CO-LIVING UNITS IS CALCULATED, MODIFY THE MAXIMUM NUMBER OF CO-LIVING UNITS, AND MODIFY HOW CO-LIVING UNITS AFFECT MAXIMUM DENSITY CALCULATIONS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, in September 2015, at the recommendation of the Mayor's Blue Ribbon Panel on North Beach and after an appropriate Request for Qualifications had been issued, the City Commission entered into an agreement with Dover, Kohl and Partners, Inc. to prepare a master plan for the North Beach district of the City; and

WHEREAS, on October 19, 2016, and pursuant to City Resolution No. 2016-29608, the Mayor and City Commission adopted the North Beach Master Plan developed by Dover, Kohl and Partners Inc. after significant public input; and

WHEREAS, the North Beach Master Plan identifies the Town Center area as being in need of redevelopment and revitalization; and

WHEREAS, the North Beach Master Plan identifies Micro-Unit Housing as an option for encouraging attainable housing if regulated properly; and

WHEREAS, the North Beach Master Plan recommended increasing the FAR to 3.5 for the Town Center zoning districts (TC-1, TC-2, and TC-3) within the Town Center district areas; and

WHEREAS, City Charter Section 1.03(c), requires that any increase in zoned FAR for any property in the City must be approved by a majority vote of the electors of the City of Miami Beach; and

WHEREAS, on November 7, 2017, and pursuant to Resolution No. 2016-29608, the following ballot question was submitted to the City's voters:

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WHEREAS, the ballot question was approved by 58.64 percent of the City's voters; and

WHEREAS, on May 16, 2018, the City Commission adopted Comprehensive Plan Amendment "Miami Beach 18-1ESR" as ordinance no. 2018-4189, providing for an FAR of 3.5, for properties with a PF, TC-1, TC-2, and TC-3 future land use designation that are located within the North Beach Town Center Revitalization Overlay; and

WHEREAS, on May 16, 2018, the City Commission adopted Ordinance No. 2018-4190 which amended the Land Development Regulations to provide for an FAR of 3.5 for properties with a TC-1, TC-2, and TC-3 zoning designation for the properties located within the area described in the FAR increase ballot question approved on November 7, 2017; and

WHEREAS, the City of Miami Beach seeks to adopt regulations to ensure that the FAR increase results in redevelopment that encourages alternative modes of transportation to single occupancy vehicles; including, but not limited to walking, bicycling, and public transportation; and

WHEREAS, Objective 1 of the Housing Element of the Comprehensive Plan and subsequent policies encourage the creation and preservation of workforce and affordable housing throughout the City; and

WHEREAS, the City finds that appropriately developed Micro-Units can provide additional flexibility and increase opportunities to provide housing that is rented at an attainable rate for the workforce; 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 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 142, entitled "Zoning Districts and Regulations," Article II, entitled "District Regulations," Division 21, entitled "Town Center-Central Core (TC-C) District," is hereby amended as follows:

**CHAPTER 142
ZONING DISTRICTS AND REGULATIONS**

* * *

ARTICLE II. – DISTRICT REGULATIONS

* * *

DIVISION 21. - TOWN CENTER-CENTRAL CORE (TC-C) DISTRICT

* * *

Sec. 142-741. - Main permitted uses, accessory uses, exception uses, special exception uses, conditional uses, and prohibited uses and supplemental use regulations.

Land uses in the TC-C district shall be regulated as follows:

* * *

(b) The following supplemental regulations shall apply to specific uses in the TC-C district:

(1) There shall be no variances regarding the regulations for permitted, prohibited, accessory, exception, special exception, and conditional uses in subsection 147-741(a); and the supplemental regulations of such uses and subsection 147-741(b).

(2) Use limitations.

a. The following limits shall apply for residential and hotel uses:

i. *Hotel rooms.* There shall be a limit of 2,000 hotel units within the TC-C district.

ii. *Apartments.* There shall be a limit of 500 apartment units built within the TC-C district over and above the maximum allowable density and intensity, prior to the adoption of the FAR increase approved on November 7, 2017. This limit shall not authorize exceeding the maximum density authorized within the adopted comprehensive plan.

iii. *Workforce and affordable housing and co-living units.* There shall be a combined limit of 500 workforce housing, affordable housing, or co-living units built within the TC-C district over and above the maximum allowable density prior to the adoption of the FAR increase approved on November 7, 2017. However, a co-living unit that is less than 550 square feet shall count as half of a unit for the purposes of calculating the maximum number of units. This limit shall not authorize exceeding the maximum density authorized within the adopted comprehensive plan.

iv. *Co-living units.* Notwithstanding the foregoing limitations, there shall be a limit of ~~342~~ 624 co-living units built within the ~~the~~ TC-C district.

* * *

Sec. 142-743. - General development regulations.

* * *

(d) The maximum residential density: 150 units per acre.

(1) The maximum residential density of may be increased by up to 80 percent beyond the maximum residential density if the development incorporates certified workforce or affordable housing units. The additional density may only be utilized for workforce or affordable housing units.

(2) Co-living units that are less than 550 square feet shall count as half of a unit for the purposes of calculating the maximum allowable density.

* * *

SECTION 2. Repealer.

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

SECTION 3. 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 4. Severability.

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

SECTION 5. 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:

Second Reading:

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

First Reading: _____, 2019
Second Reading: _____, 2019

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

[Sponsor: Commissioner John Elizabeth Alemán]

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