

**DEVELOPMENT REGULATIONS FOR BALLROOM AND MEETING  
ROOM STRUCTURES LOCATED IN THE RM-2 DISTRICT**

**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, FLORIDA, BY AMENDING CHAPTER 130 ENTITLED "OFF-STREET PARKING," ARTICLE II, "DISTRICTS; REQUIREMENTS," BY AMENDING THE OFF-STREET PARKING REQUIREMENTS FOR BALLROOMS AND MEETING ROOMS FOR BUILDINGS ASSOCIATED WITH HOTELS; AMENDING CHAPTER 142 ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS" BY AMENDING THE ALLOWABLE CONDITIONAL USES IN THE RM-2 ZONING DISTRICT; PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City's land development regulations permit hotels in the RM-3 zoning district to have common accessory uses such as ballrooms and meeting rooms; and

**WHEREAS**, the land development regulations presently do not permit these uses to be located on an adjacent site that is under a different zoning designation; and

**WHEREAS**, these proposed changes are desirable to allow for responsible hotel redevelopment where certain accessory uses are necessary to allow for the continued growth of hotel and tourism in Miami Beach.

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

**SECTION 1.** That Section 130-32, "Off Street parking requirements for parking districts no. 1" is hereby amended as follows:

**Sec. 130-32. - Off-street parking requirements for parking district no. 1.**

(7) Auditorium, ballroom, convention hall, gymnasium, meeting rooms or other similar places of assembly: One space per every four seats or one space per every 60 square feet of floor area available for seats. For ballrooms and meeting rooms in buildings when associated with a hotel located in the RM-3 district, and such hotel property is within 100 feet of the ballroom and meeting room property, one space per every eight seats or one space per every 120 square feet of floor area available for seats.

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**SECTION 2.** That Section 142-213, "Conditional Uses" is hereby amended as follows:

**Section 142-213. Conditional Uses.**

(a) The conditional uses in the RM2 residential multifamily, medium intensity district are day care facility; stand-alone religious institutions; private and public institutions; schools; commercial or noncommercial parking lots and garages; stand-alone ballrooms and meeting rooms when associated with a hotel located in the RM-3 district, and such hotel property is within 100 feet of the ballroom and meeting room property; and accessory neighborhood impact establishment; as set forth in article V, division 6 of this chapter.

**SECTION 3. Repealer.**

All ordinances or parts of ordinances and all sections and parts of sections in conflict herewith be and the same are hereby repealed.

**SECTION 4. Codification.**

It is the intention of the Mayor and City Commission of the City of Miami Beach, 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, Florida, as amended. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section" or other appropriate word.

**SECTION 5. Severability.**

If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

**SECTION 6. Effective Date.**

This Ordinance shall take effect the \_\_\_\_ day of \_\_\_\_\_, 2020.

**PASSED** and **ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

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**MAYOR**

**ATTEST:**

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