

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: May 19, 2020

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB20-0355. Development regulations for hotels in the RM-1 District on properties abutting Lincoln Lane south - Comprehensive Plan Amendment.**

PB20-0355. Development regulations for hotels in the RM-1 District on properties abutting Lincoln Lane south - Comprehensive Plan Amendment. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENT LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF MIAMI BEACH, FLORIDA, BY AMENDING POLICY RLU 1.1.5, ENTITLED "LOW DENSITY MULTI FAMILY RESIDENTIAL (RM-1)," TO MODIFY THE ALLOWABLE USES FOR PROPERTIES ABUTTING LINCOLN LANE SOUTH FROM DREXEL AVENUE TO LENOX AVENUE; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

RECOMMENDATION

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

BACKGROUND

On January 15, 2020, at the request of Commissioner Ricky Arriola, the City Commission referred the item to the Land Use and Sustainability Committee. On February 18, 2020 the Land Use and Sustainability Committee discussed the item and recommended that the City Commission refer the Comprehensive Plan and Land Development Regulations (LDR) amendments to the Planning Board. On March 18, 2020 the City Commission referred the ordinances to the Planning Board (Item C4 T).

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 in the long term.

- (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

Attached is a draft Comprehensive Plan amendment, prepared by representatives of the Lincoln Center building at Euclid Avenue and Lincoln Road, which would allow for hotel uses in the RM-1 district. It is a companion to a proposed LDR amendment that will also be considered. The owner of the Lincoln Center is seeking to redevelop a parcel of land to the immediate south of Lincoln Lane South, as hotel units. All operational aspects of the hotel, including accessory uses and check in, would occur within the Lincoln Center site fronting Lincoln Road.

The companion LDR amendment permits hotel uses for properties which are operationally connected the Lincoln Road property directly across Lincoln Lane South from the RM-1 property. Apartment hotels, hotels, and suite hotels may be permitted for RM-1 properties abutting Lincoln Lane South, from Drexel Avenue to Lennox Avenue, in accordance with the following:

- The RM-1 property shall not exceed 100 feet in width;
- Lobby access to the property is located within a property fronting on Lincoln Road and directly across Lincoln Lane South from the RM-1 property;
- The hotel shall be operated by a single operator; and
- No accessory uses shall be located within the RM-1 district.

Lincoln Lane South currently operates as an alley for those properties located along the south side of Lincoln Road. Minimal improvements exist along Lincoln Lane South and over the last few years the City has sought to improve the conditions along Lincoln Lane South. In part, the City has required property owners on the south side of Lincoln Road provide improvements to activate Lincoln Lane South. These improvements have included, but have not been limited to, the creation of sidewalks and access points to ground level businesses.

Staff is supportive of the proposed text amendments as they are not expected to have any negative visual impacts on the character of this portion of the Flamingo Park Local Historic District, nor Lincoln Road. The proposed amendments allow for improvements in the area without allowing an increased footprint for the proposed use. Due to the limited area and strict requirements, it is not expected that the proposed amendments will create negative impacts to the surrounding community, and the proposed limitations provide safeguards against any potential negative impacts that may come about as a result of the use. Also, the allowance of hotel uses in the RM-1 district would be limited to locations abutting Lincoln Lane South, and no accessory uses would be permitted in the RM-1 property. Additionally, the same entity must own both the Lincoln Road and RM-1 properties, which provides a higher level of control.

The proposed comprehensive plan amendment is consistent Principle 3 of the Resilient Land Use

Element's Guiding Principles, which states the following:

PRINCIPAL 3: PRESERVING CULTURAL IDENTITY

The City shall encourage redevelopment that protects the City's historic resources to the greatest extent feasible, while allowing for adaptation to changing climate and efficient reuse of historic structures. Local area and incremental adaptation strategies shall be preferred as they allow for the greatest protection of historic resources and promote the preservation of the cultural identity of Miami Beach.

The amendment will allow for continued economic viability of structures fronting Lincoln Road by allowing for additional uses. Additionally, it could increase the clientele for the Lincoln Road Mall and other nearby areas.

COMPREHENSIVE PLANNING REVIEW PROCESS

This referral includes a text amendment to Objective 1 of the Future Land Use Element of the Comprehensive Plan. Under Sections 163.3184(2), F.S., this amendment shall follow the expedited state review process for adoption of comprehensive plan amendments. This process requires a public hearing by the local planning agency (Planning Board), a public transmittal hearing before the City Commission, after which the amendment must be transmitted to several state agencies for a 30-day review period, and a final adoption public hearing before the City Commission. The amendment is effective 31-days after it is adopted if there are no appeals.

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.

**DEVELOPMENT REGULATIONS FOR HOTELS IN THE RM-1
DISTRICT ON PROPERTIES ABUTTING LINCOLN LANE SOUTH –
COMPREHENSIVE PLAN AMENDMENTS**

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENT LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF MIAMI BEACH, FLORIDA, BY AMENDING POLICY RLU 1.1.5, ENTITLED “LOW DENSITY MULTI FAMILY RESIDENTIAL (RM-1),” TO MODIFY THE ALLOWABLE USES FOR PROPERTIES ABUTTING LINCOLN LANE SOUTH FROM DREXEL AVENUE TO LENOX AVENUE; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Miami Beach desires to amend its Comprehensive Plan and land development regulations to incentivize the development of properties abutting Lincoln Lane South; and

WHEREAS, of incentivizing hotel units for properties abutting Lincoln Lane South, which are owned by the same owner as the neighboring Lincoln Road property, will improve the conditions within the area; and

WHEREAS, the pedestrian-friendly and vibrant character of Lincoln Road promotes a guest experience that could be complemented by new hotels, to encourage activation of Lincoln Lane South; and

WHEREAS, changes in patterns and norms regarding the use of automobiles in urban areas, such as Miami Beach, have reduced the need for off-street parking associated with hotels, particularly in the Lincoln Road neighborhood; and

WHEREAS, the amendments set forth herein, including the Comprehensive Plan Amendment, would promote responsible hotel development on Lincoln Lane South, while preserving the neighborhood.

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

SECTION 1. Amending the Resilient Land Use Element of the Comprehensive Plan of the City of Miami Beach, Florida, by amending Policy RLU 1.1.5, entitled “Low Density Multi Family Residential (RM-1),” is hereby amended as follows:

Policy RLU 1.1.5 Low Density Multi Family Residential (RM-1)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new medium density multi-family residential areas.

Uses which may be permitted: Single family detached dwellings; single family attached dwellings, townhouse dwellings and multiple family dwellings, and hotels for properties

fronting Harding Avenue or Collins Avenue from the City Line on the north to 73rd Street on the south.

Non-conforming buildings containing non-conforming hotel uses, located on the north side of Belle Isle, and not within a local historic district, may be reconstructed to a maximum of 50% of the floor area of the existing building, provided that the uses contained within the hotel are not expanded in any way, including but not limited to, the number of hotel units and accessory food and beverage uses, the non-conformity of the building is lessened, and required parking for the surrounding neighborhoods with a minimum reduction of 50% of the daily trips on adjacent, two lane, arterial roadways, and improving the resiliency of the building.

Bed and breakfast inns are permitted in RM-1 only in the Flamingo Park Historic District and the West Avenue Bay Front Overlay District, both of which are described in the Land Development Regulations. Within the RM-1, and only in the Flamingo Park Historic District, apartment hotels, hotels, and suite hotels are permitted for properties abutting Lincoln Lane South, from Drexel Avenue to Lennox Avenue. Residential office and suite hotel uses are permitted in the West Avenue Bay Front Overlay District only.

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: 60 dwellings units per acre.

Intensity Limits: Intensity may be 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 a floor area ratio of 1.25, except for the following:

- the west side of Collins Avenue between 76th and 79th Streets shall not exceed a floor area ratio of 1.4; and
- Public and private institutions on a lot area equal to or less than 15,000 sq. ft shall not exceed a floor area ratio of 1.25, or for a lot area greater than 15,000 sq. ft. the floor area ratio shall not exceed 1.4.

SECTION 2. 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 3. 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 4. 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 5. Effective Date.

This Ordinance shall take effect ten days following adoption.

PASSED AND ADOPTED this _____ day of _____, 2020.

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