## RM-2 Hotel Accessory Uses - Ballroom And Meeting Room Structures

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 "DISTRICTS; REQUIREMENTS," SECTION 130-32, "OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICT NO. 1." TO AMEND THE OFF-STREET PARKING REQUIREMENTS FOR BALLROOMS AND MEETING ROOMS FOR BUILDINGS ASSOCIATED WITH HOTELS: AND AMENDING CHAPTER 142 ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT **REGULATIONS.**" DIVISION "RESIDENTIAL 3, MULTIFAMILY DISTRICTS," SUBDIVISION IV, "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," SECTION 142-213, "CONDITIONAL USES," TO AMEND THE ALLOWABLE CONDITIONAL USES IN THE RM-2 ZONING PROVIDING FOR DISTRICT: 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 the hospitality industry 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**. Chapter 130 of the City Code, entitled "Off-street parking," is hereby amended as follows:

### CHAPTER 130 OFF-STREET PARKING

ARTICLE II. - DISTRICTS; REQUIREMENTS

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. <u>For ballrooms and meeting rooms in buildings associated with a hotel located in the RM-3 district (subject to the requirement that such hotel property be located 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.</u>

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**SECTION 2.** Chapter 142 of the City Code, entitled "Zoning districts and regulations," is hereby amended as follows:

# CHAPTER 142 ZONING DISTRICTS AND REGULATIONS

**ARTICLE II. – DISTRICT REGULATIONS** 

## **DIVISION 3. – RESIDENTIAL MULTIFAMILY DISTRICTS**

Subdivision IV. – RM-2 Residential Multifamily, Medium Intensity

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#### Section 142-213. Conditional Uses.

- (a) The conditional uses in the RM2 residential multifamily, medium intensity district are as follows:
  - (1) Day care facility;
  - (2) Stand-alone religious institutions;
  - (3) Private and public institutions;
  - (4) Schools;
  - (5) Commercial or noncommercial parking lots and garages;
  - (6) <u>Stand-alone ballrooms and meeting rooms when associated with a hotel located in the RM-3 district (subject to the requirement that such hotel property be located within 100 feet of the ballroom and meeting room property); and</u>
  - (7) Accessory neighborhood impact establishment; as set forth in article V, division 6 of this chapter.

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#### 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.

**SECTION 6.** Effective Date.

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.

This Ordinance shall take effect ten	days following adoption	ı.
PASSED AND ADOPTED this	day of	, 2020.
ATTEST:	Dan Gelber, Mayor	
Rafael E. Granado, City Clerk		
	APPROVED AS TO FORM AND LANGUAGE AND FOR EXECUTION	
	City Attorney	NK 6/12/20
First Reading: June 24, 2020 Second Reading: July 29, 2020		
Verified By:  Thomas R. Mooney, AICP Planning Director		