

**Development Regulations for Hotels in the RM-1 District
on Properties Abutting Lincoln Lane South
LDR Amendments**

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 142, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," DIVISION 3, ENTITLED "RESIDENTIAL MULTIFAMILY DISTRICTS," SUBDIVISION II, ENTITLED "RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY," SECTION 142-152, ENTITLED "MAIN PERMITTED AND PROHIBITED USES," TO AMEND THE PERMITTED USES FOR PROPERTIES ABUTTING LINCOLN LANE SOUTH, BETWEEN DREXEL AVENUE AND LENOX AVENUE; AND AMENDING CHAPTER 130, ENTITLED "OFF-STREET PARKING," ARTICLE II, "DISTRICTS; REQUIREMENTS," SECTION 130-32, "OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICT NO. 1," TO AMEND THE OFF-STREET PARKING REQUIREMENTS FOR HOTEL UNITS ABUTTING LINCOLN LANE SOUTH BETWEEN DREXEL AVENUE AND 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, the pedestrian-friendly and vibrant character of Lincoln Road promotes a guest experience that would be complemented by new hotels; and

WHEREAS, the development of new hotels would encourage the 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 would promote responsible hotel development on Lincoln Lane South, while preserving the unique character of the neighborhood.

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

SECTION 1. Chapter 142 of the City Code, entitled "Zoning Districts and Regulations," Article II, "District Regulations," Division 3, "Residential Multifamily Districts," Subdivision II, "RM-1

Residential Multifamily Low Intensity,” Section 142-152, “Main Permitted and Prohibited Uses,” is hereby amended as follows:

CHAPTER 142
ZONING DISTRICTS AND REGULATIONS

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ARTICLE II. – DISTRICT REGULATIONS

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DIVISION 3. –RESIDENTIAL MULTIFAMILY DISTRICTS

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SUBDIVISION II. – RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY

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Sec. 142-152. - Main permitted and prohibited uses.

- (a) The main permitted uses in the RM-1 residential multifamily, low density district are
- (1) single-family detached dwelling;
 - (2) townhomes;
 - (3) apartments;
 - (4) apartment hotels, hotels, and suite hotels for properties fronting Harding Avenue or Collins Avenue, from the city line on the north, to 73rd Street on the south (pursuant to section 142-1105 of this chapter); ~~and~~
 - (5) bed and breakfast inn (pursuant to article V, division 7 of this chapter); and
 - (6) apartment hotels, hotels, and suite hotels for properties abutting Lincoln Lane South, between Drexel Avenue and Lenox Avenue, subject to the following regulations:
 - (i) The lot width of the property shall not exceed 100 feet;
 - (ii) The lobby from which the property is accessed shall be located within a building fronting Lincoln Road, which is located directly across Lincoln Lane South from the RM-1 property;
 - (iii) The hotel shall be operated by a single operator; and
 - (iv) No accessory uses associated with a hotel shall be located or permitted within the RM-1 district.

SECTION 2. Chapter 130 of the City Code, entitled "Off-street parking," Article II, "Districts; requirements," Section 130-32, "Off Street parking requirements for parking district no. 1," is hereby amended as follows:

**CHAPTER 130
OFF-STREET PARKING**

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ARTICLE II. – DISTRICTS; REQUIREMENTS

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

Except as otherwise provided in these land development regulations, when any building or structure is erected or altered in parking district no. 1, accessory off-street parking spaces shall be provided for the building, structure or additional floor area as follows:

* * *

(26) *Hotel, suites hotel, motel, or motor lodge*: One space per unit, except as follows:

Properties located within a local historic district or National Register Historic District		
	New floor area for hotel rooms, associated with retaining, preserving and restoring a building or structure that is classified as "contributing" as of March 13, 2013, as defined below	.5 spaces per unit, up to a maximum of 100 units and 1 space per unit for all units in excess of 100 units
	Other (e.g., new construction or substantial demolition of contributing building)	1 space per unit
<u>Properties abutting Lincoln Lane South, between Drexel Avenue and Lenox Avenue</u>		<u>No off-street parking requirement</u>
Properties bounded by 62nd Street on the south, 73rd Street on the north, Indian Creek on the west and the Atlantic Ocean on the east		.5 spaces per unit, up to a maximum of 100 units and 1 space per unit for all units in excess of 100 units
Properties located south of Fifth Street and properties zoned residential and located south of 17th Street, west of Alton Court, east of Biscayne Bay and north of 6th Street		1 space per unit
Properties not listed above:		

	Hotels, limited by covenant to no restaurants or pools open to the public, no outdoor bar counters, entertainment or special events, and located in a commercial zoning district within 1,000 feet of the boundary of an area that is (1) zoned CD-3 and (2) part of an historic district	.5 spaces per unit, up to a maximum of 100 units and 1 space per unit for all units in excess of 100 units, up to a maximum cap of 150 rooms total
	Within 150 feet of a single-family district or RM-1 district, notwithstanding the above	1 space per unit
	Other	1 space per unit

SECTION 3. Repealer.

All ordinances or parts of ordinances and all sections and parts of sections in conflict herewith 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 ten days following adoption.

PASSED AND ADOPTED this _____ day of _____, 2020.

ATTEST:

Rafael E. Granado, City Clerk

Dan Gelber
Mayor

APPROVED AS TO FORM AND
LANGUAGE AND FOR EXECUTION

R. C. G. / 7/13/20
City Attorney NK Date

First Reading: July 29, 2020
Second Reading: September 16, 2020

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