

**Lincoln Road GU Properties – Parking Amendments**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 130, ENTITLED "OFF-STREET PARKING," BY AMENDING ARTICLE II, ENTITLED "DISTRICT REQUIREMENTS," BY AMENDING SECTION 130-33, ENTITLED "OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICTS NOS. 2, 3, 4, 5, 6, 7, 8, AND 9" TO MODIFY THE PARKING REQUIREMENTS IN PARKING DISTRICTS 2, 3 AND 4, AND TO ESTABLISH NEW OFF-STREET PARKING REQUIREMENTS FOR DEVELOPMENTS ON CITY-OWNED LAND LOCATED WITHIN PARKING DISTRICT NO. 2; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission has expressed an interest in diversifying the City's economy and its revenue sources by capitalizing on the economic growth opportunities presented by the current and projected business growth in the region, particularly by making a concerted effort to increase Class A office space inventory throughout the City; and

**WHEREAS**, in furtherance of this objective, on October 9, 2020 the Administration issued a Request for Letters of Interest 2021-029-KB (RFLI) seeking expression of interest from developers interested in building Class A office developments on City-owned land in the City's center area; and

**WHEREAS**, based on the results of the RFLI, on February 19, 2021, the Finance and Economic Resiliency Committee (FERC) recommended that the Administration seek City Commission authorization to prepare a Request for Proposals (RFP) for ground leases and development agreements for the development of Class A office space on the three surface parking lots (P25, P26 and P27) and one structured parking garage (G5); and

**WHEREAS**, on April 8, 2021, the Administration conducted a public industry meeting to promote the RFP and solicit industry input on the proposed projects; and

**WHEREAS**, On June 23, 2021, the Mayor and City Commission approved the issuance of Request for Proposals (RFP) 2021-173-KB for mixed-use developments incorporating Class A office space on City-owned parking lots P25, P26, P27, and parking garage G5; and the proposed changes are necessary in order to promote the development of Class A office space within the City while also providing required parking; and

**WHEREAS**, RFP responses were due and received on January 12, 2022; and

**WHEREAS**, on December 6, 2021, the City Manager appointed the following individuals to serve on an advisory Evaluation Committee to review and score the proposals submitted: Monica Beltran, Director, Parking Department; Ozzie Dominguez, Asset Management Division Director, Facilities and Fleet Management Department; Paul Freeman, Resident, Palm View Neighborhood; David Gomez, Assistant Director, Capital Improvement Projects Department; Rogelio Madan, Chief of Community Planning and Sustainability, Planning Department; Sara

Patino, Treasury Manager, Finance Department; and Lyle Stern, President, Lincoln Road Business Improvement District; and

**WHEREAS**, on February 1, 2022, the Evaluation Committee convened to consider the proposals received and for oral presentations by the bidders for each of the options submitted; and

**WHEREAS**, after reviewing the various proposals submitted, the Evaluation Committee's process and rankings, and the assessments of staff and the City's consultant the City Manager has determined to proceed with negotiations for the redevelopment for parking lots P25, P26, and P27; and

**WHEREAS**, Parking Lots P25, P26, and P27 are located within parking district no. 2, and

**WHEREAS**, to ensure adequate replacement of municipal parking and the success of future developments on these City-owned lands, this Ordinance amends City Section 130-33, entitled "off-street parking requirements for parking districts nos. 2, 3, 4, 5, 6, 7, 8, and 9" to provide for accessory parking requirements for developments on City-owned land located within parking district no. 2 that are approved under a development agreement that is fully executed pursuant to City Code Section 118-4; 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 130, entitled "Off-Street Parking", Article II, entitled "District Requirements", Section 130-33, entitled "off-street parking requirements for parking districts nos. 2, 3, 4, 5, 6, 7, 8, and 9" is hereby amended as follows:

**CHAPTER 130 OFF STREET PARKING**

\* \* \*

**ARTICLE II. - DISTRICT REQUIREMENTS**

\* \* \*

**Sec. 130-33. Off-street parking requirements for parking districts nos. 2, 3, 4, 5, 6, 7, 8, and 9.**

(a) *[Parking district nos. 2, 3, and 4.]* Except as otherwise provided in these land development regulations, when any building or structure is erected or altered in parking districts nos. 2, 3, and 4 accessory off-street parking spaces shall be provided for the building, structure or additional floor area as follows. There shall be no off-street parking requirement for uses in this parking district except for those listed below:

\* \* \*

(6) *Development on City-owned land. In addition to the off-street parking spaces required pursuant to other provisions in this Section 130-33, developments on City-*

owned land located within parking district no. 2 that are approved under a development agreement that is fully executed pursuant to Section 118-4 of this code shall be required to provide designated accessory off-street public parking spaces not to exceed 200 percent of the otherwise required parking spaces calculated without reduction for alternative parking incentives under Section 130-40.

- (7) *Theaters: One space for every four seats.*
- (8) *Religious institutions, schools, nursing homes: As per section 130-32.*
- (9) *Any building or structure erected in parking district no. 2, 3 or 4 ~~M~~ay provide required parking on site as specified in parking district no. 1. Such required parking, if provided, shall be exempt from FAR, in accordance with the regulations specified in chapter 114 of these land development regulations.*

**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 re-numbered or re-lettered 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Dan Gelber  
Mayor

**ATTEST:**

\_\_\_\_\_  
Rafael E. Granado  
City Clerk

APPROVED AS TO FORM  
AND LANGUAGE  
AND FOR EXECUTION

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Date

First Reading: \_\_\_\_\_, 2022

Second Reading: \_\_\_\_\_, 2022

Verified By: \_\_\_\_\_  
Thomas R. Mooney, AICP  
Planning Director

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