

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Ricky Arriola
DATE: May 4, 2022

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE AND
THE PLANNING BOARD TO DISCUSS ROOFTOP ADDITIONS IN THE CD-
3 ZONING DISTRICT.

ANALYSIS

The Gale Hotel is seeking to add a rooftop addition. In order to incentivize the preservation of historic properties, I am asking that the Land Use and Sustainability Committee & Planning Board discuss narrowly amending the CD-3 zoning district to make rooftop additions like the one being contemplated in this instance, possible. Such an addition will allow this hotel to cater to a higher end clientele and service Convention Center visitors, which is a priority for the City.

The proposed amendment is attached for review.

SUPPORTING SURVEY DATA

N/A

FINANCIAL INFORMATION

N/A

Applicable Area

Citywide

**Is this a "Residents Right
to Know" item, pursuant to
City Code Section 2-14?**

Yes

**Does this item utilize G.O.
Bond Funds?**

No

Strategic Connection

Prosperity - Revitalize targeted areas and increase investment.

Legislative Tracking

Commissioner Ricky Arriola

ATTACHMENTS:

Description

- ▣ Proposed Ordinance Amendment

ROOFTOP ADDITIONS CD-3

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 ARTICLE V, "SUPPLEMENTARY DISTRICT REGULATIONS," DIVISION 5, "HEIGHT REGULATIONS," BY AMENDING SECTION 142-1161 TO MODIFY THE REGULATIONS GOVERNING ROOFTOP ADDITIONS; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Commission desire to encourage innovative and compatible redevelopment of existing historic structures in the area zoned CD-3 that is bounded by Collins Avenue on the east, Drexel Avenue on the west, 16 Street on the south, and 17 Street on the north;

WHEREAS, well designed additions to historic structures in this area will help encourage the commercial success of the Lincoln Road pedestrian mall and the Miami Beach Convention Center; and

WHEREAS, Mayor and City Commission desire to incentivize the preservation and improvements to historic structures in this area of the City.

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

SECTION 1. Article V, "Supplementary District Regulations," Division 5, "Height Regulations," Section 142-1161 is hereby amended as follows:

Sec. 142-1161. – Height regulation exceptions.

* * *

(d) Rooftop additions. [

* * *

7 CD-3 zoned parcels in the area bounded by Collins Avenue on the east, Drexel Avenue on the west, 16 Street on the south, and 17 Street on the north. Notwithstanding the foregoing provisions of subsection 142-1161(d)(2), existing historic structures on sites zoned CD-3 in the area bounded by Collins Avenue on the east, Drexel Avenue on the west, 16 Street on the south, and 17 Street on the north may be permitted to have multistory habitable rooftop additions (whether attached or detached) as long as the maximum permitted building height is maintained.

78 *Design and appropriateness guidelines.* In determining if existing structures are eligible for rooftop additions, the historic preservation board, in addition to any and all other applicable criteria and guidelines contained in these land development regulations, shall consider whether:

* * * *

SECTION 2. 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 renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word.

SECTION 3. REPEALER. All ordinances or parts of ordinances and all section and parts of sections in conflict herewith be and the same are hereby repealed.

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 _____, 20__.

ATTEST:

CITY CLERK

MAYOR

APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION

City Attorney

Date

First Reading:
Second Reading:

Verified by: _____
Thomas Mooney, AICP
Planning Director

Underscore denotes new language