

**Parking Reductions – Harding Townsite and MXE**

**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 II, “DISTRICTS; REQUIREMENTS,” AT SECTION 130-31, ENTITLED “PARKING DISTRICTS ESTABLISHED,” TO MODIFY PARKING REQUIREMENTS FOR NEW CONSTRUCTION WITHIN CD-2 OR MXE DISTRICTS LOCATED IN THE OCEAN DRIVE/COLLINS AVENUE OR HARDING TOWNSITE LOCAL HISTORIC DISTRICTS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Miami Beach (the “City”) has the authority to enact laws which promote the public health, safety and general welfare of its citizens; and

**WHEREAS**, the elimination of minimum parking requirements in local historic districts incentivizes the renovation and restoration of existing buildings, by making additions more economically feasible; and

**WHEREAS**, applications for new additions or restorations within the MXE and Harding Townsite districts are subject to the review and approval of the Historic Preservation Board (“HPB”); and

**WHEREAS**, the requirement of HPB review ensures that any proposed additions are sensitive and contextually compatible with both existing construction on site and the surrounding area; and

**WHEREAS**, the Harding Townsite and Ocean Drive/Collins Avenue Local Historic Districts are well served by Miami-Dade Transit and the City of Miami Beach Trolley, both of which provide alternative modes of transportation; 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 of the City Code, entitled “Off-Street Parking,” Article II, “District Requirements,” is hereby amended as follows:

**CHAPTER 130  
OFF-STREET PARKING**

\* \* \*

**ARTICLE II. DISTRICTS; REQUIREMENTS**

\* \* \*

**Sec. 130-31. Parking districts established.**

\* \* \*

(e) The off-street parking requirements associated with new construction, within areas zoned CD-2 or MXE and located in the Ocean Drive/Collins Avenue or Harding Townsite local historic districts, shall be as follows:

(1) One space per residential unit and 0.5 space per hotel unit.

(2) There shall be no parking requirement for the following:

a. Lots with a width of 100 feet or less.

b. Development sites of 6 units (residential or hotel) or fewer.

c. New buildings on development sites with existing buildings for which off-street parking is not currently provided, where the total number of new residential and/or hotel units does not exceed the number of existing residential and/or hotel units.

d. Properties located within 1,500 feet of a public transit stop, or within 1,500 feet of any public or private parking garage.

(3) Additions to existing buildings. For existing buildings, which are classified as "contributing" and of which at least 75 percent of the front and street side elevations, and 25 percent of interior side elevations, are substantially retained, preserved, and/or restored, there shall be no parking requirement for the existing building, or for any new residential or hotel units, whether attached or detached, regardless of lot width or number of units. Any proposed addition to the existing building shall be subject to the certificate of appropriateness criteria set forth in chapter 118, as applicable, and shall include a renovation plan for the existing building that is fully consistent with the Secretary of the Interior's Guidelines and Standards for the Rehabilitation of Historic Buildings.

(4) Waiver. The off-street parking requirements set forth in subsection (c)(1) may be waived by the historic preservation board, pursuant to the design review or certificate of appropriateness criteria, as may be applicable, upon a finding that off-street parking is not necessary to support the construction of new residential or hotel units within a local historic district or conservation district.

(5) Minimum bicycle parking requirements. Secure off-site storage for bicycles shall be required as follows:

a. Short-term bicycle parking: Four (4) spaces per building or one (1) space per ten units, whichever is greater.

b. Long-term bicycle parking: One (1) space per unit.

**SECTION 2. 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 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 renumbered or relettered 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 \_\_\_\_\_, 2021.

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

ATTEST:

APPROVED AS TO FORM AND  
LANGUAGE AND FOR EXECUTION

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

*for* Steph H. Rothman 11/30/2020  
City Attorney NK Date

First Reading: December 9, 2020

Second Reading: January 13, 2021

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