

City of Miami Beach Planning Board
May 23, 2023, Item #7

**Code Amendment on Residential
Office Units in Mixed Use Buildings
in the CD-2 District**



Residential Office or Live-Work Lifestyles Are Encouraged in The City of Miami Beach as a Matter of Public Policy

“The need to facilitate live and work options to enhance the ability for residents to live, work and play in the same area makes passage of the proposed change necessary.”

Planning Director Memorandum For Item #7 at p. 2; Criteria #6

Residential Office or Live-Work Lifestyles Are Encouraged in The City of Miami Beach as a Matter of Public Policy

POLICY RLU 1.1.31 TOWN CENTER – CENTRAL CORE CATEGORY (TC-C)

Purpose: To encourage and enhance the high-intensity commercial employment center function of the North Beach Town Center’s Central Core area; support the Town Center’s role as the hub of community-wide importance for business, office, retail, governmental services, culture and entertainment; promote development of a compact, pedestrian and transit oriented, mixed-use area; provide opportunities for live-work lifestyles; and create a place that represents a unique, attractive and memorable destination for residents and visitors.

**2040 Miami Beach Comprehensive Plan:
Resilient Land Use & Development Element, at p. 15**

Residential Office Unit Defined:

A Residential Dwelling Unit That is Used for Both Residential and Business Use

Residential office unit shall mean a residential dwelling unit which may be used jointly for residential living space together with office use, provided that such unit include living space that is contiguous with the office space and contains separate bedrooms, as well as an abutting bathroom, full kitchen with a cook-top, refrigerator, sink and range, as well as a dining area. Additionally, the following shall be applicable:

1. For units that are 4,000 square feet or less in size, at least 1,000 square feet shall be dedicated to residential use and contain a minimum of one bedroom.
2. For units that are greater than 4,000 square feet in size, at least 25% of the unit shall be dedicated to residential use and contain a minimum of two bedrooms.

Amending Section 1-114 of the City's Code (Definitions).

The Proposed Code Amendment Will Confirm that Residential Office Units Are “Residential” Units Eligible for the RM-2 Floor Area Ratio

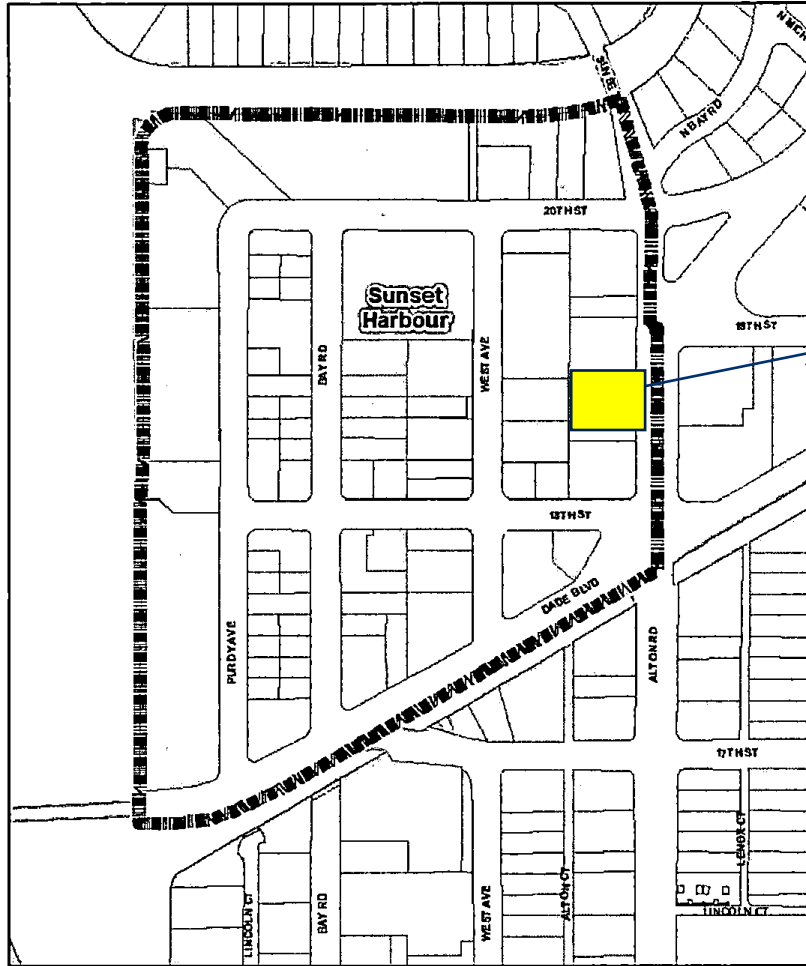
(1) Floor area ratio. When more than 25 percent of the total area of a building is used for residential, residential office, or hotel units, the floor area ratio range shall be as set forth in the RM-2 district.

Amending Section 142-307(d)(1) of the City of Miami Beach Code

The Amendment Will Clarify that Residential Office Units in the CD-2 District Are Residential with a 2.0 Floor Area Ratio

Zoning District	Floor Area Ratio	Special Rule for CD-2 if Residential
RM-2 Residential Multifamily, Medium Intensity	2.0	
CD-2 Commercial, Medium Intensity	1.5	<u>2.0</u> : When more than 25 percent of the total area of a building is used for residential or hotel units, the floor area ratio change shall be as set forth in the RM-2 district.

Sunset Harbour Mixed Use Neighborhood Overlay District



1840 Alton Road

Diagram From Section 142-870.23, City of Miami Beach Code

Proposed Project for 1840 Alton Road



Neighbor Outreach: Sunset Harbour Neighborhood Association

Per SHNA Request: No Short Term Rentals By Covenant

New development or redevelopment of residential office units may only be eligible for the floor area ratio range as set forth in the RM-2 district in the event that the property owner elects, at the owner's sole discretion, to voluntarily execute a restrictive covenant running with the land, in a form approved by the city attorney affirming that, in perpetuity, none of the live-work units on the property shall be leased or rented for a period of less than six months and one day.

Thank You

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