

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner David Suarez  
DATE: May 15, 2024

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE (LUSC) AND PLANNING BOARD - PROPOSED AMENDMENTS TO THE LDRs TO INCENTIVIZE NON-TRANSIENT RESIDENTIAL USES ALONG WASHINGTON AVENUE FROM 5TH TO 17TH STREETS.

### **BACKGROUND/HISTORY**

1. Was the Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, including a principal engaged in lobbying? No.
2. If so, please specify name of lobbyist(s) and principal(s): N/A

### **ANALYSIS**

In order to incentive new residential construction, I would like the LUSC to discuss eliminating the parking requirement for non-transient residential uses in Parking Tier 2.c. This particular parking tier already incentivizes hotel and office uses.

The elimination of minimum off-street parking requirements would not prevent a developer from providing parking. However, by removing the current mandate it could provide a tangible incentive for much needed, non-transient housing. Given the areas access to transit, as well as the likely use of micro-mobility options by the residents, the removal of a parking mandate in this limited area is not expected to create parking issues.

In addition to parking incentives, I would also like to explore incentivizing non-vehicular transit options for new residential developments. This could include, but not be limited to providing mobility fee relief for projects providing tangible micro-mobility options within a new development.

Lastly, as part of this referral, I would ask that the LUSC consider whether any other zoning incentives (including height and/or FAR) may be appropriate to encourage non-transient, residential uses along Washington Ave.

### **SUPPORTING SURVEY DATA**

N/A

### **FINANCIAL INFORMATION**

N/A

### **Applicable Area**

South Beach

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

Yes

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

Yes

### **Strategic Connection**

Non-Applicable

### **Legislative Tracking**

Commissioner David Suarez

### **ATTACHMENTS:**

#### **Description**

- [Resiliency Code Section 5.2.4.2](#)

Tier 2c

c. Off-street parking requirements for Tier 2 area c.

1. Tier 2 area c includes those properties with a lot line on Washington Avenue from 5th Street to 17th Street, excluding those properties in Tier 3 area a, as depicted in the map below:



2. The following off-street parking requirements apply to properties located within Tier 2 area c.

1.	<b>OFF-STREET PARKING REQUIREMENT</b>
	<b>RESIDENTIAL</b>
	<i>Co-living units</i> No parking requirement.
	<b>LODGING</b>
	<i>Hotel and hostel</i> No parking requirement. For accessory uses to a hotel or hostel, the minimum parking is as set forth in parking tier. 1.
	<b>OFFICE</b>
	<i>Office</i> No parking requirement
	<b>COMMERCIAL</b>
	<i>Café, outdoor</i> No parking requirement

	Retail existing as of the date of adoption of previous parking district no. 7 (now Tier 2 area c)	No parking requirement.
<i>Retail</i>	New retail construction	One space per 300 square feet of floor area
	Notwithstanding the above, there shall be no parking requirement for retail uses, provided that a parking garage with publicly accessible parking spaces is located within 500 feet.	
<i>Quality restaurants</i>		No parking requirement.
<b>OTHER</b>		
<i>Approved parklets</i>		No parking requirement

The parking requirements in this subsection above shall only apply to projects that have obtained a full building permit or business tax receipt by September 1, 2027.

Any building or structure erected in Tier 2 area c may provide required parking on site as specified in parking tier 1. Such required parking, if provided, shall be exempt from FAR, in accordance with the regulations specified in chapter 1 of these land development regulations