

Century Lane And Farrey Lane Overlay - LDR Regulations

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING

; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; APPLICABILITY; AND AN EFFECTIVE DATE.

WHEREAS,; and

WHEREAS,; and

WHEREAS,; and

WHEREAS,; 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 142, "Zoning Districts And Regulations," Article II, "District Regulations," Division 3 "Residential Multifamily Districts," Subdivision II, "RM-1 Residential Multifamily Low Intensity," is hereby amended as follows:

Sec. 142-155. - Development regulations and area requirements.

(a) The development regulations in the RM-1 residential multifamily, low density district are as follows:

* * *

(6) For properties with a lot line on either Century Lane or Farrey Lane, see Chapter 142, Article III, Division 16.

SECTION 2. Chapter 142, "Zoning Districts And Regulations," Article III, "Overlay Districts," Division 16, "Century Lane and Farrey Lane Overlay" is hereby created as follows:

DIVISION 16. CENTURY LANE AND FARREY LANE OVERLAY

Sec. 142-870.3. Location and purpose.

(a) The overlay regulations of this division shall apply to all new and existing properties located in the RM-1 Residential Multifamily Low Intensity zoning district, with a lot line on Century Lane or Farrey Lane.

(b) In the event of a conflict with the regulations of the underlying RM-1 zoning district, the provisions herein shall control.

- (c) The purpose of this overlay district is to:
1. Provide land-use regulations that are sensitive to and compatible with, as well as preserve the existing low-scale residential character of the neighborhood.
 2. To promote resilience of both existing structures and new development.
 3. To ensure that the scale and massing of new development is sensitive to and compatible with the established context of the existing residential neighborhood.
 4. Encourage property owners to preserve existing architectural styles and incorporate existing architecture styles in new construction.

Sec. 142-870.31. Development regulations and area requirements.

The following overlay regulations shall apply to the Century Lane & Farrey Lane Overlay. All development regulations in the underlying RM-1 regulations shall apply, except as follows:

- (a) The height requirements for RM-1 properties within the Century Lane & Farrey Lane Overlay district are as follows:
1. Single family residences shall not exceed two (2) habitable floors.
 2. The maximum building height for new construction shall be 24 feet (for a flat roof) or 27 feet (for a sloped roof) for the first 25 feet of building depth, as measured from the minimum required front setback, and a maximum of 35 feet for the remainder of the building depth. The Design Review Board may allow for an increase in height above 35 feet for the remainder of the depth of the building for the sole purpose of providing additional height to the non-habitable portion of the ground floor.
 3. Height exceptions. The height regulation exceptions contained in section 142-1161 shall not apply to the overlay district. The following exceptions shall apply, and unless otherwise specified in terms of height and location, shall not exceed ten feet above the roofline of the structure.
 - a. Chimneys and air vents, not to exceed five feet in height.
 - b. Decorative structures used only for ornamental or aesthetic purposes such as spires, domes, and belfries.
 - c. Radio and television antennas.
 - d. Parapet walls, only when associated with a habitable roof deck or when used to screen roof top mechanical equipment, not to exceed four feet in height. When used to screen mechanical equipment, the parapet walls may be increased up to the height of the equipment being screened.
 - e. Rooftop curbs, not to exceed three feet in height.

- f. Elevator and stairwell bulkheads shall be located as close to the center of the roof as possible and be visually recessive such that they do not become vertical extensions of exterior building elevations.
- g. Skylights, not to exceed five feet above the main roofline, and provided that the area of skylight(s) does not exceed ten percent of the total roof area of the roof in which it is placed.
- h. Air conditioning and mechanical equipment not to exceed five feet above the main roofline and shall be required to be screened.
- i. Rooftop wind turbines, not to exceed ten feet above the main roofline.
- j. Solar panels, not to exceed five feet in height
- k. Covered structures, which are open on all sides, and do not extend interior habitable space. Such structures shall not exceed a combined area of 40 percent of the enclosed floor area immediately one floor below, and shall be set back a minimum of ten feet from the street facing elevation of the enclosed floor below.

(b) Exterior building and lot standards

1. Ground floor requirements. When parking or amenity areas are provided at the ground floor level below the first habitable level, the following requirements shall apply:

- a. All ceiling and sidewall conduits shall be internalized or designed in such a manner as to be part of the architectural language of the building in accordance with the design review criteria.
- b. All parking and driveways shall substantially consist of permeable materials.

(c) The setback requirements for all buildings located in the RM -1 district within the Overlay district are as follows:

	Front	Side, Interior	Side, Facing a Street	Rear
<u>At-grade parking on the same lot</u>	<u>0 feet (for up to two (2) standard parking spaces</u>	<u>5 feet</u>	<u>7.5 feet</u>	<u>10% of the lot depth</u>
<u>Subterranean and pedestal</u>	<u>10 feet</u>	<u>5 feet</u>	<u>7.5 feet</u>	<u>10% of lot depth.</u>

(d) Roof decks. Roof decks shall not exceed six inches above the main roofline and shall not exceed a combined deck area of 25 percent of the enclosed floor area immediately one floor below, regardless of deck height. Roof decks shall be setback a minimum of five feet from each side of the exterior outer walls. Built in planters, gardens or similar landscaping areas, not to exceed three and one-half feet above the finished roof deck height, may be permitted immediately abutting

the roof deck area. All landscape material shall be appropriately secured. The DRB may forego the required rear deck setback, in accordance with the applicable design review criteria.

Sec. 142-870.33. Lot Aggregation Guidelines.

(a) A maximum of two (2) platted lots may be combined for a single unified development. Where a development is proposed on two (2) lots, the following shall apply:

- (a) New construction shall acknowledge the original platting of the assembled parcels through separation of buildings and appropriate architectural treatment within the building's façade.
- (b) A ground level, street facing courtyard with a minimum width of 10 feet and a minimum depth of 20 feet from the minimum required front yard setback, shall be required in order to reflect the original development pattern of the individual lots.
- (c) Landscaping between the street and courtyard, with the exception of canopy trees, shall be maintained at a height not to exceed three (3) feet from the elevation of the courtyard.

Sec. 142-870.34. Design and Resiliency Standards.

(a) All levels of an existing structure located below Base Flood Elevation plus one (1) foot (BFE +1') may be repurposed with non-habitable uses.

(b) Subterranean levels shall only be permitted in the event that the space is purposed and designed as part of a storm water management plan, including but not limited to storm water collection and cisterns for reuse of captured water.

(d) New construction shall be designed to incorporate naturally landscaped areas at the ground level, in addition to the minimum setback requirements, which is equal to or greater than five (5) percent of the total lot area. In lieu of this requirement, a green roof(s) may be provided with a minimum area of 25% of the total roof area.

(f) For raised yards requiring a retaining wall, the exterior of such wall, on all sides, shall be designed and finished in a manner that result in a high quality appearance when seen from adjoining properties.

(h) In all instances where the existing elevation of a site is modified, a site shall be designed with adequate infrastructure to retain all stormwater on site in accordance with all applicable state and local regulations.

SECTION 4. REPEALER.

All ordinances or parts of ordinances and all section and parts of sections in conflict herewith are hereby repealed.

SECTION 5. 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 6. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 7. APPLICABILITY.

This Ordinance shall not apply to a project that submitted a completed Design Review Board application and was issued a Notice to Proceed by October 26, 2022.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall take effect ten days following adoption.

PASSED and ADOPTED _____.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

First Reading:
Second Reading:

Verified By: _____
Thomas R. Mooney, AICP
Planning Director