

**COLLINS PARK ARTS DISTRICT OVERLAY  
(As Amended at 11-9-16 CC)**

**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 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE III, "OVERLAY DISTRICTS," DIVISION 7, "CULTURAL ARTS NEIGHBORHOOD DISTRICT OVERLAY (CANDO)," BY RENAMING THE DISTRICT AS THE "COLLINS PARK ARTS DISTRICT OVERLAY," REDUCING THE BOUNDARIES OF THE OVERLAY DISTRICT, PERMITTING OUTDOOR ENTERTAINMENT ESTABLISHMENTS AS A MAIN PERMITTED USE WITHIN AREAS WITH AN UNDERLYING CD-2 "COMMERCIAL, MEDIUM INTENSITY DISTRICT" AND CD-3 "COMMERCIAL, HIGH INTENSITY DISTRICT" ZONING DESIGNATION, PERMITTING RESTAURANTS, SIDEWALK CAFES, AND OUTDOOR ENTERTAINMENT AS ACCESSORY USES FOR HOTELS WITHIN AREAS WITH AN UNDERLYING RM-2, "RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY" ZONING DESIGNATION, AND REMOVING REGULATIONS FOR MINIMUM AND AVERAGE UNIT SIZE AND MIXED USE FLOOR AREA RATIO (FAR) INCENTIVES; AMENDING CHAPTER 122 OF THE CITY CODE, ENTITLED "CONCURRENCY MANAGEMENT," AUTHORIZING THE CITY COMMISSION TO EXEMPT TEMPORARY USES IN THE PUBLIC RIGHT OF WAY IN THE COLLINS PARK ARTS DISTRICT OVERLAY FROM CONCURRENCY REQUIREMENTS BY RESOLUTION; AMENDING CHAPTER 82 OF THE CITY CODE, "PUBLIC PROPERTY," ARTICLE IV, "USES IN PUBLIC RIGHTS-OF-WAY;" DIVISION 5, "SIDEWALK CAFES," SUBDIVISION II, ENTITLED "PERMIT," EXEMPTING SIDEWALK CAFES LOCATED IN THE COLLINS PARK ARTS DISTRICT OVERLAY FROM SQUARE FOOTAGE SIDEWALK CAFÉ FEES; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; APPLICABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, on October 17, 2007, the City established the Cultural Arts Neighborhood District Overlay (CANDO); and

**WHEREAS**, few developments have taken advantage of the CANDO incentives for cultural arts worker housing; and

**WHEREAS**, the Collins Park Neighborhood Association has expressed a desire to further encourage art and entertainment related uses; and

**WHEREAS**, the City desires to encourage the establishment of arts and entertainment related establishes within the Collins Park Neighborhood within close proximity to the Bass Museum of Art and the Miami City Ballet, which are some of the City's primary cultural institutions; and

**WHEREAS**, the amendments set forth below are necessary to accomplish all of the above objectives.

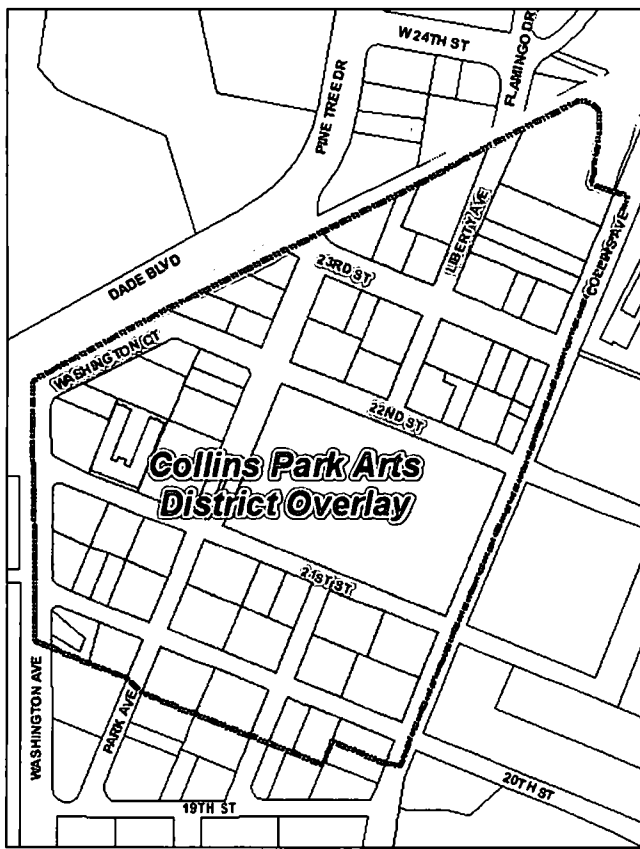
**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:**

**SECTION 1.** That Chapter 142 of the City Code, entitled "Zoning Districts and Regulations," Article III, "Overlay Districts," Division 7 is hereby amended as follows:

**DIVISION 7. - ~~CULTURAL~~ COLLINS PARK ARTS NEIGHBORHOOD DISTRICT OVERLAY (CANDO)**

**Sec. 142-854. - Location and purpose.**

- (a) The overlay regulations of this division shall apply to properties within the following boundaries, which shall be known as the ~~cultural~~ Collins Park arts neighborhood district overlay (CANDO): ~~24th Street and North Lincoln Lane on the north; Meridian Avenue and Lenox Avenue on the west; South Lincoln Lane on the south and the Atlantic Ocean on the east. The southern lot lines of properties fronting the south side of 20th Street on the south; Washington Avenue on the west; the Dade Canal and Lake Pancoast on the north; and properties fronting the west side of Collins Avenue on the east; as depicted in the map below.~~



- (b) The purpose of this overlay district is to provide land-use incentives to property owners, developers and commercial businesses to ~~create affordable housing for cultural workers, encourage arts-related businesses to establish within the district, and to create mandatory requirements for new construction and rehabilitation of housing units.~~

## **Sec. 142-855. – Definitions Reserved.**

~~For purposes for this division, the following definitions shall apply:~~

~~Affordable housing is housing available at a cost of no more than 30 percent of gross household income to households at or below 120 percent of the Area Median Income (AMI), as reported by HUD. However, this does not preclude an individual household with an income less than 120 percent of AMI from devoting more than 30 percent of their income for housing.~~

~~Artist is a person who creates art as an occupation, or who works in an art-related non-profit field, which sponsors, creates or exhibits art or artists as an occupation. This includes any museum, theater or similar institution sponsoring art. Activities shall include but not be limited to drawing, painting, sculpture, acting, dancing, writing, filmmaking, photography and, music—people who use imagination, talent or skill to create works that may be judged to have aesthetic value and, those who produce art within a recognized or recognizable discipline.~~

~~Cultural arts workers is defined as anyone who is an artist, or who works in any capacity within a visual or performing arts organization, who meets United States Department of Housing and Urban Development (HUD) and State of Florida guidelines for income eligibility for affordable housing.~~

## **Sec. 142-856. - Compliance with regulations.**

The following overlay regulations shall apply to the ~~CANDO~~ Collins Park Arts District Overlay district. All development regulations in the underlying zoning district shall apply, except as follows, and for any regulations in conflict, the following shall control:

(a) Outdoor entertainment establishments ~~shall~~ **may be approved as a conditional use by the Planning Board or accessory use** in areas with an underlying CD-2 or CD-3 zoning designation, and subject to the following additional regulations:

- (1) Outdoor entertainment shall commence no earlier than 10:00 a.m.
- (2) Outdoor entertainment shall cease no later than 10:00 p.m. on Sundays through Thursdays, and midnight on Fridays and Saturdays.
- (3) For purposes of this subsection, outdoor entertainment shall be limited to non-amplified string instruments, ~~and solo vocalists, as well as~~ or disk jockeys playing recorded music. All such aforementioned entertainment and music shall not exceed ambient, background levels, unless otherwise approved by the Planning Board through the Conditional Use process.

(b) ~~Restaurants, sidewalk cafes, and o~~Outdoor entertainment ~~shall~~ **may be approved as a conditional use by the Planning Board a permitted** as an accessory use to a hotel use, in areas with an underlying RM-2 zoning designation, subject to the following regulations:

- (1) Sidewalk cafes shall be limited to 30 seats.
- (2) Restaurants shall not exceed 3,000 square feet.
- (3) Outdoor entertainment shall commence no earlier than 10:00 a.m.
- (4) Outdoor entertainment shall cease no later than 10:00 p.m. on Sundays through Thursdays, and midnight on Fridays and Saturdays.

(5) For purposes of this subsection, outdoor entertainment shall be limited to non-amplified string instruments, and solo vocalists, or disk jockeys playing recorded music. Music shall not exceed ambient, background levels.

(c) Outdoor entertainment shall not be located above the ground floor.

(d) Notwithstanding the requirements of subsections (a) and (b) above, neighborhood impact establishment occupancy thresholds, as defined in Section 142-1361, and if applicable, shall not be exceeded unless approved by the Planning Board.

~~(1) Where the underlying zoning district regulations provide for an allowable increase in the floor area ratio (FAR) for mixed use projects, 50 percent of such allowable FAR increase shall be set aside for affordable housing for cultural arts workers.~~

~~(2) Existing units being rehabilitated, where the cost of construction would require the units to comply with the minimum of 400 square feet and minimum average size of 550 square feet, shall be exempt from meeting the average unit size of 550 square feet if 25 percent of the units are reserved for affordable housing units for cultural arts workers.~~

~~(3) New construction of mixed use projects, where the underlying zoning regulations provide for an allowable increase in FAR for mixed use projects, shall be exempt from meeting the average unit size of 800 square feet if 50 percent of such allowable FAR increase is reserved for affordable housing units for cultural workers.~~

~~(4) New construction of "live-work" projects in the CD-2 zoning district shall meet the residential parking requirements for zoning purposes if at least 25 percent of the "live-work" units are reserved for affordable housing units for cultural workers. For purposes of this section, a "live-work" unit is defined as a unit containing both a residential and commercial component within the same unit.~~

**~~Sec. 142-857. -- Mandatory criteria.~~**

~~Developments qualifying for the exceptions under this division shall meet all of the following mandatory criteria:~~

~~(1) At the time of development review, the property owner shall submit a statement of intent to construct affordable housing for cultural arts workers in accordance with this division.~~

~~(2) The owner of the property shall execute and record in the public records of Miami-Dade County a covenant running with the land restricting the use of the property for affordable housing for cultural arts workers as provided for in this division for a period of no less than 30 years, approved as to form and content by the city attorney, prior to the issuance of a building permit. The declarations within the covenant are not severable. A condition of the covenant shall preclude parties to it, and their successors, from challenging its validity. The covenant, condominium documents and purchase and sale agreements, shall include these mandatory criteria. If a subsequent judicial determination invalidates the type of population, or the covenant, the city shall not issue a certificate of use and occupancy for the structure until the property owner corrects the invalidity, or satisfies the then applicable unit size regulations under this Code.~~

- ~~(3) Should the property change from affordable housing for cultural arts workers during the covenant period, or other income-eligible population, the property shall comply with all applicable development regulations existing at the time of the proposed change, including but not limited to minimum and average unit sizes and parking requirements.~~
- ~~(4) If after a two-year period, residential units set aside for cultural arts workers have not been rented or sold, they shall be reserved for other income-eligible population.~~
- ~~(5) The profits of the re-sale of residential units sold to cultural arts workers or other income-eligible population shall be restricted to increases in the Consumer Price Index (CPI) from the date of purchase through the date of resale, during the covenant period. Each buyer and seller shall acknowledge compliance with this section in the closing documents.~~

**SECTION 2.** That Chapter 122 of the City Code, entitled "Concurrency Management," is hereby amended as follows:

**Sec. 122-5. - Exemptions from concurrency.**

The following types of development are not required to obtain a preliminary concurrency determination or a final concurrency reservation certificate:

- (9) Temporary uses in public rights-of-way, as determined by the city commission by resolution, specifying geographic areas, criteria, and duration of exemption, where such uses front on or are north of 63rd Street, ~~or on Washington Avenue from 6th Street to Lincoln Road,~~ or in the Collins Park Arts District Overlay as defined in Section 142-854.

**SECTION 3.** That Chapter 82 of the City Code, entitled "Public Property;" Article IV, entitled "Uses in Public Rights-of-Way;" Division 5, entitled "Sidewalk Cafes;" Subdivision II, entitled "Permit;" is hereby amended as follows:

**Sec. 82-383. - Permit fee; penalties for late payment; review of fee; exception.**

- (a) The annual permit fee for operation of a sidewalk cafe shall be as set forth in appendix A, and shall be based on a per square foot calculation of permitted sidewalk area (including the area between the tables and chairs).

\* \* \*

- ~~(3) No square footage fee as required by this section shall be required for the operation of sidewalk Sidewalk cafes that contain up to 30 seats within the Collins Park Arts District Overlay as defined in Section 142-854 are exempt from paying the square foot fee identified herein.~~

**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. EFFECTIVE DATE.**

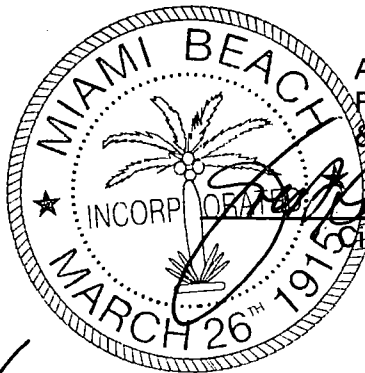
This Ordinance shall take effect ten (10) days following adoption.

PASSED and ADOPTED this 9 day of November, 2016.

Philip Levine  
MAYOR

ATTEST:

12/5/16  
Rafael E. Granado  
CITY CLERK



APPROVED AS TO  
FORM AND LANGUAGE  
& FOR EXECUTION

11/28/16  
City Attorney

Date

First Reading: October 19, 2016

Second Reading: November 9, 2016

Verified by:

Thomas R. Mooney, AICP  
Planning Director

Underscore denotes new language

~~Strikethrough~~ denotes deleted language

**BOLD and Double Underscore** denotes language added at 2<sup>nd</sup> Reading

(Sponsored by Commissioner Ricky Arriola)