

***International Inn - Proposed Amendments to Land Development Regulations (LDRs)***

Section 142-152 – Purpose.

The RM-1 residential multifamily, low density district is designed for low intensity, low rise, single-family and multiple-family residences. On certain individually designated historic sites as provided herein, hotels, apartment hotels, and suite hotels are authorized. Along Harding Avenue or Collins Avenue, from the city line on the north, to 73<sup>rd</sup> Street on the south (pursuant to section 142-1105 of this chapter) properties shall be entitled to have suite hotels.

Section 142-152 - Main permitted and prohibited uses.

- (a) The main permitted uses in the RM-1 residential multifamily, low density district are:
- (1) single-family detached dwelling;
  - (2) townhomes;
  - (3) apartments;
  - (4) bed and breakfast inn (pursuant to article V, division 7 of this chapter);
  - (5) properties fronting Harding Avenue or Collins Avenue, from the city line on the north, to 73rd Street on the south (pursuant to section 142-1105 of this chapter) shall be entitled to have hotels, apartment hotels, and suite hotels; and
  - (6) properties located north of Normandy Drive having a lot area of greater than 30,000 square feet, which are individually designated historic sites, and which had a valid business tax receipt, occupational license or its equivalent for hotel use as of the date of the adoption of the ordinance from which this provision is derived (“Normandy Historic Hotel Sites”) shall be entitled to have hotels, apartment hotels, and suite hotels.
- (b) Alcoholic beverage establishments pursuant to the regulations set forth in chapter 6 of the City Code, are prohibited uses, unless otherwise specified. Moreover, all uses not listed as a main permitted or conditional use are also prohibited. Notwithstanding the foregoing, accessory uses that are customarily associated with the operation of a hotel, including but not limited to, bars and restaurants, are permitted as provided in section 142-154 of this chapter.

Section 142-153 – Conditional uses.

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- (d) For Normandy Historic Hotel Sites, additional conditional uses are accessory outdoor bar counters, provided that an accessory outdoor bar counter is only permitted to be utilized during the hours of operation of the as the bar or restaurant of which it is a part; accessory outdoor entertainment establishment; and accessory neighborhood impact establishment; and accessory open air entertainment establishment as set forth in article V, division 6 of this chapter.

Section 142-154 - Accessory uses.

The accessory uses in the RM-1 residential multifamily, low density district are as required in article IV, division 2 of this chapter. **Additionally, hotels located on Normandy Historic Hotel Sites are permitted to have all accessory uses that are customarily associated with the operation of a hotel, including but not limited to retail, bars, restaurants with or without accessory bars, and personal services.**

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

Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Unit Size (Square Feet)	Average Unit Size (Square Feet)	Maximum Building Height (Feet)
5,600	50	<p>New construction—550</p> <p>Non-elderly and elderly low and moderate income housing—400</p> <p>Workforce housing—400</p> <p>Rehabilitated buildings—400</p> <p>Hotel units: 15%: 300—335</p> <p>85%: 335+</p> <p>For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is</p>	<p>New construction—800</p> <p>Non-elderly and elderly low moderate income housing—400</p> <p>Workforce housing—400</p> <p>Rehabilitated buildings—550</p>	<p>Historic district—40</p> <p>Flamingo Park Local Historic District—35 (except as provided in section 142-1161)</p> <p>Otherwise—50</p> <p>For properties outside a local historic district with a ground level consisting of non-habitable parking and/or amenity uses—55</p> <p>For Normandy Historic Hotel Sites—80 (for new hotel, apartment, hotel and suite hotel structures and additions)</p>

Section 130-32(26) - *Hotel, suites hotel, motel, or motor lodge:*

One space per unit, except as follows:

<b>Properties located within a local historic district or National Register Historic District</b>	
New floor area for hotel rooms, associated with retaining, preserving and restoring a building or structure that is classified as "contributing" as of March 13, 2013, as defined below	.5 spaces per unit, up to a maximum of 100 units and 1
space per unit for all units in excess of 100 units	
Other (e.g., new construction or substantial demolition of contributing building)	1 space per unit
Properties bounded by 62nd Street on the south, 73rd	.5 spaces per unit, up to a maximum of 100 units and 1

Street on the north, Indian Creek on the west and the Atlantic Ocean on the east	
space per unit for all units in excess of 100 units	
Properties located south of Fifth Street and properties zoned residential and located south of 17th Street, west of Alton Court, east of Biscayne Bay and north of 6th Street	1 space per unit
<b>Individually designated local historic sites</b>	

Normandy Historic Hotel Sites as defined in Section 142-152(a)	<del>The re shall be no historic preservation board may waive some or all of the parking requirement for hotel units and allowable accessory uses customary to a hotel, including bars and restaurants, within any new addition (attached or detached) subject to a traffic operation plan substantiating that any operational parking requirements can be addressed off site. In the event that parking is provided that would have otherwise been required absent this exception, such parking shall be excluded from the calculation of the floor area ratio.</del>
<b>Properties not listed above:</b>	
Hotels, limited by covenant to no restaurants or pools open to the public, no outdoor bar counters, entertainment or special events, and located in a commercial zoning district within 1,000 feet of the boundary of an area that is (1) zoned CD-3 and (2) part of an historic district	.5 spaces per unit, up to a maximum of 100 units and 1 space per unit for all units in excess of 100 units, up to a maximum cap of 150 rooms total
Within 150 feet of a single-family district or RM-1 district, notwithstanding the above	1 space per unit
Other	1 space per unit

#### Section 130-132 – Fee Calculation.

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(c) *Removal of existing parking spaces in a historic district.* Whenever an existing required parking space is removed or eliminated for any building that existed prior to October 1, 1993, which are located within the architectural district, a contributing building within a local historic district, or any individually designated historic building, a fee in lieu of providing parking shall be required if a replacement parking space is not provided pursuant to section 130-36. Such fee shall be satisfied as set forth in subsection (b), above. In no case shall the removal of parking spaces result in less than one parking space per residential unit or 50 percent of the required parking for commercial uses. This subsection shall not prohibit the removal of grade level parking spaces located within the front, side street or interior side yards of a lot, should those

parking spaces be nonconforming. Notwithstanding the foregoing, an owner shall be permitted to remove parking spaces required for a building in the architectural district or a local historic district constructed after October 1, 1993, if a change in said building results in a net reduction of required parking spaces. No fee in lieu of providing parking or the replacement of parking spaces pursuant to section 130-36 shall be required to remove such spaces, unless the number of parking spaces being removed is greater than the net reduction of required parking spaces. Notwithstanding the foregoing, existing parking spaces, whether conforming or nonconforming, may be removed from Normandy Historic Hotel Sites as defined in Section 142-152(a), and no fee in lieu payment shall be required for such removal.

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*Proposed Amendments to Code of Ordinances*

Section 6-4 - Location and use restrictions.

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(d) Notwithstanding any other provision in this division, the sale or offering of alcoholic beverages for consumption on the premises of Normandy Historic Hotel Sites shall be exempt from all applicable minimum distance separation requirements pertaining to such sale or offering.

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*Proposed Amendment to the Future Land Use Element of the Comprehensive Plan*  
**Low Density Multi Family Residential Category (RM-1)**

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new low density multifamily residential areas.

Uses which may be permitted: Single family detached dwellings; single family attached dwellings, townhouse dwellings and multiple family dwellings, and hotels for properties fronting Harding Avenue or Collins Avenue from the City Line on the north to 73rd Street on the south.

Bed and breakfast inns are permitted in RM-1 only in the Flamingo Park Historic District and the West Avenue Bay Front Overlay District, both of which are described in the Land Development Regulations. Residential office and suite hotel uses are permitted in the West Avenue Bay Front Overlay District only. Hotels, apartment hotels, and suite hotels are permitted on Normandy Historic Hotel Sites as described in the Land Development Regulations.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be

subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach.

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