

PARKING DISTRICTS NO. 6 & 7 – HOTEL AND APARTMENT REQUIREMENTS

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 130, OF THE LAND DEVELOPMENT REGULATIONS, ENTITLED "OFF-STREET PARKING," ARTICLE II "DISTRICTS; REQUIREMENTS," TO MODIFY THE REQUIREMENTS FOR PARKING DISTRICT NO. 6; TO EXTEND THE BOUNDARIES OF PARKING DISTRICT NO. 7; AND TO MODIFY THE REQUIREMENTS FOR PARKING DISTRICT NO. 7; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City of Miami Beach has the authority to enact laws which promote the public health, safety and general welfare of its citizens; and

WHEREAS, the City of Miami Beach seeks to encourage and incentivize new hotel development within the Washington Avenue area; and

WHEREAS, the City of Miami Beach seeks to encourage and incentivize rental apartment development within the Alton Road area; and

WHEREAS, Parking District No. 7 is the parking district that covers a portion of Washington Avenue; and

WHEREAS, Parking District No. 6 is the parking district that covers a portion of Alton Road; and

WHEREAS, by modifying the requirements for parking district no. 7, extending the boundaries of that district, and modifying the requirements for parking district no. 6, the City will be encouraging and incentivizing rental apartment development within Alton Road, and hotel uses along Washington Avenue; and

WHEREAS, the amendments set forth below is 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:

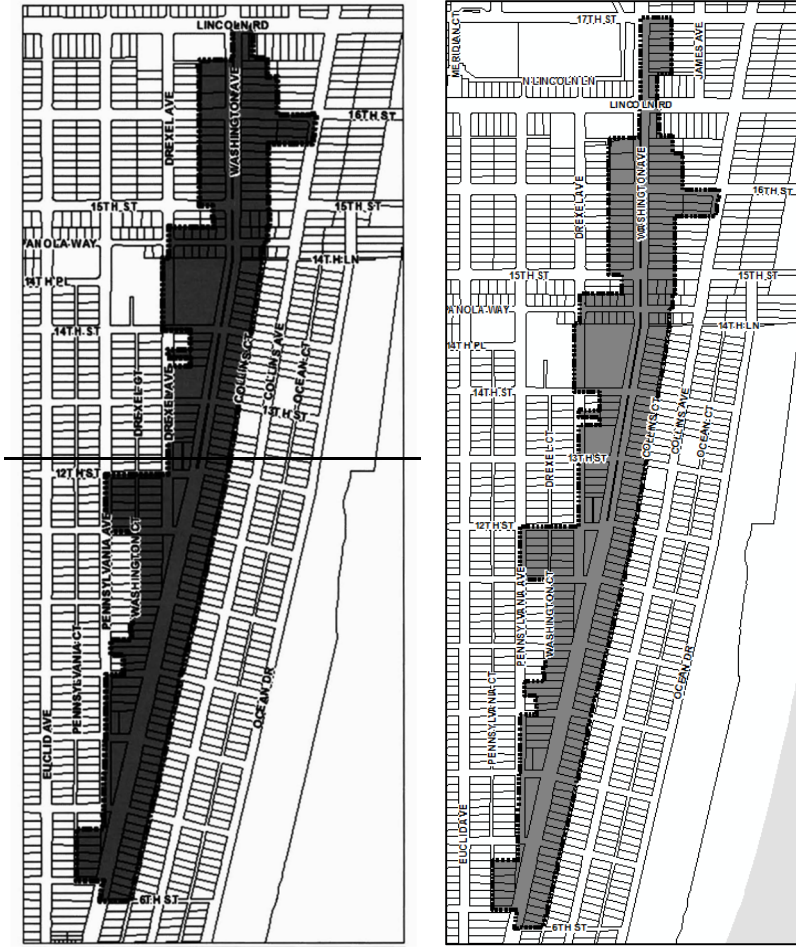
SECTION 1. That Chapter 130, entitled "Off-Street Parking," at Article II, "District Requirements, is hereby amended as follows:

Sec. 130-31. - Parking districts established.

(a) For the purposes of establishing off-street parking requirements, the city shall be divided into the following parking districts:

* * *

(7) *Parking district no. 7.* Parking district no. 7 includes those properties with a lot line on Washington Avenue from 5th Street to ~~Lincoln Road~~ 17th Street, excluding those properties in parking district no. 2, as depicted in the map below:



* * *

Sec. 130-33. - Off-street parking requirements for parking districts nos. 2, 3, 4, 5, 6, and 7.

- (a) Except as otherwise provided in these land development regulations, when any building or structure is erected or altered in parking districts nos. 2, 3, and 4 and 5 accessory off-street parking spaces shall be provided for the building, structure or additional floor area as follows. There shall be no off-street parking requirement for uses in this parking district except for those listed below:

* * *

- (c) Except as otherwise provided in these land development regulations, when any building or structure is erected or altered in parking district no. 6, off-street automobile parking spaces shall be provided for the building, structure or additional floor area as follows. For uses not listed below, the off-street parking requirement shall be the same as for parking district no. 1 in section 130-32.

- (1) *Apartment building and apartment-hotel:*
 a. ~~1.0 spaces per unit for units between 550 and 799 square feet;~~
 b. ~~1.25 spaces per unit for units between 800 and 999 square feet;~~

- ~~c. 1.5 spaces per unit for units between 1,000 and 1,199 square feet;~~
- ~~d. 1.75 spaces per unit for units between 1,200 and 1,399 square feet;~~
- ~~e. 2.0 spaces per unit for units between 1,400 and 1,599 square feet;~~
- ~~f. 2.25 spaces per unit for units above 1,600 square feet.~~
- a. On lots that are 65 feet in width or less: there shall be no parking requirement, provided the apartment building or apartment-hotel site secures off-site storage for alternative transportation such as for scooters, bicycles, and motorcycles.
- b. On lots wider than 65 feet:
 - 1 (one) space per unit for units between 550 and 1,600 square feet;
 - 2.0 (two) spaces per unit for units above 1,600 square feet.

g.c. Designated guest parking: Developments of 20 units or less shall have no designated guest parking requirements. Multifamily buildings and suites-hotels with more than 20 units shall be required to provide supplemental designated guest parking equal to ten percent of the required residential parking spaces.

h.d. Car sharing: The minimum parking requirements listed in a.—g. above may be reduced by four parking spaces for every one parking space reserved for a vehicle owned and operated by an official car-share program sanctioned by the City of Miami Beach, not to exceed a total of four (4) car-share parking spaces or 20 percent of the total number of required residential parking spaces, whichever is less.

* * *

(3) *Restaurant, outdoor cafe or bar:* There shall be no parking requirement for individual establishments of 60 seats or less, or 1,500 square feet or less of eating and/or drinking areas, whichever is greater, up to a total aggregate square footage of 5,000 square feet per development site. For individual establishments over 60 seats or 1,500 square feet of eating and/or drinking areas, whichever is greater, or for development sites with a total aggregate square footage of more than 5,000 square feet of these uses, there shall be one space per four seats or one space per 60 square feet of space not used for seating. A covenant running with the land, approved by the City Attorney, shall be recorded to ensure that individual stores will not be reconfigured internally in a way that would increase the minimum parking requirement without conditional use approval and payment of a one-time parking impact fee for each required parking space.

* * *

- (d) Except as otherwise provided in these land development regulations, when any building or structure is erected or altered in parking district no. 7, off-street automobile parking spaces shall be provided for the building, structure or additional floor area as follows. For uses not listed below, the off-street parking requirement shall be the same as for parking district no. 1 or parking district no. 2, as applicable.
- (1) Hotel: No parking requirement. For accessory uses to a hotel, the minimum parking is as set-forth in parking district no. 1.
 - (2) Office: One space per 500 square feet of floor area.
 - (3) Retail: Retail existing as of the date of adoption of parking district no. 7 shall have no parking requirement. For new retail construction located south of Lincoln Road: one space, per 300 square feet of floor area.

- (4) Cafe, outdoor located south of Lincoln Road: No parking requirement.
- (5) Approved parklets shall have no parking requirement.
- (6) Any building or structure erected in parking district no. 7 may provide required parking on site as specified in parking district no. 1. Such required parking, if provided, shall be exempt from FAR, in accordance with the regulations specified in chapter 114 of these land development regulations.

The parking requirements in this subsection 130-33(d)(1), (2), (3), (4), and (5) shall only apply to projects that have obtained a full building permit or business tax receipt by September 1, 2020.

SECTION 2. CODIFICATION.

It is the intention of the Mayor and City Commission of the City of Miami Beach, 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, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and, the word "ordinance" may be changed to "section", "article", or other appropriate word.

SECTION 3. REPEALER.

All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. SEVERABILITY.

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

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect ten days following adoption.

PASSED and ADOPTED this ____ day of _____, 2018.

ATTEST:

Dan Gelber, Mayor

Rafael E. Granado City Clerk

First Reading: December 13, 2017

Second Reading: January ____, 2018

Verified by: _____
Thomas Mooney, AICP
Planning Director