

Lincoln Road West Parking Subzone

ORDINANCE NO. _____

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 130, "OFF-STREET PARKING," ARTICLE II, "DISTRICTS; REQUIREMENTS" BY AMENDING SECTION 130-33(C) TO CREATE THE "LINCOLN ROAD WEST" PARKING SUBZONE OF PARKING DISTRICT NO. 6; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Commission desire to encourage innovative and compatible redevelopment in the Alton Road Corridor;

WHEREAS, mixed use development, including, but not limited to, hotel uses in the area of the Alton Road corridor between 16th and 17th Streets, will help encourage the commercial success of both the Alton Road Corridor and the Lincoln Road pedestrian mall;

WHEREAS, Mayor and City Commission desire to incentivize this mixed-use development and encourage the efficient use of private parking.

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

SECTION 1. Chapter 130 of the City Code, entitled "Off-Street Parking," Article II, "Districts; Requirements", Section 130-33(c) is hereby amended as follows:

Sec. 130-33 Off-street parking requirements for parking districts nos. 2, 3, 4, 5, 6, 7, 8, and 9.

* * *

(c) [Parking district no. 6.] 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.

* * *

(8) For sites within the Lincoln West Parking Subzone, which is located between 16th Street and Collins Canal, the following additional provisions shall apply to unified developments that provide at least 200 parking spaces on site:

(a) Hotel rooms shall require no parking:

(b) There shall be no parking requirement for individual dining area, lounge, outdoor café or bar establishments of 60 seats or less or 1,500 square feet or less of eating and/or drinking areas that are accessory to a hotel use, up to a total aggregate square footage of 5,000 square feet per hotel. For hotel uses with more than 5,000 square feet of

these accessory 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.

(c) Any building or structure erected in the Lincoln West Parking Subzone may provide required parking on site as specified in parking district no. 6. Such required parking, if provided, shall be exempt from FAR, in accordance with the regulations specified in chapter 114 of these land development regulations.

SECTION 2. 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 renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word.

SECTION 3. REPEALER. All ordinances or parts of ordinances and all section and parts of sections 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 _____, 2022.

Dan Gelber
Mayor

ATTEST:

Rafael E. Granado
City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

City Attorney Date

First Reading: April 6, 2022
Second Reading: May 4, 2022

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