

**DEVELOPMENT REGULATIONS FOR THE  
ALTON BEACH BAYFRONT OVERLAY DISTRICT**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 7, "ZONING DISTRICTS AND REGULATIONS," ARTICLE 3. "OVERLAY DISTRICTS" BY INCORPORATING SECTION 7.3.11 ENTITLED "ALTON BEACH BAYFRONT OVERLAY DISTRICT" TO PROVIDE DEVELOPMENT REGULATIONS FOR LOT 3, BLOCK 80 OF BAY GARDEN MANOR CONDO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 12 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

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

**WHEREAS**, lot 3, block 80 of the Bay Garden Manor Condo Plat is a large bayfront lot in the City located on the west side of the intersection of 13 Street and West Avenue in the City;

**WHEREAS**, the City seeks to create regulations for the development of lot 3, block 80 of the Bay Garden Manor Condo that promote the public health, safety, and general welfare of the public; and

**WHEREAS**, lot 3, block 80 of the Bay Garden Manor Condo is currently developed with a 239-unit condominium building; and

**WHEREAS**, the City seeks to encourage development of cohesive residential and mixed-use communities with resilient low density long-term residential uses;

**WHEREAS**, the City seeks to encourage redevelopment of existing legal nonconforming transient uses that are incompatible with the character of the West Avenue neighborhood and private investment into capital improvements along the West Avenue Corridor; and

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

**WHEREAS**, these regulations will ensure that the public health, safety and welfare will be preserved.

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

SECTION 1, Chapter 7, "Zoning Districts and Regulations", Article 3. "Overlay Districts", is amended to add Section 7.3.11, as follows:

\* \* \*

**Sec. 7.3.11 – Development Regulations for Alton Beach Bayfront Overlay**

**a. Location and Purpose (Alton Beach Bayfront Overlay District).**

The overlay regulations of this section shall apply to the following properties:

Lot 3, block 80 of the Bay Garden Manor Condo, according to the plat thereof, recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County,



**b. Development Regulations - Underlying RM-3 Zoning**

Notwithstanding the development regulations contained in Section 7.2.6, the following regulations shall govern proposed development within the boundaries of this overlay district with underlying RM-3 zoning, and in the event of any conflict between the overlay regulations and the requirements of the Resiliency Code, these regulations shall control:

1. Main Permitted Uses: Only residential uses and associated accessory uses permitted by the underlying RM-3 regulations shall be permitted within the portion of the overlay with underlying RM-3 zoning. Outdoor seating in connection with any restaurant use that is open to the public is prohibited.

2. Floor Area and Height Bonuses: As a voluntary development incentive, subject to the property owner's strict compliance with conditions of this subsection, Projects within the overlay shall be eligible for the following floor area and height bonuses:

- i. The base floor area in the Alton Beach Bayfront Overlay shall be 2.75.
- ii. New construction limiting density to a maximum of 75 units per acre shall be eligible for a floor area ratio bonus of 0.25; and
- iii. A property owner who elects, at the owner's sole discretion, to voluntarily execute a restrictive covenant running with the land, in a form approved by the city attorney, affirming that, in perpetuity, that no residential unit on the property shall be leased or rented for a period of less than six months and one day, shall receive a floor area bonus of 0.25. The covenant shall expressly provide that an affirmative vote of six-sevenths of all members of the City Commission shall be required in order to release the covenant or to modify the covenant in such a manner as to impose a less stringent restriction after it is executed; and
- iv. A property owner who enters into a development agreement for capital improvements along the West Avenue corridor, defined as the area bounded by 5<sup>th</sup> street on the south, 17<sup>th</sup> Street on the north, Alton Court on the east, and Biscayne Bay on the west, and other public benefits that could be applied on a City-wide basis, shall receive a floor area ratio bonus of up to 2.75, based on the following improvements or public benefits:
  1. Acquisition of property containing a transient use within the West Avenue corridor, construction of public park on that property, and conveyance of the public park to the City:1.25 .
  2. Design, permit, and construct the portions of the Bay Walk located at 800 West Avenue 1228 West Avenue, and 1450 Lincoln Road, or, in the event the requisite easements from upland owners cannot be obtained, contribute funds to the City for construction of the Bay Walk or any other lawful public purpose: 0.50 .
  3. Development of housing units acceptable to the City Commission and conveyance of the housing units to the City,

or development of public parking within the West Avenue corridor, or funding for resiliency and adaptation improvements within the West Avenue corridor, or funding for creation of a mooring field within Biscayne Bay adjacent to the West Avenue corridor, or any combination of the above, at a value not less than \$9,000,000.00: 1.0.

3. A project that implements all of the floor area bonuses provided in subsections (i)-(v) above shall receive a height bonus to allow a maximum height of 360 feet.

4. Setbacks:

a. Front Setback:

- i. Subterranean and Pedestal: 20 feet
- ii. Tower: 50 feet

b. Side Interior Setback

- i. Subterranean: 16 feet
- ii. Pedestal:
  - 1. North Side:
    - a. Ground Floor: 16 feet
    - b. Second Floor: 19 feet
  - 2. South Side:
    - a. Ground Floor: 26 feet
- iii. Tower: 26 feet
- iv. Sum of Side Yards: 42 feet

c. Rear Setback:

- i. Pedestal: 42 feet
- ii. Tower: 63 feet

5. Allowable encroachment into required yards:

- a. Architectural overhangs, ledges, or terraces may project up to 10 feet into a required side yard setback.
- b. Columns at the first two levels of the pedestal may encroach up to 8 feet into the required side yard setback.

- c. Pedestrian pathways for access to the Bay Walk may be located entirely in required yards.

6. Mechanical/Robotic Parking Systems:

- a. Within the overlay the minimum off-street parking requirements may be satisfied using mechanical or robotic parking systems fully enclosed within a parking structure. Such mechanical or robotic parking systems shall be exempt from the requirements of Section 5.2.11, and Planning Board approval shall not be required for the use of mechanical or robotic parking systems within the overlay.
- b. Notwithstanding the exemption in subsection (a), the mechanical/robotic parking system must satisfy the conditions provided in Section 5.2.11(f), and a restrictive covenant stipulating that a valet service or operator must be provided for as long as the mechanical/robotic system remains in use.

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**SECTION 2. REPEALER.**

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

**SECTION 3. 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 re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word.

**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 \_\_\_\_\_, 2024.

**ATTEST:**

\_\_\_\_\_  
Rafael E. Granado, City Clerk

First Reading:  
Second Reading:

Verified by: \_\_\_\_\_  
Thomas R. Mooney, AICP  
Planning Director

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