

**Alton Beach Bayfront Overlay District – LDR Amendments**  
**(Amended for Second Reading)**

**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 II, "DISTRICT REGULATIONS," SECTION 7.2.6, "RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY," SUBSECTION 7.2.6.3, "DEVELOPMENT REGULATIONS (RM-3)," TO REFERENCE MODIFIED DEVELOPMENT REGULATIONS FOR THE ALTON BEACH BAYFRONT OVERLAY, FURTHER AMENDING ARTICLE III, "OVERLAY DISTRICTS," BY CREATING SECTION 7.3.12, ENTITLED "ALTON BEACH BAYFRONT OVERLAY DISTRICT," TO CREATE DEVELOPMENT REGULATIONS THAT INCENTIVIZE NON-TRANSIENT RESIDENTIAL DEVELOPMENT ON 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; AND 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; and

**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; and

**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 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 II. “District Regulations”, Section 7.2.6 entitled “RM-3 Residential Multifamily, High Intensity” is amended as follows:

**CHAPTER 7  
ZONING DISTRICTS AND REGULATIONS**

\* \* \*

**ARTICLE II  
DISTRICT REGULATIONS**

\* \* \*

**7.2.6 RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY**

\* \* \*

**7.2.6.3 Development Regulations (RM-3)**

- a. The development regulations in the RM-3 residential multifamily, medium intensity district are as follows:

<b>DEVELOPMENT REGULATIONS TABLE (RM-3)</b>	
Maximum FAR	
Lot area equal to or less than 45,000 square feet	2.25 (1) (2)
Lot area greater than 45,000 square feet	2.75 (1) (2)
Oceanfront lots with lot area greater than 45,000 square feet	3.0(1) (2) (11) <u>(12)</u>
* * *	* * *

\* \* \*

(12) See Section 7.3.12, establishing the Alton Beach Overlay regulations.

**SECTION 2.** Chapter 7, “Zoning Districts and Regulations”, Article III, “Overlay Districts”, is amended to add Section 7.3.12, as follows:

**ARTICLE III  
OVERLAY DISTRICTS**

\* \* \*



## **Sec. 7.3.12 – 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 on properties with an underlying zoning classification of RM-3. 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. Additionally, the following regulations shall be applicable to developments utilizing FAR and height incentives within the overlay:
  - a. Bats and entertainment establishments shall be prohibited.
  - b. Accessory restaurant uses that are open to the public shall be subject to the following restrictions:
    - i. Outdoor seating in connection with any restaurant use that is open to the public shall be prohibited.
    - ii. The restaurant shall not exceed 4,000 square feet in size.

- iii. The restaurant shall not serve alcoholic beverages and shall not hold an alcoholic beverage license of any kind.
  - iv. The restaurant shall be limited to a maximum of 80 seats.
  - v. The restaurant shall close by 8:00 PM each night.
2. Floor Area Bonuses: As a voluntary development incentive, subject to the property owner's strict compliance with conditions of this subsection, a project within the overlay shall be eligible for the following floor area bonuses, not to exceed a cumulative bonus FAR of 3.0:
- a. The base floor area in the Alton Beach Bayfront Overlay shall be 2.75.
  - b. 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
  - c. A property owner that 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 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
  - d. A property owner that enters into a development agreement for capital improvements along the West Avenue corridor, defined as the area bounded by 5th Street on the south, 17th 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 2.5, based on the following capital improvements or public benefits:
    - i. Acquisition of property containing a transient use within the West Avenue corridor and conveyance of the property to the City: 2.0.
    - ii. Design, permitting, and construction of 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, contribution of funds to the City for construction of the Bay Walk or any other ~~lawful public purpose~~ capital improvement project: 0.50.
  - e. The total FAR for an eligible site, including base FAR and cumulative bonus FAR, shall not exceed 5.75.
3. Building Height Bonus: As a voluntary development incentive, subject to the property owner's strict compliance with conditions of this subsection, a project that implements all of the floor area bonuses provided in subsections 2.a-d above shall receive a height bonus of up to 180 feet. The maximum building height for an eligible site, including bonus height, shall not exceed 330 feet.
4. Setbacks:
- a. Front Setback:



- i. Subterranean and Pedestal: 20 feet
  - ii. Tower: 150 feet
  - iii. There shall be no variances from the minimum tower front setback requirements.
  - 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
    - iii. There shall be no variances from the minimum tower rear setback requirement.
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. Parking Requirements:
- a. Within the overlay, all required parking shall be located within subterranean levels, except for off-street loading spaces, valet circulation space, and a maximum of ten (10) visitor parking spaces. There shall be no variances from this provision.

- b. 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.
- c. Notwithstanding the exemption in subsection b, 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.

### **SECTION 3. REPEALER.**

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

### **SECTION 4. 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 5. SEVERABILITY.**

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

### **SECTION 6. EFFECTIVE DATE.**

This Ordinance shall take effect ten days following adoption.

**PASSED** and **ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

### **ATTEST:**

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

First Reading: April 23, 2025  
Second Reading: June 25, 2025

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

\_\_\_\_\_  
Steven Meiner, Mayor

APPROVED AS TO  
FORM AND LANGUAGE  
& FOR EXECUTION

\_\_\_\_\_  
City Attorney NK  
Date 6/17/2025