

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Member of the City Council
FROM: Interim City Manager Rickelle Williams
DATE: June 26, 2024 10:25 a.m. First Reading Public Hearing

TITLE: ELIMINATE THE 0.5 FAR BONUS FOR HOTELS IN THE CD-2 DISTRICT
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, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE 11, "DISTRICT REGULATIONS," SECTION 7.2.11, "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," BY AMENDING SECTION 7.2.11.3, ENTITLED "DEVELOPMENT REGULATIONS (CD-2)," TO ELIMINATE THE FLOOR AREA RATIO BONUS FOR HOTEL USES IN THE CD-2 DISTRICT ALONG AL TON ROAD, NORMANDY DRIVE, 71 STREET AND COLLINS AVENUE NORTH OF 63 STREET; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

RECOMMENDATION

The Administration recommends the City Commission approve the subject ordinance at First Reading and schedule a Second Reading public hearing for July 24, 2024.

BACKGROUND/HISTORY

On December 13, 2023, at the request of Commissioner Alex Fernandez, the City Commission referred a discussion (item C4 N) pertaining to the 0.5 floor area ratio (FAR) bonus available to hotel uses in the CD-2 zoning district to the Land Use and Sustainability Committee (LUSC). Commissioners Tanya K. Bhatt, Joseph Magazine and David Suarez are the co-sponsors of the item.

On March 5, 2024, the LUSC discussed the item and recommended that the City Commission refer an ordinance amendment to the Planning Board to repeal the 0.5 FAR bonus for hotels in the CD-2 district along Alton Road, as well as in the North Beach CD-2 districts in Normandy Isle and along Collins Avenue. The LUSC continued the discussion pertaining to the 0.5 FAR bonus for hotels located in the CD-2 district along Collins Avenue south of 20th Street and Washington Avenue to the June 10, 2024 meeting.

On April 3, 2024, at the request of Commissioner Alex Fernandez, the City Commission referred an amendment to the Land Development Regulations of the City Code (LDRs) to the Planning Board to eliminate the 0.5 FAR bonus for hotels in in certain CD-2 districts (item C4 B).

ANALYSIS

Pursuant to Section 7.2.11.3 of the LDRs, the maximum FAR in the CD-2, commercial medium intensity, zoning district, is 1.5. However, "when more than 25 percent (25%) of the total area of a building is used for residential or hotel units," the maximum FAR is 2.0. The attached draft ordinance removes the 0.5 FAR bonus for a site containing a hotel unit, suite hotel unit or hostel in CD-2 districts along Alton Road, Normandy Drive / 71st Street and Collins Avenue in North Beach.

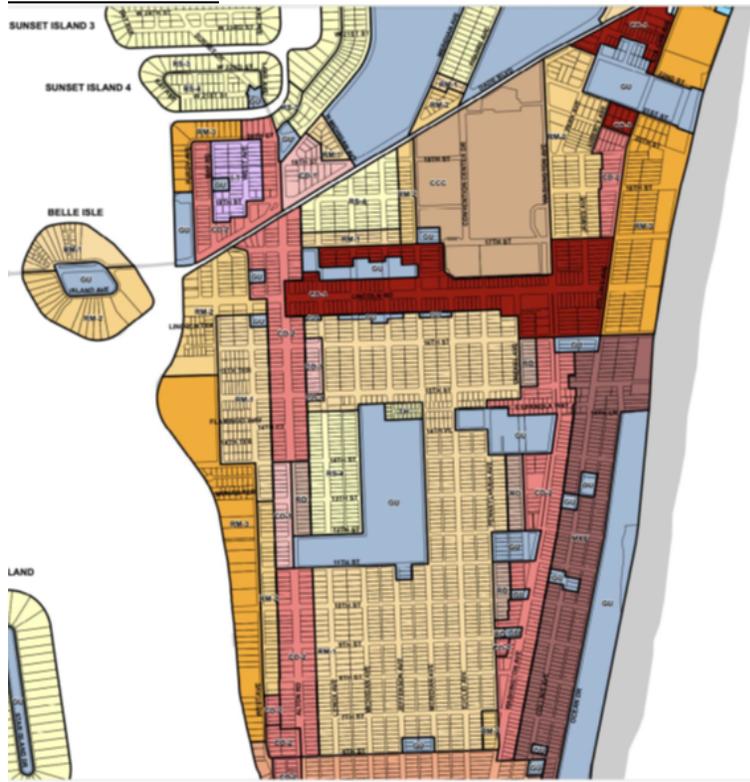
The proposed ordinance excludes the CD-2 districts on Collins Avenue south of 20th Street, as well as on Washington Avenue. The LUSC continued the discussion regarding these areas and will be providing a separate recommendation to the City Commission.

The zoning maps below show the CD-2 districts in North Beach and South Beach.

NORTH BEACH



SOUTH BEACH



The purpose of the proposed ordinance is to incentivize more residential units within the CD-2 districts.

PLANNING BOARD REVIEW

On May 28, 2024, the Planning Board held a public hearing and transmitted the proposed ordinance to the City Commission with a favorable recommendation (6-0). By separate motion (6-0) the Planning Board also recommended that the City Commission further study setting a maximum unit size for future residential development.

BUSINESS IMPACT ESTIMATE

In accordance with Section 166.041(4), Florida Statutes, the City of Miami Beach is required to assess whether a Business Impact Estimate is required for the subject ordinance. A Business Impact Estimate is not required for the subject ordinance as it implements an amendment to the Land Development Regulations.

FISCAL IMPACT STATEMENT

No Fiscal Impact Expected

Does this Ordinance require a Business Impact Estimate? No
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on . See BIE at:
<https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

CONCLUSION

The Administration recommends the City Commission approve the subject ordinance at First Reading and schedule a Second Reading public hearing for July 24, 2024.

Applicable Area

Citywide

Is this a “Residents Right to Know” item, pursuant to City Code Section 2-17?

Yes

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Planning

Sponsor(s)

Commissioner Alex Fernandez

Co-sponsor(s)

Commissioner Tanya K. Bhatt
Commissioner Joseph Magazine
Commissioner David Suarez