

West Avenue Bay Front Overlay – Removal of Suite Hotels

ORDINANCE NO. 2020-_____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, SUBPART B, ENTITLED “LAND DEVELOPMENT REGULATIONS,” BY AMENDING CHAPTER 142, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” ARTICLE III, ENTITLED “OVERLAY DISTRICTS,” DIVISION 5, ENTITLED “WEST AVENUE BAY FRONT OVERLAY,” TO REMOVE SUITE HOTEL AND SUITE HOTEL UNITS AS ALLOWABLE USES IN THE WEST AVENUE BAY FRONT OVERLAY; AND PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the West Avenue neighborhood is primarily comprised of residential uses;
and

WHEREAS, Objective RLU 1.3, entitled “Land Use Compatibility,” of the Resilient Land Use and Development Element of the City’s 2040 Comprehensive Plan provides that “[I]and development regulations will be used to address the location, type, size, and intensity of land uses and to ensure adequate land use compatibility between residential and non-residential land uses”;
and

WHEREAS, the Mayor and City Commission desire to encourage uses that are compatible with the low-scale character of the West Avenue neighborhood; and

WHEREAS, Division 5 of Article III of Chapter 142 of the City Code sets forth overlay zoning regulations for the West Avenue Bay Front Overlay; and

WHEREAS, under certain conditions, suite hotels are currently allowable uses in the West Ave Bay Front overlay district; however, hotels and apartment hotels are prohibited; and

WHEREAS, transient uses, like hotels, apartment hotels and suite hotels are incompatible with low scale residential neighborhoods; and

WHEREAS, suite hotels can be used as high occupancy transient uses, like hotels and apartment hotels and are therefore incompatible with low-scale residential neighborhoods; and

WHEREAS, the amendment set forth below is necessary to accomplish the above objectives.

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

SECTION 1. Chapter 142, entitled “Zoning Districts and Regulations” is amended, as follows:

CHAPTER 142. ZONING DISTRICTS AND REGULATIONS

* * *
ARTICLE III. OVERLAY DISTRICTS

* * *
DIVISION 5. WEST AVENUE BAY FRONT OVERLAY

Sec. 142-842. Location and purpose.

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- (d) The overlay regulations of this division relating to residential offices, ~~suites hotel~~ or bed and breakfast inns shall only apply to existing low scale properties, which were designed and constructed to be no more than three stories in height and are located in the subject overlay district.

Sec. 142-843. Compliance with regulations.

- (a) The following overlay regulations shall apply to those areas of the subject district which have an underlying zoning designation of (RM-1) Residential Multifamily Low Intensity and (RM-2) Residential Multifamily Medium Intensity. In particular, the overlay regulations shall allow the additional main permitted uses specified in this division, in the RM-1 and RM-2 of the subject area only if all the required criteria herein have been satisfied.
- (b) As specified in chapter 118, article VI, design review regulations, applications for a building permit shall be reviewed and approved in accordance with design review procedures.
- (c) The residential offices, ~~suites hotel~~ or bed and breakfast inn may only be permitted in structures that have been rehabilitated in general accordance with the U.S. Secretary of the Interior's standards for rehabilitation of historic buildings as determined by the planning director or his designee, or in buildings that have been substantially rehabilitated or where a request for a building permit will result in the building being substantially rehabilitated.
- (d) All development regulations and setback requirements in the underlying land-use zoning district shall remain. However, a residential office, ~~suites hotel~~ or bed and breakfast inn may only be established where:
 - (1) Demolition to the original building envelope does not exceed ten percent of the area of the original building lot coverage. At-grade additions that demolish or conceal primary facades (i.e., main entry porticoes and facades facing a street) shall not be permitted.
 - (2) The area of rooftop additions to existing multi-family structures does not exceed 50 percent of the area of the original floor immediately below. Such rooftop additions shall be set back a minimum of 15 feet from the facade of the existing building fronting a primary public-right-of-way with an established street wall.
 - (3) The area of rooftop additions to existing single-family structures does not exceed 50 percent of the area of the original lot coverage of the structure. The maximum height of the altered main structure shall not exceed ½ the original lot width up to a maximum of 33 feet.
 - (4) On sites where unity of title has combined two or more lots, the original rear setbacks for the main structure shall conform to the underlying zoning regulations. However, building additions may encroach into side setbacks which have become internal to the parcel. In addition to the allowable encroachments as outlined in section 142-1132, loggias (covered walkways), gazebo structures and pools may encroach into original rear and/or side setbacks that have become internal to the assembled lot.

Sec. 142-845. ~~Suites Hotel and~~ Bed and Breakfast Inn Overlay Area.

- (a) ~~The Suites Hotel and~~ Bed and Breakfast Inn Overlay Area is designed to accommodate the adaptive reuse of existing single-family ~~and multi-family~~ residential structures as of (the effective date of this ordinance) to allow for lodging and guest amenities as main permitted uses.
 - (1) ~~Suites hotels and b~~Bed breakfast inns in the Overlay Area shall not be permitted to have dance halls, entertainment establishments, neighborhood impact establishments, outdoor entertainment establishments or open air entertainment establishments.
 - (2) The building identification sign for a ~~suites hotel or~~ bed and breakfast inn shall be the same as allowed for an apartment building in the underlying zoning district in which it is located.
 - (3) The building(s) shall have central air conditioning or flush-mounted wall units; however no air conditioning equipment may face a street or the Bay.
 - (4) The maximum amount of time that any person other than the owner may stay in a ~~suites hotel or~~ bed and breakfast inn during a one-year period shall not exceed six months.
- (b) ~~Suites hotels are permitted in existing multi-family structures and in single-family structures, including those that have been combined with adjacent multi-family or single-family structures through unity of title. The maximum occupancy of such suite hotel units shall be limited to four persons for units less than 500 square feet and six persons for units greater than 500 square feet. Additionally, suite hotels shall be subject to the following conditions:~~
 - (1) ~~Suites hotels may have full cooking facilities in units with a minimum of 400 square feet.~~
 - (2) ~~The building shall be maintained and operated as a hotel, with a registration desk and a lobby.~~
 - (3) ~~Should the facility convert from a suites hotel to a multifamily/single-family residential building, the minimum average unit size and all other zoning requirements for the underlying district shall be met.~~
 - (4) ~~Suites hotels located in the subject district may have accessory uses based upon the below criteria:~~
 - a. ~~A dining room operated solely for registered hotel guests and their visitors, located inside the building, with no exterior signs, entrances or exits except as required by the South Florida Building Code. Such dining room shall not be licensed separately, not licensed as a restaurant, and shall not be permitted to have a commercial kitchen, but may have separate areas for food preparation and storage, provided there are not cook-tops, stoves, ovens or broilers, and exterior kitchen ventilation is not required.~~
 - b. ~~Other accessory uses customarily associated with the operation of an apartment building, as referenced in subsection 142-902(2), for the use of registered hotel guests and their visitors only.~~
- (c) Bed and breakfast inns are permitted only in existing single-family structures as of (the effective date of this section) and shall be subject to the following conditions:
 - (1) The owner/operator of the bed and breakfast inn shall permanently reside in the structure.
 - (2) The structure shall have originally been constructed as a single-family residence. The structure may have original auxiliary structures such as a detached garage or servant's residence that may or may not be used as part of the inn.
 - (3) The structure shall maintain main public rooms (living room/dining room) for use of the guests.

- (4) Original auxiliary structures, such as detached garages and servants' residences, may be converted to guestrooms or other appropriate use. New bedrooms constructed shall have a minimum size of 200 square feet and shall have a private bathroom.
- (5) There shall be no cooking facilities/equipment in guestrooms. One small refrigerator with maximum capacity of five cubic feet shall be permitted in each guestroom. All cooking equipment, which may exist, shall be removed from the structure with the exception of the single main kitchen of the house.
- (6) The bed and breakfast inn may serve meals to registered guests and their visitors only. Permitted meals may be served in common rooms, guestrooms or on outside terraces (see subsection 142-1401(9)). The meal service is not considered an accessory use and is not entitled to an outside sign.
- (7) Permitted meals may be served in areas outside of the building under the following conditions:
 - a. The area shall be landscaped and reviewed under the design review process. Landscape design shall effectively buffer the outdoor area used for meals from adjacent properties and the street.
 - b. All meals served outdoors shall be prepared for service from inside facilities. Except for the use of a barbecue, all outdoor preparation, cooking as well as outdoor refrigeration and storage of food and beverages shall be prohibited.
- (d) Hostels shall be prohibited within the subject overlay area.

Sec. 142-846. Off-street parking regulations.

* * *

- (c) *Parking impact fee program exemption.* Residential offices, ~~suites~~ hotels and bed and breakfast inns as outlined in sections 142-844 and 142-845 of this division shall be exempt from the off-street parking requirements as outlined in sections 130-130—130-132.

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 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 _____, 2020.

ATTEST:

Dan Gelber, Mayor

Rafael E. Granado, City Clerk

APPROVED AS TO FORM AND
LANGUAGE AND FOR EXECUTION

 NK for 9-8-20
City Attorney NK Date

First Reading: September 16, 2020

Second Reading: October 14, 2020

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