

Alton City Center Overlay — LDR Amendment

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICT REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.11. ENTITLED "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT" TO CREATE NEW SECTION 7.2.11.11 ENTITLED "ALTON CITY CENTER OVERLAY (CD-2)" FOR PROPERTIES LOCATED BETWEEN THE WEST SIDE OF ALTON ROAD AND THE EAST SIDE OF WEST AVENUE BETWEEN LINCOLN ROAD AND 17TH STREET AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, between 2010 and 2020, the City of Miami Beach lost a net total of 4,889 residents; and

WHEREAS, the July 2022 Census American Community Survey estimates that the City of Miami Beach has a population of 80,017, reflecting a further loss of 2,873 residents since the 2020 Census; and

WHEREAS, the City finds the loss of permanent residents may have had a negative impact on the quality of life of remaining residents, by encouraging more traffic congestion due to the need for employees to commute longer distances to employment centers within the City; and

WHEREAS, the loss of residents is partially due a lack of market rate rental housing in close proximity to the City's office and commercial uses; and

WHEREAS, the City block located between the west side of Alton Road and east side of West Avenue and Lincoln Road and 17th Street (the "Alton City Center") is an important City block that serves to connect the Venetian Causeway with the City Center area where the most office and commercial uses in the City are concentrated; and

WHEREAS, Alton Road is one of most important commercial and transit corridors in the City and City Commission has expressed a desire to activate largely dormant commercial parcels fronting on Alton Road particularly in the Alton City Center area; and

WHEREAS, creating incentives for mixed-use developments with a large residential component within the Alton City Center area would enable the implementation of more equitable and comprehensive housing policies that prioritize the well-being and stability of all residents and would enhance the walkability and quality of life within the Alton City Center area and beyond; and

WHEREAS, the amendments set forth below are necessary to accomplish all of the above objectives.

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

SECTION 1. Chapter 7, entitled "Zoning District Regulations," Article II, entitled "District Regulations," Section 7.2.11, entitled "CD-2 Commercial, Medium Intensity District," is hereby amended to add Section 7.2.11.11 as follows:

**CHAPTER 7
ZONING DISTRICTS AND REGULATIONS**

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ARTICLE II: DISTRICT REGULATIONS

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7.2.11 CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT

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7.2.11.11 Alton City Center Overlay (CD-2)

a. Location and Purpose (Alton City Center Overlay CD-2)

The Alton City Center overlay includes properties located between the west side of Alton Road and the east side of West Avenue between Lincoln Road and 17th Street with a lot area greater than 45,000 square feet in size. The purpose of this overlay is to incentivize the redevelopment of largely dormant commercial parcels into mixed-use projects with substantial residential use to increase housing supply near the City Center which contains the greatest concentration of office and commercial uses in the City.

b. Development Regulations (Alton City Center Overlay CD-2)

Notwithstanding the development regulations contained in Section 7.2.11.3, the following regulations shall govern proposed development within the boundaries of this overlay. In the event of any conflict between these regulations and the Resiliency Code, these regulations shall control. Any regulations of the underlying CD-2 zoning district not modified herein continue to govern.

As a voluntary incentive program, the property owner(s) shall be required to execute a restrictive covenant running with the land, in a form approved by the City Attorney, affirming that throughout the building and at all times, no newly constructed residential units on the property shall be leased or rented for a period of less than six months and one day, and that no new transient uses including, but not limited to, bed & breakfast inn, hostel, hotel, apartment hotel, suite hotel or rooming house, shall be permitted on the property. 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. Projects that record the requisite covenant and comply with the below regulations shall receive a density bonus for an additional 50 dwelling units per acre, a floor area bonus of 1.5, and a maximum height of 150 feet subject to the limitations outlined in this section:

1. Minimum lot size. The minimum lot size shall be 45,000 square feet.
2. Minimum residential use requirement and unit size. Projects shall be mixed-use and shall utilize a minimum of 50% of new construction gross floor area for non-transient residential uses including but not limited to dwelling units, amenities, residential parking, common areas and micromobility stations. The minimum residential unit size shall be 500 square feet.
3. Ground level activation. For new construction, the ground level of the building shall consist of active retail, restaurant, personal service or similar uses. Residential and office lobbies may be permitted at the ground level.
4. Micromobility and Parking. Projects shall provide within the structure a micromobility station that is accessible to all residents and equipped with a minimum of 40 or more micromobility units (e.g. bicycles, e-bikes, e-scooters, quads and/or vehicles, etc.). The City shall review and approve a micro-mobility station operations plan. Micromobility units provided shall count towards satisfying the project's long-term bicycle parking requirements. There shall be no parking requirement. However, a project may provide required parking on site as specified in parking tier 1. Such required parking, if provided, shall be exempt from FAR, in accordance with the regulations specified in chapter 1 of these land development regulations.
5. Height. The maximum height shall be 150 feet.
6. Additional Setbacks. Portions of the building above 75 feet in height shall be setback a minimum of 20 feet from Alton Road.
7. Variances. There shall be no variances from the requirements of this section.
8. Sunset provision. The development regulations in this section 7.2.11.11. shall only apply to projects that have obtained a full building permit on or before December 31, 2035.

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SECTION 5. 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 6. 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 7. SEVERABILITY.

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

SECTION 8. EFFECTIVE DATE,

This Ordinance shall take effect ten days following adoption.

PASSED AND ADOPTED this ____ day of _____, 2026

Steven Meiner, Mayor

ATTEST:

Rafael E. Granado, City Clerk.

APPROVED AS TO FORM AND
LANGUAGE AND FOR EXECUTION

Ricardo J. Dopico, City Attorney
Date

First Reading:
Second Reading:

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