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COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower
and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: June 6, 2012

SUBJECT: Referral to Planning Board – Parking Requirements to Incentivize Hotel Development

ADMINISTRATION RECOMMENDATION

Forward the proposed ordinance to Planning Board for its review and recommendation.

SUMMARY

At the May 16, 2012 meeting, the Land Use and Development Committee had a discussion that explored ways to incentivize good hotel development and recommended that such an ordinance be referred to the Planning Board for its input and recommendation.

A review of parking requirements for hotels in other Florida cities and in other tourist destination cities throughout the country show that most of them have a lower parking requirement for the dense, walkable, urban districts than our current requirement of one parking space per hotel room (1:1). While the ITE Institute of Transportation Engineering parking manual reflects a similar level of required parking as our existing code, this may reflect a more suburban, auto oriented type of hotel and may be less appropriate for Miami Beach. This theory is consistent with the other cities surveyed, which generally have a 1:1 parking requirement for suburban areas and a lower parking requirement for urban districts.

Based upon the research conducted so far, the hotel parking requirement could be reduced to 1 space per 2 rooms as an incentive for good hotel development. However, changing the current parking requirements for ancillary facilities within hotels such as retail, restaurants, bars, nightclubs, meeting rooms and ballrooms is not recommended. Parking requirements for such uses have already been discounted for a certain percentage of users being guests in the same hotel.

RL
JMG/JGG/RGL/ML

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Agenda Item C4B
Date 6-6-12

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