

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members  
Planning Board

DATE: July 30, 2024

FROM: Thomas R. Mooney, AICP  for TRM  
Planning Director

SUBJECT: **PB24-0695. Washington Avenue Residential Use Incentives –  
Workforce Housing Comprehensive Plan Amendment.**

**PB24-0696. Washington Avenue Residential Use Incentives – LDR  
Amendments.**

**Supplement to the staff report published on July 24, 2024.**

#### **INFRASTRUCTURE IMPACTS**

Per section 7.1.10.3 of the LDRs, prior to the Planning Board Preliminary Review, the Administration will perform an impact analysis of the proposed FAR increase; and such impact analysis shall include but not be limited to, the following:

1. Calculation of the actual square footage increase for affected properties such as, for example, the maximum allowable square footage for residential, office, retail, hotel or other uses resulting from the FAR increase.
2. An infrastructure analysis regarding potential impacts on traffic/ mobility, parking, water, sewer, resiliency, parks and open space, as well as any other area of concern identified by the City Commission or the Administration.
3. Massing studies, which illustrate the volume and location of the area associated with the proposed increase in FAR.

In accordance with 7.1.10.3(a)(3) above, the massing studies on the following pages include views along Washington Avenue with potential development at a maximum height of 75 feet or 100 feet.

View looking south from 11<sup>th</sup> Street (existing):



View looking south from 11<sup>th</sup> Street (75 feet high):



View looking south from 11<sup>th</sup> Street (100 feet high):



View looking north from 5<sup>th</sup> Street (existing):



View looking north from 5<sup>th</sup> Street (75 feet high):



View looking north from 5<sup>th</sup> Street (100 feet high):



View focused on 1234 Washington Ave (existing):



View focused on 1234 Washington Avenue (75 feet high):



View focused on 1234 Washington Avenue (100 feet high):

