MIAMIBEACH
Land Use Boards

Planning Board

TO: Planning Board

FROM: Thomas Mooney, Director

DATE: May 6, 2025

TITLE: PB25-0739. LINCOLN ROAD EAST RESIDENTIAL USE INCENTIVES – LDR AMENDMENTS

PROPERTY

Lincoln Road East Residential Use Incentives – LDR Amendments

FILE NO.

PB25-0739

APPLICANT

City of Miami Beach

IN RE:

1. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 5, ENTITLED "OFF-STREET PARKING," ARTICLE II, ENTITLED "VEHICLE PARKING, BICYCLE PARKING AND OFF-STREET LOADING REQUIREMENTS," AT SECTION 5.2.4, ENTITLED "VEHICLE OFF-STREET PARKING REQUIREMENTS," BY AMENDING THE PARKING REQUIREMENTS IN PARKING TIER 1, BY AMENDING THE PARKING REQUIREMENTS IN PARKING TIER 2; BY AMENDING THE PARKING REQUIREMENTS IN PARKING TIER 3, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICT REGULATIONS," ARTICLE I, ENTITLED "GENERAL TO ALL ZONING DISTRICTS," BY CREATING SECTION 7.1.10, ENTITLED "RESIDENTIAL USE INCENTIVES," TO ESTABLISH RESIDENTIAL USE INCENTIVES SPECIFIC TO PROPERTIES IN APPLICABLE UNDERLYING ZONING DISTRICTS AND PROPERTIES FRONTING LINCOLN ROAD FROM DREXEL AVENUE TO COLLINS AVENUE; BY AMENDING ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.12 ENTITELD "CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT," TO DELETE SECTION 7.2.12.4, ENTITLED "ADDITIONAL REGULATIONS (CD-3)"; BY AMENDING ARTICLE V, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," BY AMENDING SECTION 7.5.2. 1 ENTITLED "HEIGHT REGULATION EXCEPTIONS AND ROOFTOP ADDITIONS," TO ALLOW FOR MULTI-STORY ROOFTOP ADDITIONS FOR PROJECTS THAT QUALITY FOR THE LINCOLN ROAD RESIDENTIAL USE INCENTIVES; AND

NEW COMPREHENSIVE PLAN & CODE AMENDMENTS (Filed pursuant to Chapter 2, Arti... {{item.number}}

PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. **[Continued from March 4, 2025. Continuance requested to December 9, 2025]**

PRIOR ORDER NUMBER:

Applicable Area

N/A

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No