

MIAMIBEACH

Land Use Boards

Planning Board

TO: Planning Board
FROM: Thomas Mooney, Director
DATE: November 4, 2025
TITLE: PB25-0794, FAENA DISTRICT OVERLAY – COMPREHENSIVE PLAN AMENDMENT.

PROPERTY

Faena District Overlay – Comprehensive Plan Amendment.

FILE NO.

PB25-0794

APPLICANT

City of Miami Beach

IN RE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS OF SECTION 163.3184(3), FLORIDA STATUTES, BY AMENDING GOAL RLU 1, "LAND USE," OBJECTIVE RLU 1.1, "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES," POLICY 1.1.7 ENTITLED "HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)", TO ESTABLISH A 5,000 SQUARE FOOT FLOOR AREA RATIO ("FAR") BONUS FOR THE RM-3 LAND USE CATEGORY FOR OCEANFRONT PROPERTIES WITHIN THE FAENA OVERLAY DISTRICT THAT CONTAIN A CONTRIBUTING HISTORIC STRUCTURE; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

PRIOR ORDER NUMBER:

Applicable Area

N/A

NEW COMPREHENSIVE PLAN & CODE AMENDMENTS (Filed pursuant to Chapter 2, Arti... 8

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