

# MIAMI BEACH

## Land Use Boards

### Planning Board

TO: Planning Board  
FROM: Thomas Mooney, Director  
DATE: November 4, 2025  
TITLE: PB25-0795, FAENA DISTRICT OVERLAY – FAR PRESERVATION INCENTIVE

#### **PROPERTY**

Faena District Overlay – FAR Preservation Incentive

#### **FILE NO.**

PB25-0795

#### **APPLICANT**

City of Miami Beach

#### **IN RE:**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 7, "ZONING DISTRICTS AND REGULATIONS," ARTICLE III, "OVERLAY DISTRICTS," SUBSECTION 7.3.5, "FAENA DISTRICT OVERLAY," TO PROVIDE A 5,000 SQUARE FOOT FLOOR AREA RATIO ("FAR") BONUS FOR OCEANFRONT PROPERTIES THAT ARE 65,000 SQUARE FEET OR LARGER AND CONTAIN A CONTRIBUTING HISTORIC STRUCTURE; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

#### **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

**NEW COMPREHENSIVE PLAN & CODE AMENDMENTS (Filed pursuant to Chapter 2,  
Arti... 9**