

MIAMIBEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

DATE: December 9, 2025

TO: Chairperson and Members
Planning Board

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: PB25-0765, **1600 Washington Avenue – LDR Amendment.**

PB25-0794, **1600 Washington Avenue – Comprehensive Plan Amendment.**

RECOMMENDATION

Transmit the proposed ordinances amending the Comprehensive Plan and Land Development Regulations of the City Code (LDRs) to the City Commission with a favorable recommendation.

BACKGROUND

On September 9, 2025, the Planning Board reviewed the proposed ordinances and continued each to the November 4, 2025 meeting. On November 4, 2025, the Planning Board continued the proposed ordinances to the December 9, 2025 meeting. On November 12, 2025, a public workshop was held after the first review of the Planning Board and additional input was received from the participants.

PLANNING BOARD AND CITY COMMISSION REVIEW REQUIREMENTS

The application submitted herein is in accordance with Section 7.1.10.2(a) of the LDR's, which requires the following 3-step process, prior to the review by the City Commission:

a. Step One – Planning Board Preliminary Review.

The Planning Board, at a duly noticed public hearing, shall perform an initial review of the proposed ordinance. Notice of the Planning Board preliminary review hearing shall be given in accordance with the applicable provisions in Chapter 2, Article IV of the Land Development Regulations. If the proposed ordinance involves less than ten (10) contiguous acres, the notice requirements for the preliminary Planning Board review shall also include a minimum 30-day mail notice for all properties within 375 feet of the properties subject to the proposed floor area or FAR increase, and a 30-day published notice.

Prior to the Planning Board's preliminary review stage, the Administration, either internally or with the assistance of an outside consultant, 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.

For private applications, the applicant shall be required to provide all data and exhibits related to the above noted impact analysis as part of the application submission. The findings of this impact analysis shall be presented to the Planning Board at the preliminary review stage.

b. Step Two – Community Outreach Meeting:

Subsequent to the Planning Board's preliminary review meeting, the City shall facilitate a public meeting for all affected stakeholders, in order to solicit additional input and feedback, as well as for City staff to address any outstanding issues or questions. A reasonable effort shall be made to ensure that such public meeting is held no later than 45 days from the date of the preliminary review by the Planning Board. Courtesy notice of the meeting shall be given by the applicable City department, in coordination with the Planning Department, in a manner consistent with the City's courtesy notices for other community meetings, workshops, or presentations.

c. Step Three – Planning Board Transmittal:

At a second duly noticed public hearing, which is separate and apart from the preliminary review hearing, the Planning Board shall consider and transmit the proposed ordinance to the City Commission with a recommendation. Notice of this transmittal hearing shall be given in accordance with the applicable provisions in Chapter 2, Article IV of the Land Development Regulations.

After transmittal to the City Commission, the review requires a similar 3-step process:

a. Step One – First Reading Public Hearing:

After transmittal of the ordinance by the planning board, the City Commission shall hold a first reading public hearing. Notice of the first reading shall be given in accordance with the applicable provisions in Chapter 2, Article IV of the Land Development Regulations. If the proposed ordinance involves less than ten (10) contiguous acres, the notice requirements for first reading shall also include a minimum 30-day mail notice for all properties within 375 feet of the properties subject to the proposed floor area or FAR increase, and a 30-day published notice.

b. Step Two – Community Workshop:

Subsequent to the approval of the ordinance at first reading, and prior to second reading, at least one additional community workshop, which is separate and apart from the first reading public hearing, shall be held. This additional community workshop shall be considered a courtesy meeting, and open to participation by all affected stakeholders, including residents, property owners, or businesses in the surrounding area that may be affected by the proposed floor area or FAR increase, as determined by the City Commission. Such community workshops may be held in a virtual, in-person or hybrid formats, at the discretion of the City Commission, and shall be noticed in a manner to be determined by the City Commission.

c. Step Three – Second Reading / Adoption Public Hearing:

After the community workshop described above, the City Commission shall hold a second reading public hearing to consider final adoption of the proposed ordinance. Notice of the second reading shall be given in accordance with the applicable provisions in Chapter 2, Article IV of the Land Development Regulations.

REVIEW CRITERIA

Pursuant to Section 2.4.2 of the Resiliency Code, in reviewing a request for an amendment to these land development regulations (LDRs), the board shall consider the following when applicable:

1. Whether the proposed change is consistent and compatible with the comprehensive plan and any applicable neighborhood or redevelopment plans.

Consistent

The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan, as proposed to be amended.

2. Whether the proposed change would create an isolated district unrelated to adjacent or nearby districts.

Consistent

The proposed amendment does not create an isolated district.

3. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

Consistent

The proposed ordinance amendment does allow for an increase in the scale of development for residential uses. The benefits to the neighborhood would outweigh the potential modest impacts of the additional height and intensity.

4. Whether the proposed change would tax the existing load on public facilities and infrastructure.

Consistent

The proposed amendment could result in development that increases the load on public facilities and infrastructure due to the proposed change in floor area ratio (FAR). It is expected that the ordinance would result in a reduction in traffic as more people would be able to live and work in the City, as opposed to commuting.

5. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Satisfied

The boundaries of the overlay district are not illogically drawn.

6. Whether changed or changing conditions make the passage of the proposed change necessary.

Consistent

The loss of permanent residents and the desire to incentivize residential development makes passage of the proposed change necessary.

7. Whether the proposed change will adversely influence living conditions in the neighborhood.

Consistent

The proposed ordinance amendment should not adversely affect living conditions in the neighborhood.

8. Whether the proposed change will create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.

Partially Consistent

The proposed change could allow for development that generates additional traffic from what is currently permitted, as the FAR is being increased. However, given that the City has seen a major increase in traffic due to workers commuting to job centers within the City from suburbs in single occupancy vehicles, the amendment has the potential to reduce traffic by allowing more residents to live in close proximity to their place of employment, as well as utilize alternative modes of transportation.

9. Whether the proposed change will seriously reduce light and air to adjacent areas.
Partially Consistent
The proposed change should not reduce light and air to adjacent areas.
10. Whether the proposed change will adversely affect property values in the adjacent area.
Consistent
The proposed change should not adversely affect property values in the adjacent areas.
11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.
Consistent
The proposed change will not be a deterrent to the improvement or development of adjacent properties.
12. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.
Partially Consistent
While the property can be used in accordance with existing zoning, the proposed amendments will incentivize more residential units.
13. Whether it is impossible to find other adequate sites in the city for the proposed use in a district already permitting such use.
Not Applicable

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4 of the LDRs establishes the following review criteria when considering ordinances, adopting resolutions, or making recommendations:

1. Whether the proposal affects an area that is vulnerable to the impacts of sea level rise, pursuant to adopted projections.
Consistent
The proposal does affect areas that are vulnerable to the impacts of sea level rise in the long term.
2. Whether the proposal will increase the resiliency of the City with respect to sea level rise.
Consistent
The proposal will increase the resiliency of the City with respect to sea level rise with new development that will comply with the City's resiliency requirements.
3. Whether the proposal is compatible with the City's sea level rise mitigation and resiliency efforts.
Consistent
The proposal is compatible with the City's sea level rise mitigation and resiliency efforts.

ANALYSIS

Last year the Planning Board reviewed city applications for amendments to the Comprehensive Plan and the LDRs for properties along Washington Avenue (from 5th Street to 17th Street) with the goal of incentivizing non-transient residential uses along this corridor. The proposed amendments included increases in the maximum allowable FAR, along with increases in the maximum allowable building height, modifications to the parking requirements for residential uses, and a waiver of mobility fees for qualifying projects. The Planning Board transmitted these ordinances to the City Commission with favorable recommendations on November 26, 2024. On February 26, 2025, the City Commission

opened and continued the ordinances to the December 17, 2025, Commission meeting. The item sponsor has deferred these ordinances to the January 2026 City Commission meeting.

The property located at 1600 Washington Avenue, which is the subject of the current applications, is located within the boundaries of the Washington Avenue residential incentive area that is part of the amendments still pending review by the City Commission. Due to the potential uncertainty in the timeframe for the pending ordinances incentivizing residential development along Washington Avenue, the property owner of 1600 Washington Avenue has filed private applications for this block of Washington Avenue.

As proposed, the attached amendments to the Comprehensive Plan and LDRs would increase the maximum intensity (floor area ratio) to 3.25 for the CD-3 zoning district within this section of Washington Avenue. No change to the maximum density of 150 units per acre is proposed.

The following is a general summary of the proposed LDR amendment for the subject application:

- **Purpose:** To incentivize non-transient residential development along Washington Avenue
- **Conditions:** Requires conversion away from transient uses and restrictive covenants ensuring leases of at least 6 months and one day.
- **Parking Provisions:** Parking requirements are reduced or eliminated for non-transient residential uses.
- **Historic Preservation:** Certificate of Appropriateness review for projects is required.
- **Mobility Fee Waiver:** Waivers or exemptions of mobility fees for qualifying residential incentive projects.
- **Height:** The building height for eligible projects on CD-3 zoned properties is increased to up to 150 feet.

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 that 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.

The applicant has submitted an Impact Analysis as part of the application, with the following information:

- Potential increase of 210 residential units;

- Potential population increase of 525 people;
- Potential increase of 191 peak hour vehicle trips;
- Potential increase of 73,500 gallons of potable water consumption per day;
- Potential increase of 64,050 gallons of sanitary sewer transmission per day; and
- Potential increase of 525 tons of solid waste collection per year.

Traffic. A traffic study was prepared for the project which estimates net 88 AM peak hour vehicle trips and net 103 PM peak hour vehicle trips. This is a minor increase in peak hour vehicle trips and the current levels of service should not be severely impacted. These impacts would be offset by residents opting to walk or use transit for their commute to work, which is not accounted for. The urban core of South Beach is well served by transit and it is expected that a substantial portion of future residents will use transit or walk to commute to work.

Parks. With regards to parks levels of service, there is a deficiency in *basketball courts* and *tennis/pickleball courts*. There could also potentially be a deficiency in *activity buildings for multiple uses*. As a result of these deficiencies, each development utilizing the FAR incentives, including the subject project, will be required to pay impact and mitigations fees. The level of service for recreation and open space acreage would continue to be met.

Water. With regards to potable water consumption, on January 20, 2022, the City Commission adopted the City of Miami Beach 10-year Water Supply Facilities Work Plan and related amendments to the Comprehensive Plan. This plan was created with coordination with the South Florida Water Management District and Miami-Dade County Water and Sewer Department. The plan projects that water will be available for projected population increases.

Sewer. Regarding the impacts to potable water and sanitary sewer transmission infrastructure, specific upgrades are determined on a case-by-case basis as new developments are proposed due to the significant amount development details that are required to make these determinations. The Public Works Department is currently studying the water and sewer systems throughout the city. Given only 210 residential units are enabled by this legislation, it is expected that there will be sufficient sewer capacity to accommodate the project. Otherwise, the applicant will be required to facilitate any necessary upgrades.

Solid Waste. Regarding solid waste collection, as the proposal would result in new multifamily developments, the solid waste collection would be handled by private providers. It would be the responsibility of the applicant to coordinate with the private provider and to ensure that the project's needs are met.

Urban Core Legislation - FAR Analysis

FAR BONUS REQUIRES ONLY RESIDENTIAL DEVELOPMENT ABOVE THE FIRST STORY

Property	Lot Size	Base FAR (2.75) SF	FAR Bonus (3.25) SF	Net SF Increase	Maximum Density
1600 Washington Ave.*					
1601 Drexel Ave.	66,708	183,447	216,801	33,354	229.71
420 Lincoln Rd.*	84,411	232,130	274,336	17,606**	290.67
*Pacels improved with a contributing historic structure					
**420 Lincoln is a contributing historic building and already built in excess FAR; Further as a contributing historic building a rooftop addition limited to 1-story.					

MASSING STUDIES

In accordance with 7.1.10.3(a)(3) above, the applicant has submitted massing studies that represent the maximum limits of the development for the subject site.

COMPREHENSIVE PLAN AMENDMENT AND REVIEW PROCESS

The proposal requires an amendment to the Comprehensive Plan for the proposed increase in intensity.

Under Section 163.3184(2), Florida Statutes, this amendment shall follow the expedited state review process for adoption of comprehensive plan amendments. This process requires a public hearing by the local planning agency (Planning Board), a public transmittal hearing before the City Commission, after which the amendment must be transmitted to several state agencies for a 30-day review period, and a final adoption public hearing before the City Commission. The amendment is effective 31-days after it is adopted if there are no appeals.

PUBLIC OUTREACH SUMMARY

Following the Planning Board's preliminary review on September 8, 2025, a public meeting was held on November 12, 2025 via Zoom, for all affected stakeholders, to solicit additional input and feedback. The following is a link to the meeting: <https://youtu.be/LEtuRHUf7U>

The meeting was well attended, and (5) speakers had comments and questions regarding the proposal. The following is a general summary of the comments, questions and feedback received:

Concerns about Height and Context: Several community members expressed concerns about the height of the proposed building, stating that it would tower over the surrounding low-rise historic district and create a heat island effect. There were suggestions to consider lowering the height to better fit the context of the neighborhood.

Parking Issues: Concerns were raised about the lack of parking requirements and the potential for residents to park on the street, leading to congestion. It was suggested that there should be a covenant to ensure residents use the provided parking garage instead of street parking.

Design and Historic Preservation: Some community members called for the design to be more contextual and reflective of the unique character of Miami Beach.

Affordable Housing: There was a suggestion to include a percentage of affordable housing units in the project to address the need for affordable residential options for people who work in the area.

General Feedback: Some community members felt that the proposal was being pushed through without sufficient consideration of residents' opinions. Additionally, there was a call for more better strategic planning to ensure that development is beneficial for the community.

SUMMARY

Staff is supportive of the proposed amendments to the LDRs and Comprehensive Plan, which are largely consistent with ordinances currently pending review by the City Commission for the Washington Avenue corridor.

STAFF RECOMMENDATION

Staff recommends that the Planning Board review the proposed ordinances amending the LDRs and Comprehensive Plan and transmit them to the City Commission with favorable recommendations.

CD-3 Urban Core Residential Plan – LDR Amendment

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, 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 FOR PARKING TIER 2; BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE I, ENTITLED "GENERAL TO ALL ZONING DISTRICTS," BY AMENDING SECTION 7.1.11, ENTITLED "RESIDENTIAL USE INCENTIVES," TO ESTABLISH RESIDENTIAL USE INCENTIVES SPECIFIC TO PROPERTIES BOUNDED BY DREXEL AVENUE AND WASHINGTON AVENUE FROM 16TH STREET TO LINCOLN ROAD; BY AMENDING SECTION 7.2.12, ENTITLED "CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT," BY CREATING SUBSECTION 7.2.12.6, ENTITLED "URBAN CORE RESIDENTIAL INCENTIVE AREA (CD-3)," TO CREATE A RESIDENTIAL INCENTIVE AREA BOUNDED BY DREXEL AVENUE AND WASHINGTON AVENUE FROM 16TH STREET TO LINCOLN ROAD; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the area from 16th Street to Lincoln Road along Washington Avenue (the "Urban Center") is the center of Miami Beach's commercial, business and tourist district and is a transportation hub;

WHEREAS, the Urban Core contains the largest concentration of employment opportunities in the City for both professional office and service industries jobs; and

WHEREAS, the current lack of housing supply within a walking distance to the employment opportunities in the Urban Core forces a majority of employees to commute, predominantly via automobile, to work which contributes to traffic congestion in the City; and

WHEREAS, creating development incentives for non-transient residential uses in the Urban Core would enable the implementation of more equitable and comprehensive housing policies that prioritize the well-being and economic stability of all residents; and

WHEREAS, the amendments set forth below are necessary to accomplish all of the above objectives.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA.

SECTION 1. Chapter 5, entitled "Off Street Parking," Article II, entitled "Vehicle Parking, Bicycle Parking and Off-Street Loading Requirements," is hereby amended as follows:

**CHAPTER 5
OFF STREET PARKING**

* * *

ARTICLE II. VEHICLE PARKING, BICYCLE PARKING AND OFF-STREET LOADING REQUIREMENTS

* * *

5.2.4 VEHICLE OFF-STREET PARKING REQUIREMENTS

* * *

5.2.4.2 Parking Tier 2

Except as otherwise provided in these land development regulations, when any building or structure is erected or altered in parking Tier 2 accessory off-street parking spaces shall be provided for the building, structure or additional floor area as follows. For uses not listed below, the off-street parking requirement shall be the same as for parking tier 1.

* * *

Tier 2c

c. Off-street parking requirements for Tier 2 area c.

1. Tier 2 area c includes those properties with a lot line on Washington Avenue from 5th Street to 17th Street, excluding those properties in Tier 3 area a, as depicted in the map below¹:



¹ Note, map graphic available on Gridics has a scrivener's error and does not currently include 1600 Washington. Per the above description, the parcel is within Parking Tier 2c. 1601 Drexel Avenue will be in Tier 2c as well once unified with 1600 Washington Avenue for the new development.

2. The following off-street parking requirements apply to properties located within Tier 2 area c.

OFF-STREET PARKING REQUIREMENT		
RESIDENTIAL		
<i>Co-living</i> <u>Non-Transient residential units built in Accordance with Section 7.1.11</u>	No parking requirement.	
LODGING		
<i>Hotel and hostel</i>	No parking requirement. For accessory uses to a hotel or hostel, the minimum parking is as set forth in parking tier. 1.	
OFFICE		
<i>Office</i>	No parking requirement	
COMMERCIAL		
<i>Café, outdoor</i>	No parking requirement	
<i>Retail</i>	Retail existing as of the date of adoption of previous parking district no. 7 (now Tier 2 area c)	No parking requirement.
	New retail construction	One space per 300 square feet of floor area
	Notwithstanding the above, there shall be no parking requirement for retail uses, provided that a parking garage with publicly accessible parking spaces is located within 500 feet.	
<i>Quality restaurants</i>	No parking requirement.	
OTHER		
<i>Approved parklets</i>	No parking requirement	

2. With the exception of non-transient residential projects, built in accordance with Section 7.1.11, the parking requirements in this subsection above shall only apply to projects that have obtained a full building permit or business tax receipt by September 1, 2027.
3. Any building or structure erected in Tier 2 area c may provide required parking on site as specified in parking tier 1. Such required parking, if provided, shall be exempt from FAR, in accordance with the regulations specified in chapter 1 of these land development regulations.

SECTION 2. Chapter 7, entitled "Zoning District Regulations," Article I, entitled "General to All Zoning Districts," is hereby amended as follows:

**CHAPTER 7
ZONING DISTRICTS AND REGULATIONS
ARTICLE I. GENERAL TO ALL ZONING DISTRICTS**

* * *

7.1.11 RESIDENTIAL USE INCENTIVES'

a. Eligible Development. These provisions are hereby adopted as voluntary zoning incentives for non-transient residential development. Where authorized in the underlying zoning district or overlay district, and in accordance with all applicable regulations set forth in such zoning district or overlay district, residential developments consisting solely of non-transient residential units and allowable accessory uses shall be eligible for applicable incentives set forth in such zoning district or overlay district, subject to the property owner's agreement to be bound by the following conditions:

1. Lodging Use Conversion and Prohibition. In order to be eligible for the residential use incentives, the property shall be required to fully vacate any and all existing transient uses including, but not limited to, bed & breakfast inn, hostel, hotel, apartment hotel, suite hotel or rooming house. Such transient uses shall be prohibited throughout the development and at all times, in order to maintain the residential use incentives authorized for the applicable zoning district or overlay district.
2. Short Term Rental Conversion and Prohibition. In order to be eligible for the voluntary residential use incentives authorized for the applicable zoning district or overlay district, the property owner(s) shall first be required to vacate any and all existing approvals for the short-term rental of any apartment units on the property.
3. Covenant. As a condition of eligibility for the voluntary residential use incentives authorized for the applicable zoning district or overlay district, the property owner(s) shall first be required to execute a restrictive covenant running with the land, in a form approved by the City Attorney, affirming that throughout the building and at all times, no residential units on the property shall be leased or rented for a period of less than six months and one day, and that no transient uses including, but not limited to, bed & breakfast inn, hostel, hotel, apartment hotel, suite hotel or rooming house, shall be permitted on the property. The covenant shall expressly provide that an affirmative vote of six-sevenths of all members of the city commission shall be required in order to release the covenant or to modify the covenant in such a manner as to impose a less stringent restriction after it is executed.
4. Certificate of Appropriateness. If the property is located within a local historic district or site, as a condition of eligibility for the voluntary residential use incentives authorized for the applicable zoning district or overlay district, the property owner(s) shall be required to retain, preserve and restore all contributing structures on the site, as may be required by the historic preservation board and subject to certificate of appropriateness approval in accordance with chapter 2, article VIII of the land development regulations of the city code.

* * *

d. Urban Core. Properties between Drexel Avenue and Washington Avenue, located to the south of Lincoln Road and north of 16th Street zoned CD-3, which comply with the requirements in section 7.1.11.a above, shall be eligible for a floor area ratio of 3.25 total and a maximum height of 150 feet subject to the following regulations:

1. Any and all existing non-conforming uses on the subject property shall be discontinued and abandoned.

2. All portions of the development above the first level shall consist of non-transient residential uses.
3. The front and streetside setback requirements of the underlying zoning district may be waived by the Historic Preservation Board, in accordance with the Certificate of Appropriateness review criteria.
4. The mobility fee required pursuant to chapter 3 shall be waived for developments that comply with this section.
5. In the event of a conflict between these regulations and the regulations for the underlying zoning district or any other provisions of this Code, the provisions in this Section 7.1.11 shall control.

SECTION 3. Chapter 7, entitled "Zoning District Regulations," Article II, entitled "District Regulations," is hereby amended as follows:

ARTICLE II. DISTRICT REGULATIONS

* * *

7.2.12 CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT

* * *

7.2.12.6. Urban Core Residential Incentive Area — CD-3

1. Location and Purpose (Urban Core Residential Incentive Area — CD-3)
The following regulations shall apply to properties located between Drexel Avenue and Washington Avenue between 16th Street and Lincoln Road. The purpose of the overlay shall be to incentivize the development of non-transient residential uses.
2. Development Regulations (Urban Core Residential Use Incentive Area — CD-3) For developments that comply with the applicable requirements for "Residential Use Incentives" in section 7.1.11 of the Resiliency Code, the following regulations shall apply:

<u>DEVELOPMENT REGULATIONS TABLE:</u>	
<u>Maximum FAR</u>	<u>3.25</u>
<u>BUILDING HEIGHT</u>	
<u>Maximum Height</u>	<u>150</u>

SECTION 4. REPEALER.

All ordinances or parts of ordinances and all section and parts of sections in conflict herewith be and the same are hereby repealed.

SECTION 5. CODIFICATION.

It is the intention of the City Commission, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of the City of Miami Beach as

amended; that the sections of this ordinance may be renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word.

SECTION 6. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 7. APPLICABILITY.

The Ordinance shall not apply to properties fronting Washington Avenue that have an active land use board application, with a hearing file number, and where a notice to proceed to public hearing has been issued by the City no later than July 1, 2025.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall take effect ten (10) days following adoption.

PASSED AND ADOPTED this _____ day of _____, 2026.

Steven Meiner, Mayor

ATTEST:

Rafael E. Granado, City Clerk

First Reading: _____

Second Reading: _____

Verified By: _____
Thomas R. Mooney, AICP
Planning Director

**COMPREHENSIVE PLAN AMENDMENT
Urban Core Residential Incentives Plan**

ORDINANCE NO. _____

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 THE "RESILIENT LAND USE & DEVELOPMENT ELEMENT," GOAL RLU 1, ENTITLED "LAND USE," OBJECTIVE RLU 1.1, ENTITLED "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES," AT TABLE RLU 1.1 TO CONFORM TABLE RLU 1.1 WITH THE AMENDED FLOOR AREA RATIO (FAR) REGULATIONS FOR THE RESPECTIVE FUTURE LAND USE CATEGORY; BY AMENDING POLICY RLU 1.1.10, ENTITLED "HIGH INTENSITY COMMERCIAL (CD-3)," TO PROVIDE FAR INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF NON-TRANSIENT RESIDENTIAL USES FOR APPLICABLE PROPERTIES LOCATED ON WASHINGTON AVENUE FROM 16TH STREET TO LINCOLN ROAD; BY AMENDING OBJECTIVE RLU 1.2, ENTITLED "LAND USE REGULATION," TO AMEND POLICY 1.2.8, ENTITLED "RESIDENTIAL USE INCENTIVES," TO AMEND THE MINIMUM STANDARDS FOR OBTAINING THE FAR INCENTIVES SET FORTH IN THIS ORDINANCE; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

WHEREAS, the area from 16th Street to Lincoln Road along Washington Avenue (the "Urban Core") is the center of Miami Beach's commercial, business and tourist district and is a transportation hub;

WHEREAS, the Urban Core contains the largest concentration of employment opportunities in the City for both professional office and service industries jobs; and

WHEREAS, the current lack of housing supply within a walking distance to the employment opportunities in the Urban Core forces a majority of employees to commute, predominantly via automobile, to work which significantly contributes to traffic congestion in the City; and

WHEREAS, creating development incentives for non-transient residential uses in the Urban Core would enable the implementation of more equitable and comprehensive housing policies that prioritize the well-being and economic stability of all residents; and

WHEREAS, the amendments set forth below are necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. The following amendments to the City's 2040 Comprehensive Plan Resilient Land Use & Development Element are hereby adopted:

RESILIENT LAND USE & DEVELOPMENT ELEMENT

* * *

GOAL RLU 1: LAND USE

* * *

OBJECTIVE RLU 1.1 Establishment of Future Land Use Categories

The City hereby adopts future land use map categories to provide for an efficient distribution and compatible pattern of land uses, and to maintain and enhance the character of the community.

* * *

Table RLU 1.1

The following table is a reference guide that depicts the policy number, and maximum densities and intensities for each future land use map (FLUM) category.

(* = Refer to policy for limits)

FLUM Category	Density Limits (Units Per Acre)	Intensity Limits (Floor Area Ratio)	Reference (Policy #)
*	*	*	*
High Intensity Commercial (CD-3)	150 units per acre	2.0* <u>3.25*</u>	RLU 1.1.10
*	*	*	*

POLICY RLU 1.1.10 HIGH INTENSITY COMMERCIAL (CD-3)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new medium intensity commercial areas which primarily serve the entire City.

Uses which may be permitted: Various types of commercial uses including business and professional offices, retail sales and service establishments, eating and drinking establishments; apartment residential uses; apartment hotels; and hotels.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach.

Density Limits: 150 dwelling units per acre.

Intensity Limits:

- a floor area ratio of 2.25 on lot area equal to or less than 45,000 sq. ft.;

- a floor area ratio of 2.75 on lot area greater than 45,000 sq. ft.;
- a floor area ratio 3.0 on oceanfront lots with lot area greater than 45,000 sq. ft.;
- a floor area ratio of 2.0 on oceanfront lots in architectural district;
- a floor area ratio of 3.0 for lots which, as of November 14, 1998, are oceanfront lots with a lot area greater than 100,000 sq. ft. with an existing building, however, the lesser of an additional floor area ratio of 0.15 or 20,000 sq. ft. for the purpose of providing hotel amenities may be available
- for developments located between Drexel Avenue and Washington Avenue between 16th Street and Lincoln Road as described in the Land Development Regulations, that comply with the requirements for Residential Use Incentives in Policy RLU 1.2.8. the development shall be eligible for a floor area ratio up to a total of 3.25.

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SECTION 2. CODIFICATION.

It is the intention of the City Commission that this Ordinance be entered into the Comprehensive Plan of the City of Miami Beach, FL, and it is hereby ordained that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate word.

SECTION 3. REPEALER.

All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 5. TRANSMITTAL.

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional, and county agencies as required by applicable law.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect until 31 days after the state land planning agency notifies the City that the plan amendment package is complete following adoption, pursuant to Section 163.3184(3), Florida Statutes.

PASSED AND ADOPTED this _____ day of _____, 2026.

Steven Meiner, Mayor

ATTEST:

Rafael E. Granado, City Clerk

First Reading: _____

Second Reading: _____

Verified By: _____
Thomas R. Mooney, AICP
Planning Director

DRAFT