

MIAMI BEACH

Land Use Boards

Planning Board

TO: Planning Board
FROM: Thomas Mooney, Director
DATE: December 9, 2025
TITLE: PB25-0766. 1600 WASHINGTON AVE - URBAN CORE RESIDENTIAL
INCENTIVES PLAN COMPREHENSIVE PLAN AMENDMENT

PROPERTY

1600 Washington Ave

FILE NO.

PB25-0766

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 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; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE. **[Continued from the September 9, 2025 meeting.]**

PRIOR ORDER NUMBER:

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

Applicable Area

South Beach

**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