



“Urban Core” Legislation | PB25-0765 & PB25-0766 | 12.09.25

Context: Recognized Need to Incentivize Residential Development

Residential Use Incentives - Comprehensive Plan Amendment

ORDINANCE NO. 2024-4663

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 PROVIDE CONSISTENCY WITH FLOOR AREA RATIO (F.A.R.) REGULATIONS; AT POLICY RLU 1.1.5, ENTITLED "LOW DENSITY MULTI FAMILY RESIDENTIAL (RM-1)," TO PROVIDE FAR INCENTIVES TO ENCOURAGE THE CONVERSION OF LEGALLY ESTABLISHED TRANSIENT USES TO RESIDENTIAL USES IN THE "WEST AVENUE BAYFRONT OVERLAY"; BY AMENDING POLICY RLU 1.1.6 ENTITLED "MEDIUM DENSITY MULTI FAMILY RESIDENTIAL (RM-2)," TO PROVIDE FAR INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF RESIDENTIAL USES AND THE CONVERSION OF EXISTING TRANSIENT USES TO RESIDENTIAL USES FOR PROPERTIES LOCATED IN THE "MID BEACH RESIDENTIAL USE INCENTIVE AREA," AND TO PROVIDE FAR INCENTIVES TO ENCOURAGE THE CONVERSION OF LEGALLY ESTABLISHED TRANSIENT USES TO RESIDENTIAL USES IN THE "WEST AVENUE BAYFRONT OVERLAY"; BY AMENDING POLICY RLU 1.1.7 ENTITLED "HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)," TO PROVIDE FAR INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF RESIDENTIAL USES AND THE CONVERSION OF EXISTING TRANSIENT USES TO RESIDENTIAL USES FOR PROPERTIES LOCATED IN THE "MID BEACH RESIDENTIAL USE INCENTIVE AREA"; BY AMENDING POLICY 1.1.25, ENTITLED "HIGH DENSITY RESIDENTIAL PERFORMANCE STANDARD (R-PS-4)," TO PROVIDE FAR INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF RESIDENTIAL USES AND THE CONVERSION OF EXISTING TRANSIENT USES TO RESIDENTIAL USES; BY AMENDING OBJECTIVE 1.2, ENTITLED "LAND USE REGULATION," TO ESTABLISH POLICY 1.2.8, ENTITLED "RESIDENTIAL USE INCENTIVES," TO PROVIDE MINIMUM STANDARDS FOR OBTAINING THE FAR INCENTIVES SET FORTH IN THIS ORDINANCE; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

- In 2024, the City Commission recognized that the City's decline in population was due, in part, to lack well-located accessibly priced housing options that can compete with modern offerings in nearby municipalities.
- The Commission adopted **Policy 1.2.8** of the Comprehensive Plan, via Ordinance 2024-4663, which **outlines criteria to qualify for voluntary zoning incentives for non-transient residential development.**
- This Policy has been implemented through residential incentives programs in certain areas such as RM-2 and RM-3 zones in Mid Beach, see e.g. 7.2.5.5. of the Code.
- Other LDR amendments proposals, sponsored by Commissioners, **specifically identified Washington Avenue and Lincoln Road as priority areas** for this housing type. **This Board recommended adoption of same on Nov. 24, 2024.**



Miami Beach's Urban Core

- Lincoln Road, Washington Avenue, and its immediate surroundings are **the cultural, commercial and office hub of the City** with a large employment base.
- This area has historically functioned as **the City's downtown.**







Miami Beach's Urban Core

- **Economic Hub** - Lincoln Road's pedestrian mall is one of the premier retail streets in the country, with **200+ businesses**. Most important **office buildings** in the City include 407 Lincoln Road and 420 Lincoln Road.
- **Cultural and Civic Hub** - Includes key institutions such as the FIU Miami Beach Urban Studios, the New World Center, the Fillmore and the Miami Beach Convention Center, with its Grand Hyatt hotel. Lincoln Road routinely activated with farmer's markets, free art installations, block parties and more.
- **Mobility Hub** – Along Washington Ave. served by both the Miami Beach Trolley and various MetroBus routes.

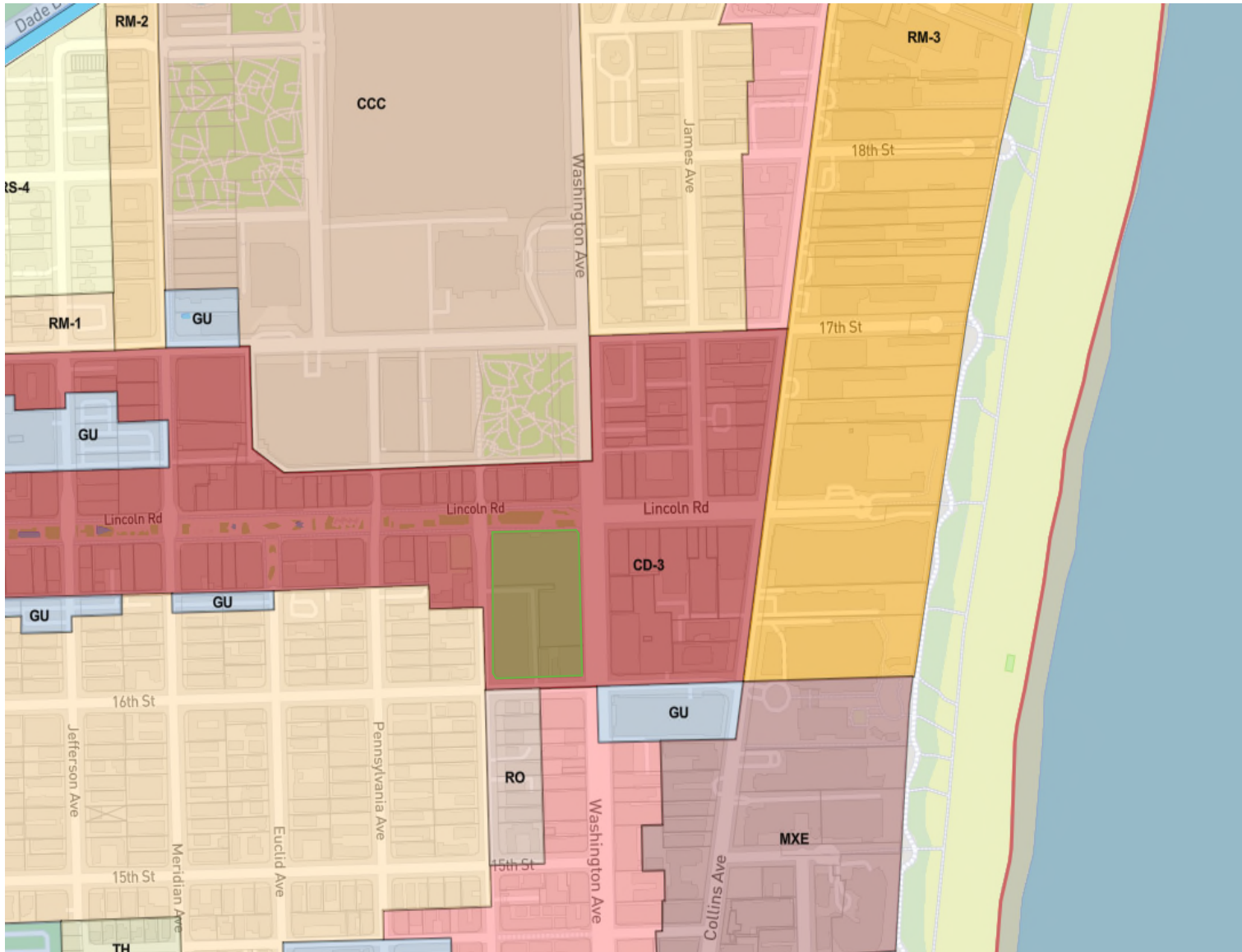




Urban Core Legislation: Scope



Urban Core Legislation: Zoning Overview



- Zoned **CD-3**, which contemplates the maximum by right density in the City of 150 du/ac.
- The block has been controlled by Ambassador Paul Cejas since the 1990s.
- Ambassador Cejas has invested substantial sums into revitalizing and preserving the historic 420 Lincoln Rd. building and has waited for the correct project to redevelop 1600 Washington Ave.



Urban Core Legislation: Reasoning

- These properties **already have highest density in the City** at 150 du/acre, but the current allowable FAR and height are too restrictive **to deliver a high-quality market rate residential product** that approaches the permissible density.
- The Urban Core legislation **proposes a modest FAR of increase of 0.50 (3.25 total) and a 50-foot increase in height (150 feet total)**. This mirrors the Washington Avenue Residential Incentives recommended for approval in Nov. 2024.
- The Urban Core legislation **directly furthers Policy 1.1.10 of the City's Comprehensive Plan by providing adequate FAR and height** to better realize the already contemplated density for CD-3 zoned properties.

Urban Core Legislation: Contextually Appropriate

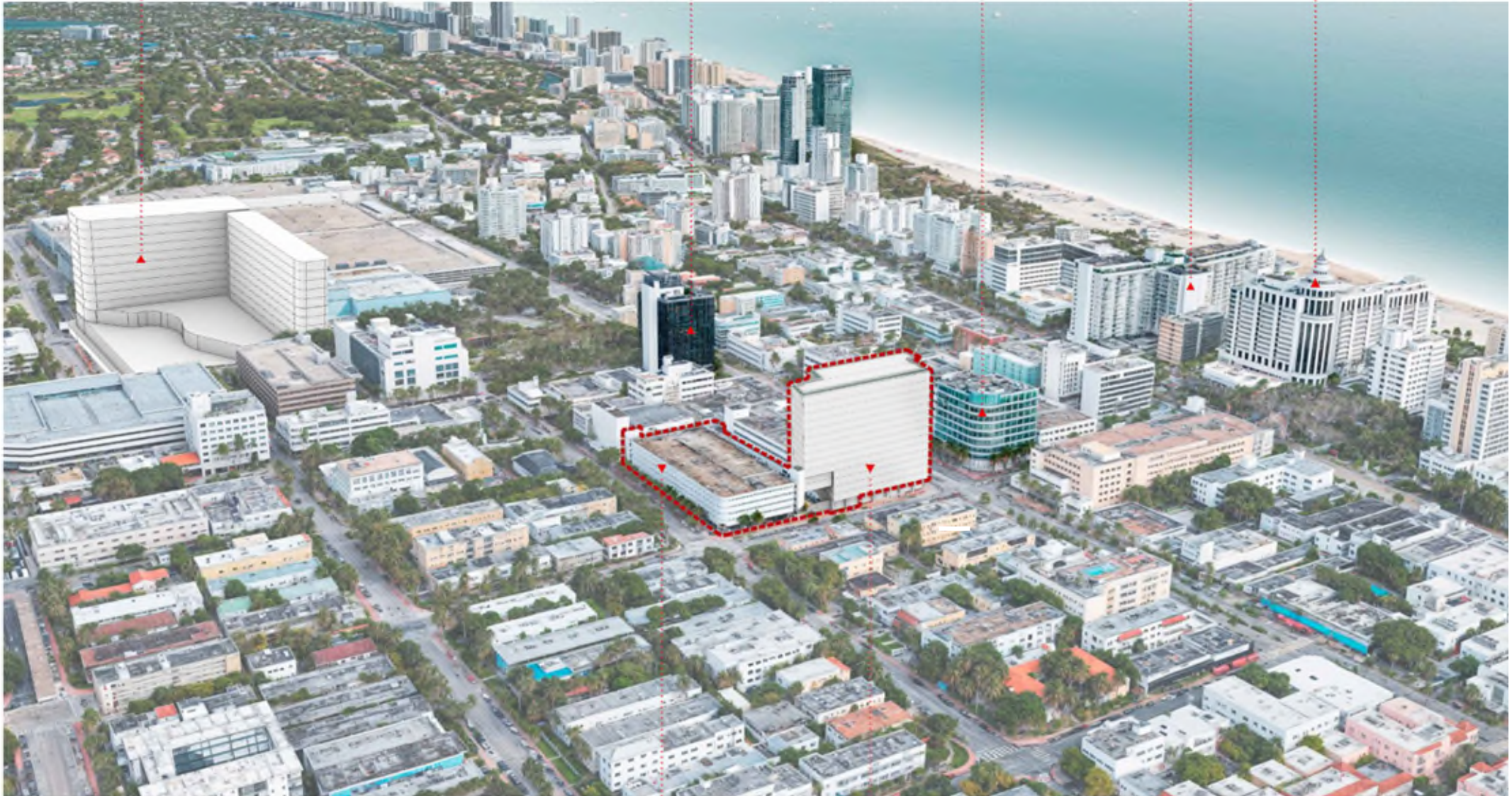
1701 CONVENTION CTR DR
CONVENTION CENTER HOTEL
17 STORY (185 FT. in height)
UNDER CONSTRUCTION

407 LINCOLN ROAD
OFFICE TOWER
EXISTING 13 STORY
(Approx. 186 FT. in height)

1601 WASHINGTON AVE
LNR Partners headquarters
EXISTING 8 STORY
(Approx. 124 FT. in height)

100 LINCOLN RD.
DECO PLAGE
EXISTING 16 STORY
(Approx. 183 FT. in height)

1601 COLLINS AVE
LOEWS HOTEL
EXISTING 15 STORY
(Approx. 272 FT. in height)



1601 DREXEL AVE
EXISTING GARAGE
BUILDING TO REMAIN

1600 WASHINGTON AVE
PROPOSED 15 STORY
BUILDING

Urban Core Residential Plan Comparison Chart

Standard	CD-3 (as applied to Property)	Urban Core Incentives	Proposed Project
Density	150	150	210 (approx. 137 du/ac)
Intensity	2.75	3.25	3.25 (216,779 SF)
Height	100'	150'	150'
Parking: (1) Residential (2) Retail	(1) 1.5 spaces per unit 550-999 SF; 1.75 spaces per unit 1,000-1,200 SF; 2 spaces per unit 1,200+ SF (2) 1 per 300 SF of floor area. No parking requirement for retail uses within 500 feet of publicly accessible parking garage	(1) No parking requirement (2) n/a no change proposed	(1) 184 spaces (2) 23 spaces

Urban Core Legislation

- Will enable a **210-unit market rate residential project designed by** world-renowned architect **Enrique Norten**.
- Applicant to provide **covenant against transient uses** to qualify for the incentives.
- Existing tenant's grandfathered dance hall replaced with much-needed housing.
- Potential **reduction in traffic** as it is anticipated some residents will commute to work walking or via transit available on Washington Ave.
- **Stabilization of the neighborhood** due to the creation of a year-round residential community.



Neisen O. Kasdin

neisen.kasdin@akerman.com

Cecilia Torres-Toledo

cecilia.torres-toledo@akerman.com



Back Up Slides

Urban Core Legislation: Comprehensive Plan Amendment

increase within Urban Core area only from 2.75 to 3.25

Table RLU 1.1

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)

- Intensity Limits:
- 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.

LDR Amendment Legislation

7.1.11 Residential Use Incentives

- 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 mobility fee required pursuant to chapter 3 shall be waived for developments that comply with this section.
 4. 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.

LDR Amendment Legislation

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>

Urban Core Legislation - Impact

- **Population** - Potential for 525 new residents
- **Traffic** - Minor peak-hour increases, offset by transit and walkability
- **Water** - Additional 73,500 gallons/day, within planned capacity
- **Sewer Infrastructure** - Additional 64,050 gallons/day, manageable with upgrades if needed
- **Solid Waste** - Additional 525 tons/year, handled by private providers
- **Parks** - Court & facility deficiencies mitigated via impact fees

