

# MIAMI BEACH

## Land Use Boards

### Planning Board

TO: Planning Board  
FROM: Thomas Mooney, Director  
DATE: March 10, 2026  
TITLE: PB25-0737. LINCOLN ROAD WEST RESIDENTIAL USE INCENTIVES –  
COMPREHENSIVE PLAN AMENDMENT.

#### **PROPERTY**

Lincoln Road West Residential Use Incentives – Comprehensive Plan Amendment.

#### **FILE NO.**

PB25-0737

#### **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 PROVIDE CONSISTENCY WITH FLOOR AREA RATIO (F.A.R.) REGULATIONS; BY AMENDING POLICY RLU 1.1.9, ENTITLED “MEDIUM INTENSITY COMMERCIAL (CD-2),” AND POLICY RLU 1.1.10, ENTITLED “HIGH INTENSITY COMMERCIAL (CD-3),” TO PROVIDE FAR AND DENSITY INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF NON-TRANSIENT RESIDENTIAL USES AND THE CONVERSION OF EXISTING TRANSIENT USES TO NON-TRANSIENT RESIDENTIAL USES SPECIFIC TO PROPERTIES FROM THE EAST SIDE OF WEST AVENUE TO THE WEST SIDE OF DREXEL AVENUE AND LOCATED BETWEEN THE SOUTH SIDE OF 17TH STREET AND THE NORTH SIDE OF LINCOLN LANE SOUTH; 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 AND DENSITY INCENTIVES SET FORTH IN THIS ORDINANCE; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

#### **PRIOR ORDER NUMBER:**

**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