

North Beach Residential Use Incentives

PB26-0827 and PB26-0828

Planning Board

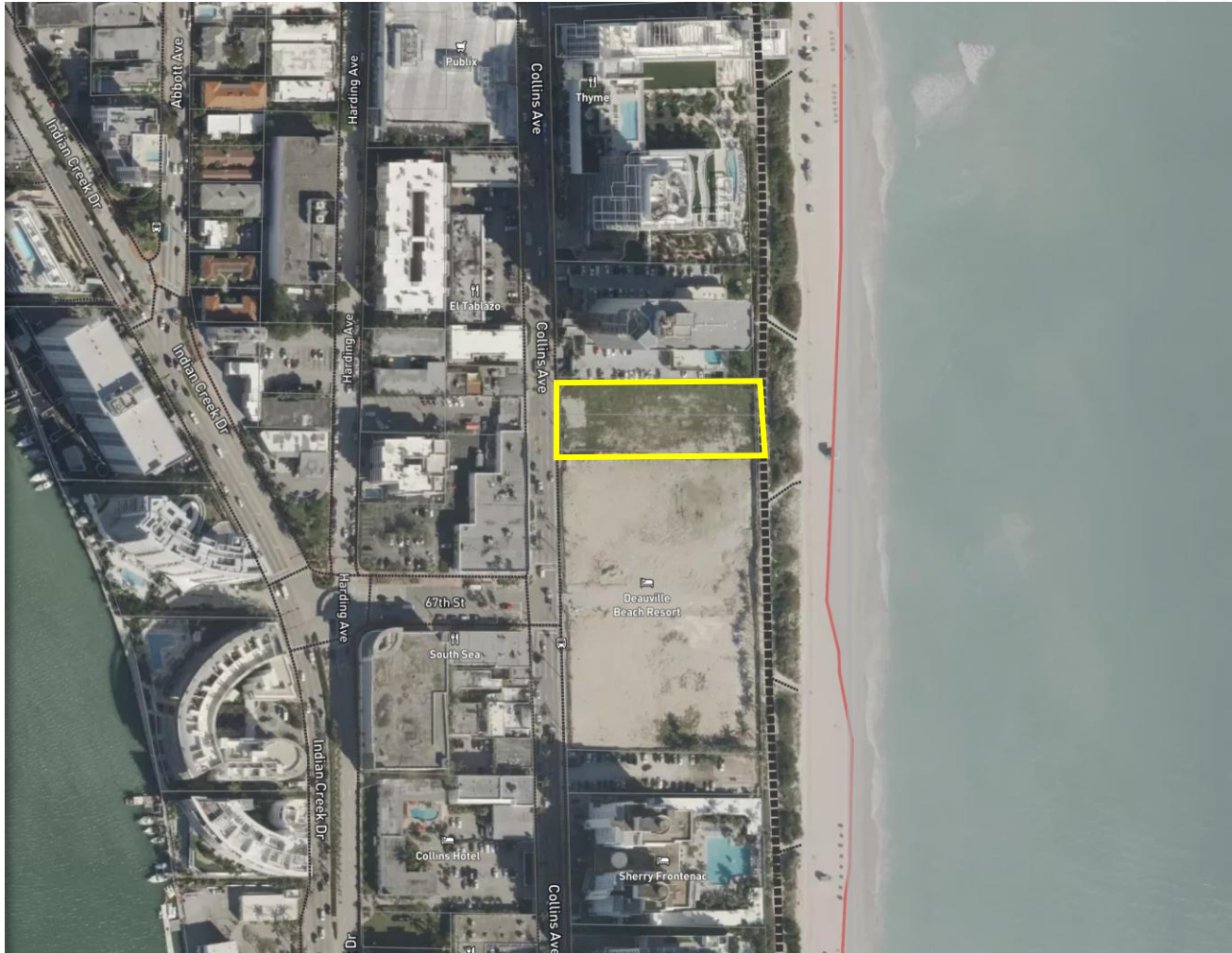
May 5, 2026



BERCOW RADELL FERNANDEZ LARKIN + TAPANES

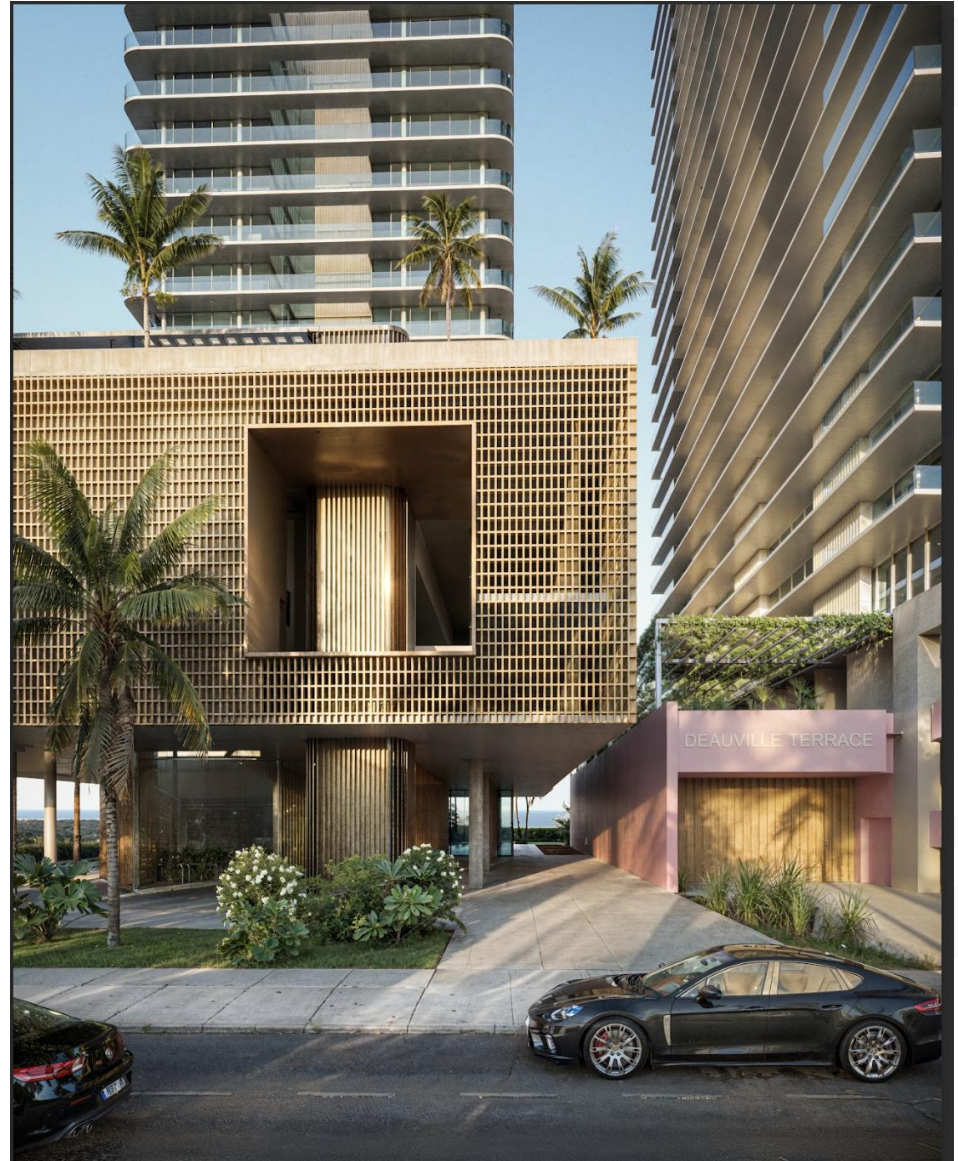
ZONING, LAND USE AND ENVIRONMENTAL LAW

6747 – 6757 Collins Avenue



6747-6757 Collins Avenue – Approved Hotel Design

- 200' height
- 93,656 s.f. (2.25 FAR)
- 160 hotel units
- 3 F&B Venues under approved CUP



Background – 2024 Residential Use Incentive Legislation

- Comprehensive Plan and LDR amendments
- Modest increase in allowable FAR if the following criteria met:
 - Prohibition on lodging and other transient uses
 - Vacate any existing approvals for short-term rentals
 - Covenant not to permit transient uses or short-term rentals on the property



Proposed North Beach Residential Use Incentives – Applicability

1. From 63rd Street to the northern boundary of the Sterling Condominium parcel
2. RM-3 Zoned Oceanfront properties greater than 40,000 SF in size.



Proposed North Beach Residential Use Incentives – Development Regulations

1. **Maximum FAR:** 3.5
2. **Maximum Height:** 220 feet
3. **Maximum Density:** 75 du/acre
4. **Setback relief** for subterranean parking levels

b. Development Regulations (North Beach Residential Incentive Area (RM-3))

For developments that comply with the 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>Oceanfront lots with lot area greater than 40,000 square feet (1)</u>	<u>3.5</u>
<u>BUILDING HEIGHT</u>	
<u>Oceanfront Lots</u>	<u>220</u>
<p>(1) <u>Oceanfront lots with lot area greater than 40,000 square feet shall be entitled to 3.5 FAR provided that:</u></p> <ul style="list-style-type: none"> • <u>Subterranean levels developed partially or fully below grade may be setback by a minimum of 2 feet from any property line.</u> • <u>The maximum density of a project permitted under this section is 50% of the maximum density permitted by the underlying zoning district.</u> 	

FAR and Height Analysis – 6747-6757 Collins Avenue

Lot Size (s.f.)	Current Maximum FAR	Current Maximum Floor Area (s.f.)	Incentive FAR	Incentive Maximum Floor Area (s.f.)	Current Maximum Height	Incentive Maximum Height
41,624	2.25	93,654	3.5	145,688	200 feet	220 feet

= 52,034 s.f. of additional floor area



Density Analysis – 6747-6757 Collins Avenue

Lot Size (acres)	Current Maximum Density	Applied Maximum Density	Incentive Maximum Density	Incentive Maximum Density – Applied
0.9555	150 units/acre	143 units	75 units/acre	71 units

= decrease of 72 units



Traffic Impact Analysis – Reduction in Trip Generation – 6747-6757 Collins Avenue

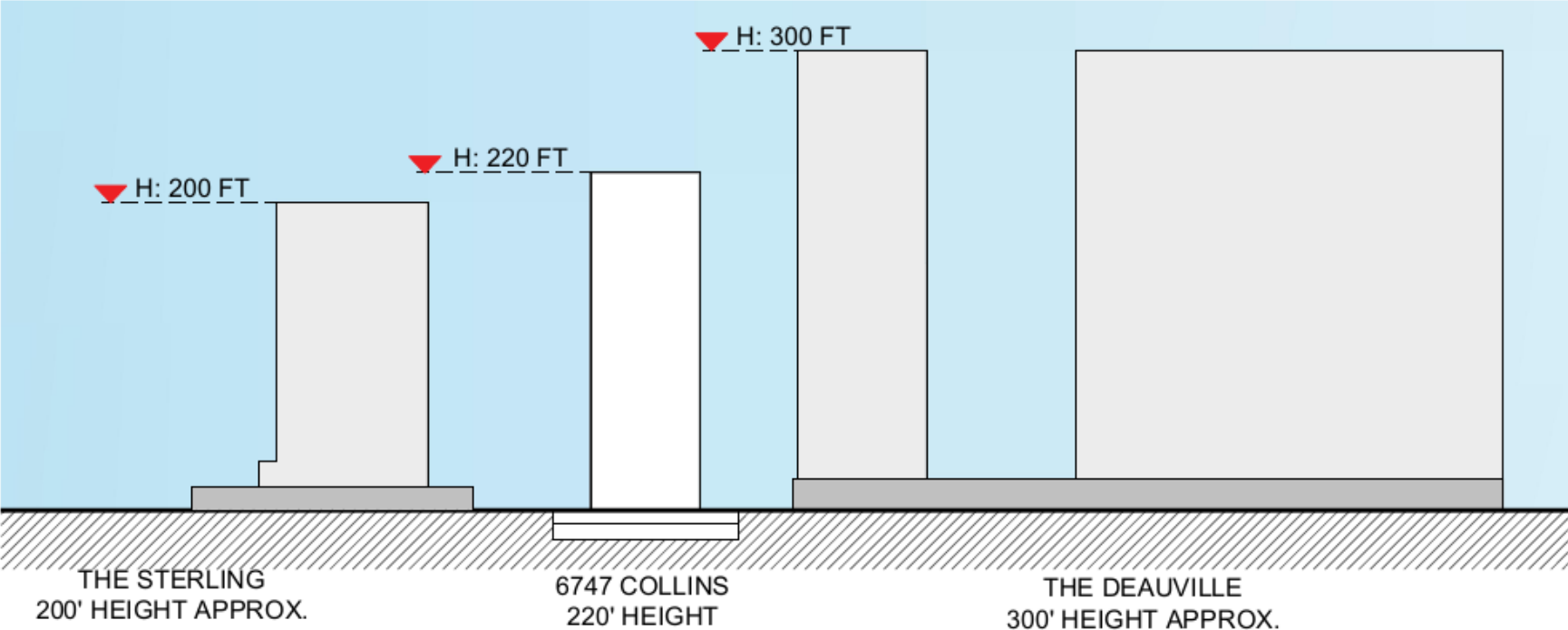
A.M. Peak Hour (P.M. Peak Hour)			
Land Use	Entering Trips	Exiting Trips	New External Trips
Hotel	27 (46)	26 (43)	53 (89)
Multifamily Residential	3 (9)	8 (5)	11 (14)
Reduction	-24 (-37)	-18 (-38)	-42 (-75)

6747-6757 Collins Ave – Potential Redesign under Proposed Incentives

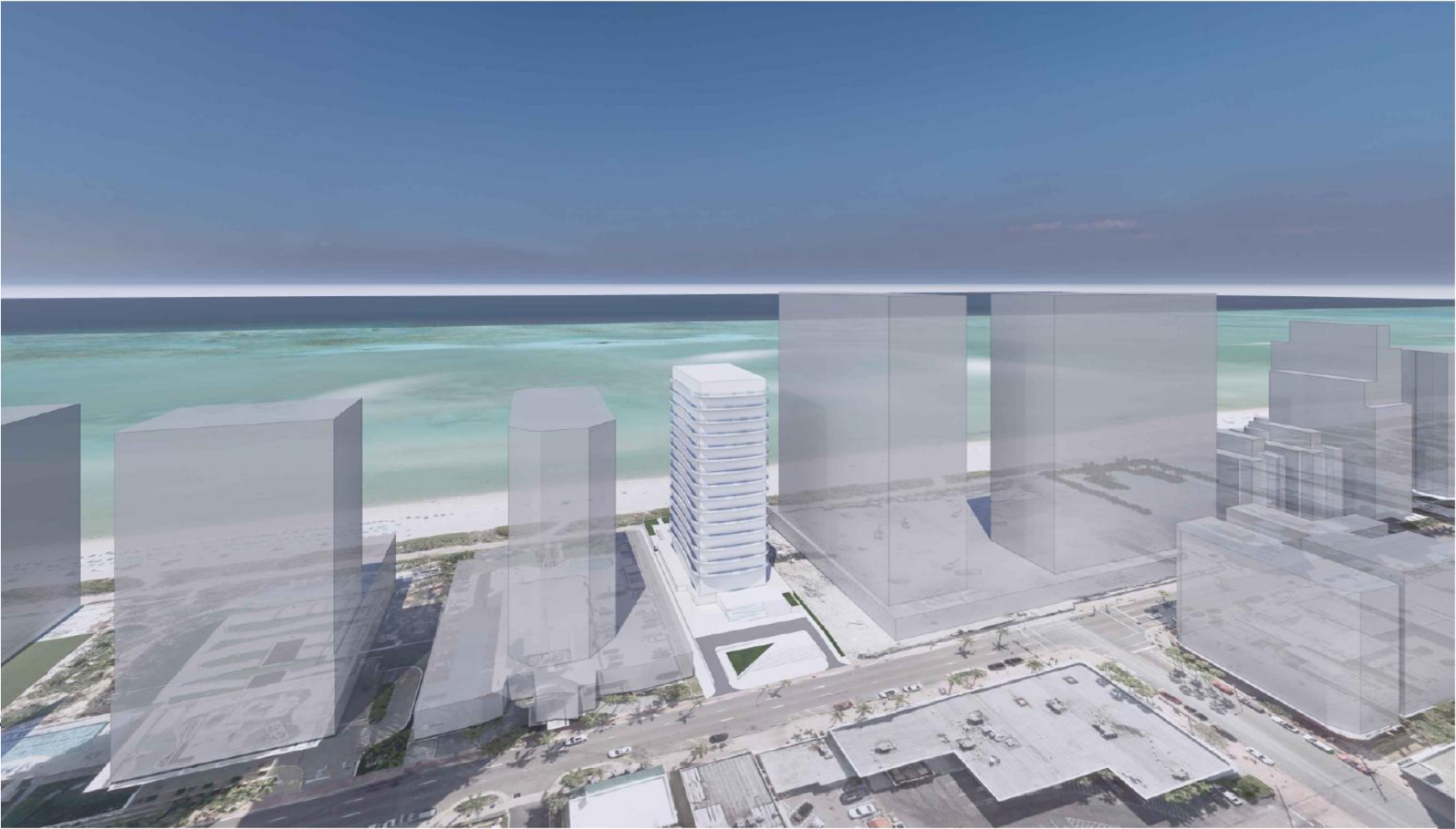
- 220' height
- 145,688 s.f. (3.5 FAR)
- 30 residential units (71 maximum)



Potential Redesign – Height Diagram



Potential Redesign - Massing Context



Thank You

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Intensity Analysis

Property	Current Max FAR	Current Max Floor Area (sf)	Incentive FAR	Incentive Max Floor Area (sf)
6767 Collins Avenue – Sterling Condo	3.0	199,824	3.5	233,128
6757-6747 Collins Avenue – BTL Investments Assemblage (two parcels)	2.25	93,654	3.5	146,684
6605-6565 Collins Avenue – Sherry Frontenac Assemblage (two parcels)	3.0	297,900	3.5	347,550
6551 Collins Avenue – Monte Carlo	3.0	148,950	3.5	173,775
6515 Collins Avenue – Bel-Aire on the Ocean Condo	3.0	149,466	3.5	174,377
6423 Collins Avenue – Mar del Plata Condo	3.0	195,000	3.5	227,500
6365 Collins Avenue – Akoya Condo	3.0	313,632	3.5	365,904
6345 Collins Avenue – Casablanca Condo	3.0	244,500	3.5	285,250
6301 Collins Avenue – La Gorce Palace Condo	3.0	202,281	3.5	235,994.5

Density Analysis

Property	Current Max Density (150 units/acre)	Incentive Max Density (75 units/acre)
6767 Collins Avenue – Sterling Condo	229	114
6757-6747 Collins Avenue – BTL Investments Assemblage (two parcels)	143	71
6605-6565 Collins Avenue – Sherry Frontenac Assemblage (two parcels)	341	170
6551 Collins Avenue – Monte Carlo	170	85
6515 Collins Avenue – Bel-Aire on the Ocean Condo	171	85
6423 Collins Avenue – Mar del Plata Condo	223	111
6365 Collins Avenue – Akoya Condo	360	180
6345 Collins Avenue – Casablanca Condo	280	140
6301 Collins Avenue – La Gorce Palace Condo	232	116

Traffic Impact Analysis – Reduction in Trip Generation

Table 2: Proposed Maximum Allowable Development Potential by Parcel – Scenario 1

A.M. Peak Hour (P.M. Peak Hour)			
Parcel	Entering Trips	Exiting Trips	New External Trips
Parcel 1	-53 (-107)	-43 (-108)	-96 (-215)
Parcel 2	-24 (-37)	-18 (-38)	-42 (-75)
Parcel 3	-92 (-196)	-70 (-197)	-162 (-393)
Parcel 4	-45 (-86)	-36 (-85)	-81 (-171)
Parcel 5	-45 (-86)	-36 (-86)	-81 (-172)
Parcel 6	-61 (-119)	-45 (-121)	-106 (-240)
Parcel 7	-97 (-208)	-74 (-209)	-171 (-417)
Parcel 8	-75 (-157)	-57 (-156)	-132 (-313)
Parcel 9	-62 (-126)	-48 (-125)	-110 (-251)
Net New Project Trips	-554 (-1,122)	-427 (-1,125)	-981 (-2,247)

Utilities Analysis – Reduction in LOS Required

Facility/Service	Standard Factor per Unit	Existing Developments Total Demand	Current Maximum Density Total Demand	Incentive Maximum Density Total Demand
Potable Water (GPD)	135 gpd/unit (apartment) 115 gpd/unit (hotel)	231,005	290,115	144,720
Sanitary Sewer (GPD)	135 gpd/unit	231,005	290,115	144,720
Stormwater Utility (ERU)	1 ERU/unit	1,751	2,149	1,072
Solid Waste (tons/year)	1.275 tons/year/unit	2,233	2,740	1,367

Massing Context



Potential Redesign – Levels 2-16

