

# MIAMI BEACH

## Land Use Boards

### Planning Board

TO: Planning Board  
FROM: Thomas Mooney, Director  
DATE: May 5, 2026  
TITLE: PB26-0827, NORTH BEACH RESIDENTIAL INCENTIVES – LDR AMENDMENT.

#### **PROPERTY**

North Beach Residential Incentives – LDR Amendment.

#### **FILE NO.**

PB26-0827

#### **APPLICANT**

City of Miami Beach

#### **IN RE:**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," BY AMENDING ARTICLE II, ENTITLED "DISTRICT REGULATIONS," BY AMENDING SECTION 7.2.6, ENTITLED "RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY," TO ESTABLISH SUBSECTION 7.2.6.5, ENTITLED "NORTH BEACH RESIDENTIAL USE INCENTIVE AREA (RM-3)," TO PROVIDE FAR AND HEIGHT INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF RESIDENTIAL USES AND THE CONVERSION OF EXISTING TRANSIENT USES TO RESIDENTIAL USES FOR PROPERTIES ZONED RM-3 THAT FRONT COLLINS AVENUE BETWEEN 63 STREET ON THE SOUTH AND on the north by the south 50 feet of lot 48, Block 1, of the Amended Plat of the Second Oceanfront Subdivision; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

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

#### **Applicable Area**

North 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