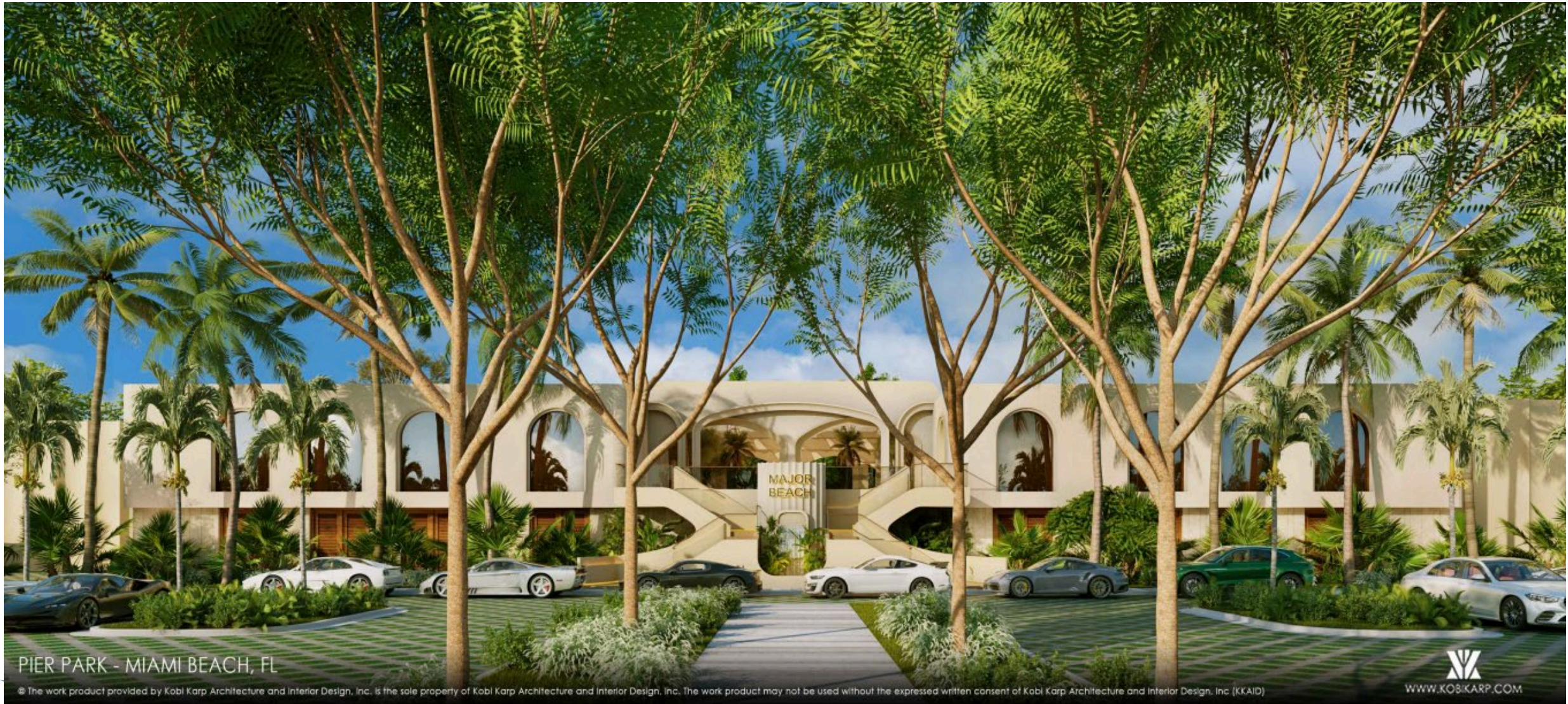


# PB26-0824: GU Zoning District LDR Amendment

May 5, 2026

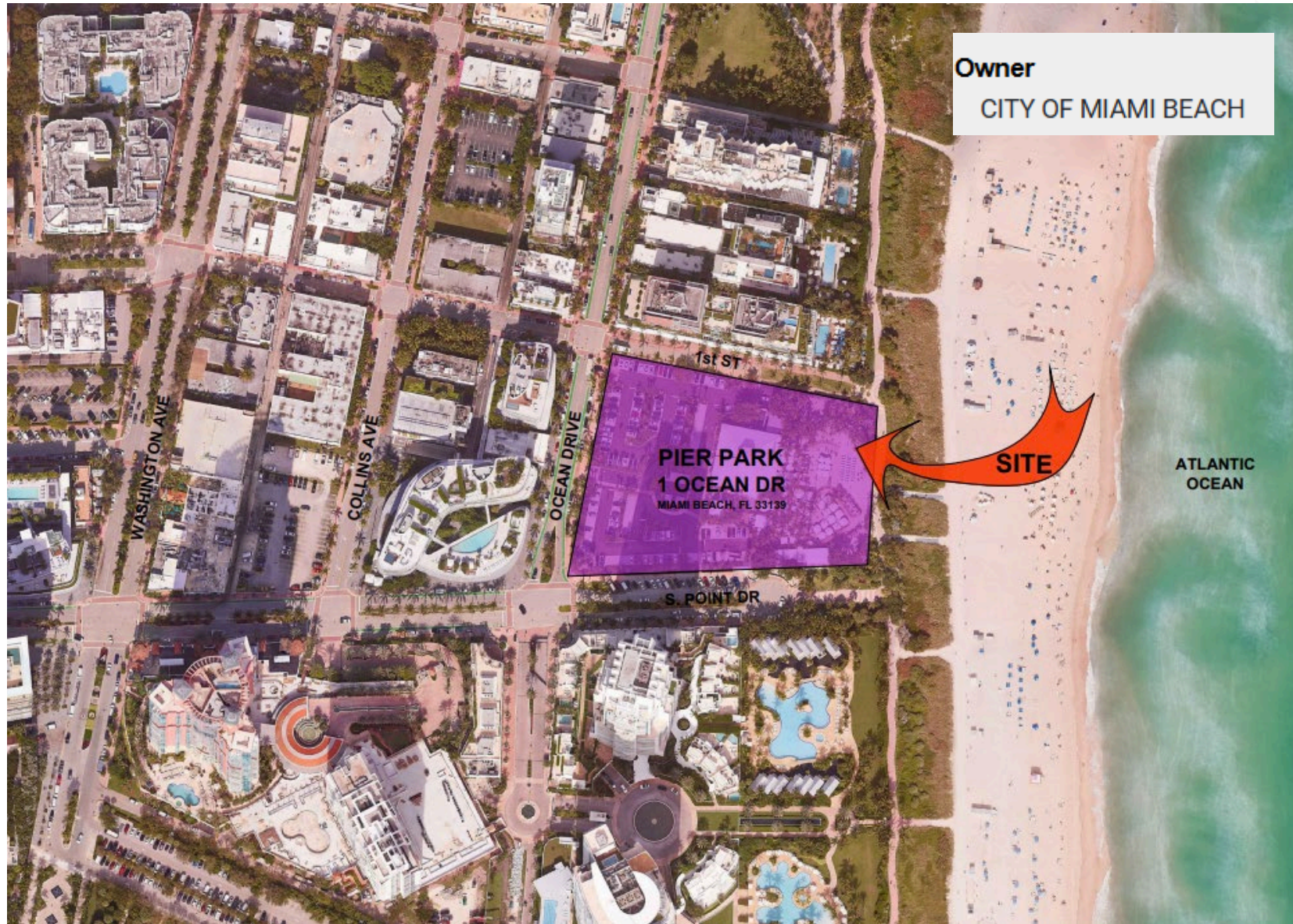


PIER PARK - MIAMI BEACH, FL

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID)

  
WWW.KOBIKARP.COM

# Property – 1 Ocean Drive



# Property – Zoning: Government Use (GU)



# GU Development Regulations Rely on Adjacent Zoning Districts

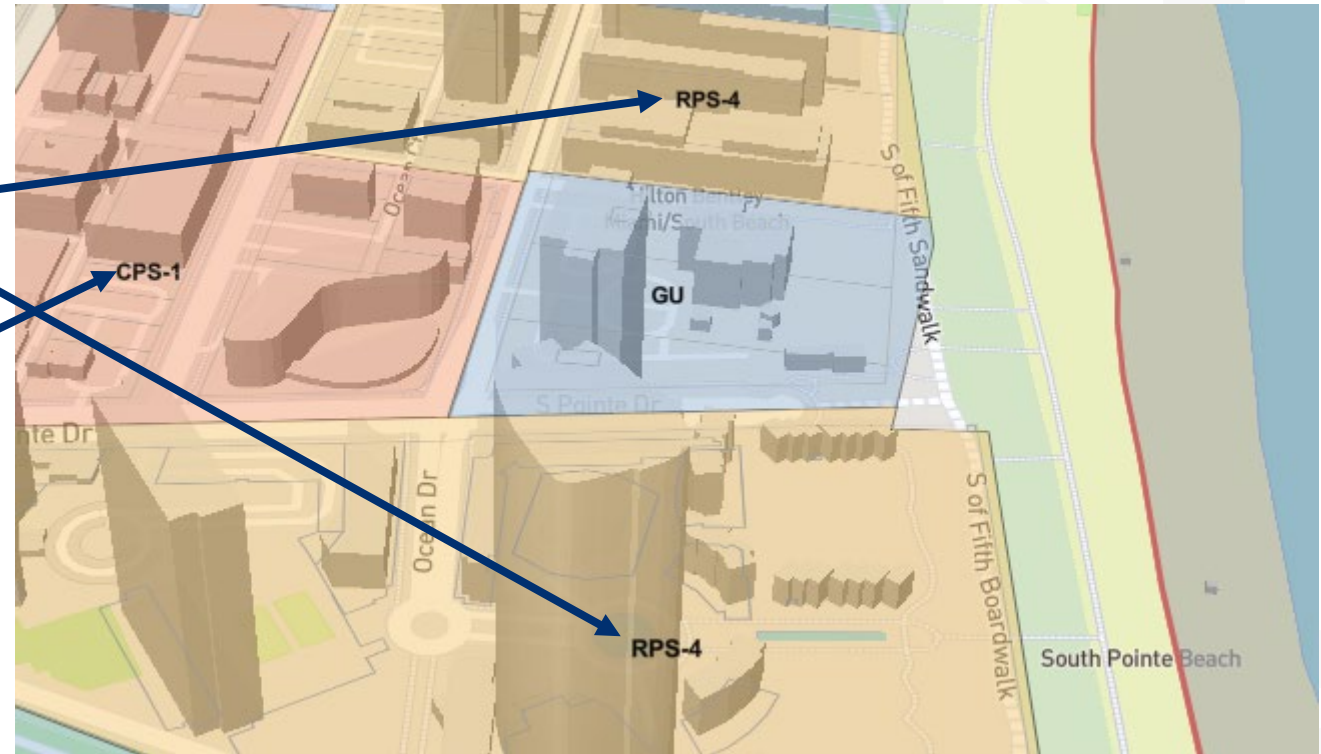
## City of Miami Beach Resiliency Code Sec. 7.2.16.3(a)

- (a) The development regulations (setbacks, floor area ratio, signs, parking, etc.) in the GU government use district shall be the average of the requirements contained in the surrounding zoning districts as determined by the planning and zoning director, which shall be approved by the city commission.

# Adjacent Zoning

## Two Surrounding Zoning Districts:

- RPS-4 (Residential High Density)
- CPS-1 (Commercial Performance Standard, Limited Mixed Use)



# Development Regulations: Setbacks

RPS-4 Setback: Front, Side Facing a Street Subterranean and Pedestal	CPS-1 Setback: Front, Side Facing a Street Subterranean and Pedestal	Average (1 Ocean Drive GU Setback Requirement)
<p>5 feet                      Pedestal must be min./max.                      "Setbacks shall be considered as minimum except pedestal front yard setback and pedestal side yard facing a street setback which <b>shall be considered both minimum and maximum requirements</b>"                      Sec. 7.2.15.2.g</p>	<p>0 feet                      Pedestal must be min./max.                      "Setbacks shall be considered as minimum requirements except pedestal front yard setback and pedestal side yard facing a street setback, which <b>shall be considered as both a minimum and maximum requirement</b>" Sec. 7.2.15.3.f</p>	<p>2.5 feet (Minimum AND Maximum)</p>

# Compliance with GU Regulations: Massing Study



# Ordinance 94-2908

**In 1994, the RPS and CPS zoning district regulations were modified to add the minimum/maximum setback requirements →**

ORDINANCE NO. 94-2908

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING COMPREHENSIVE ZONING ORDINANCE NO. 89-2665; AMENDING SECTION 3, ENTITLED "DEFINITIONS", AMENDING SUBSECTION 3-2, ENTITLED "TERMS DEFINED" BY MODIFYING THE DEFINITION OF "OPEN SPACE" TO EXCLUDE PARKING SPACES FROM THE CALCULATION OF OPEN SPACE; AMENDING SECTION 7, ENTITLED "PARKING REGULATIONS", AMENDING SUBSECTION 7-8, ENTITLED "PARKING CREDIT SYSTEM", BY CLARIFYING THE EFFECTIVE DATE FOR THE PURPOSES OF CALCULATING PARKING CREDITS AND THAT PARKING CREDITS ARE NOT APPLICABLE TO PORTIONS OF BUILDINGS WHICH HAVE BEEN DEMOLISHED, AND BY ALLOWING PARKING CREDITS FOR USES IN THE REDEVELOPMENT AREA AND FOR REHABILITATED HOTEL UNITS; AMENDING SECTION 13, ENTITLED "NONCONFORMING STRUCTURES AND USES", AMENDING SUBSECTION 13-5, ENTITLED "DESTRUCTION OR RENOVATION OF NONCONFORMING BUILDINGS AND USES" BY CLARIFYING THE REGULATIONS FOR NONCONFORMING USES AND NONCONFORMING BUILDINGS; AMENDING SECTION 20, ENTITLED "PS-PERFORMANCE STANDARD DISTRICT" BY RESTRICTING NIGHTCLUBS; BY MODIFYING THE RESIDENTIAL AND COMMERCIAL DEVELOPMENT REGULATIONS IN TERMS OF LOT AREA, LOT WIDTH, MAXIMUM BUILDING HEIGHTS, MINIMUM AND AVERAGE UNIT SIZES, SETBACKS AND BY MODIFYING THE OPEN SPACE RATIO CALCULATIONS;

## **Roger M. Carlton Commission Memorandum Recommendation Letter, February 16, 1994:**

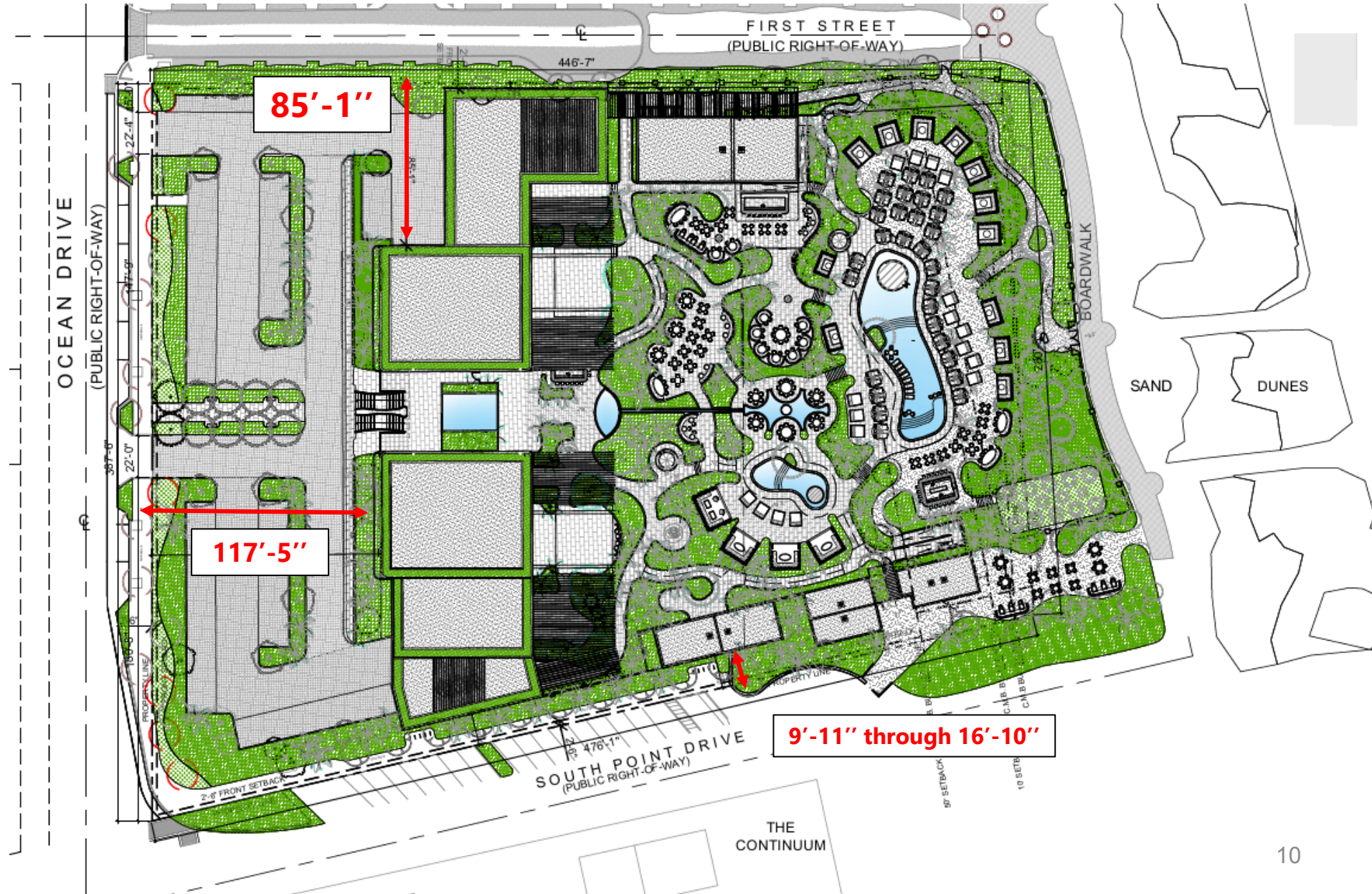
The underlying goal of the Amendments is to foster development which is pedestrian friendly. Rather than tall towers surrounded by large landscaped setback areas, the proposed zoning envisions buildings which are constructed close to the street and reflective of the historic 'built' environment. While taller buildings would be allowed, there would be height restrictions and substantial setback requirements for the tower portions of these structures. Smaller fifty (50) ft. wide lots could once again be developed and larger site development would be architecturally detailed in a manner to visually break up the mass of the building fronting on the street so as not to a "concrete canyon".

# Proposed GU Amendment

## Sec. 7.3.16.3 – DEVELOPMENT REGULATIONS (GU)

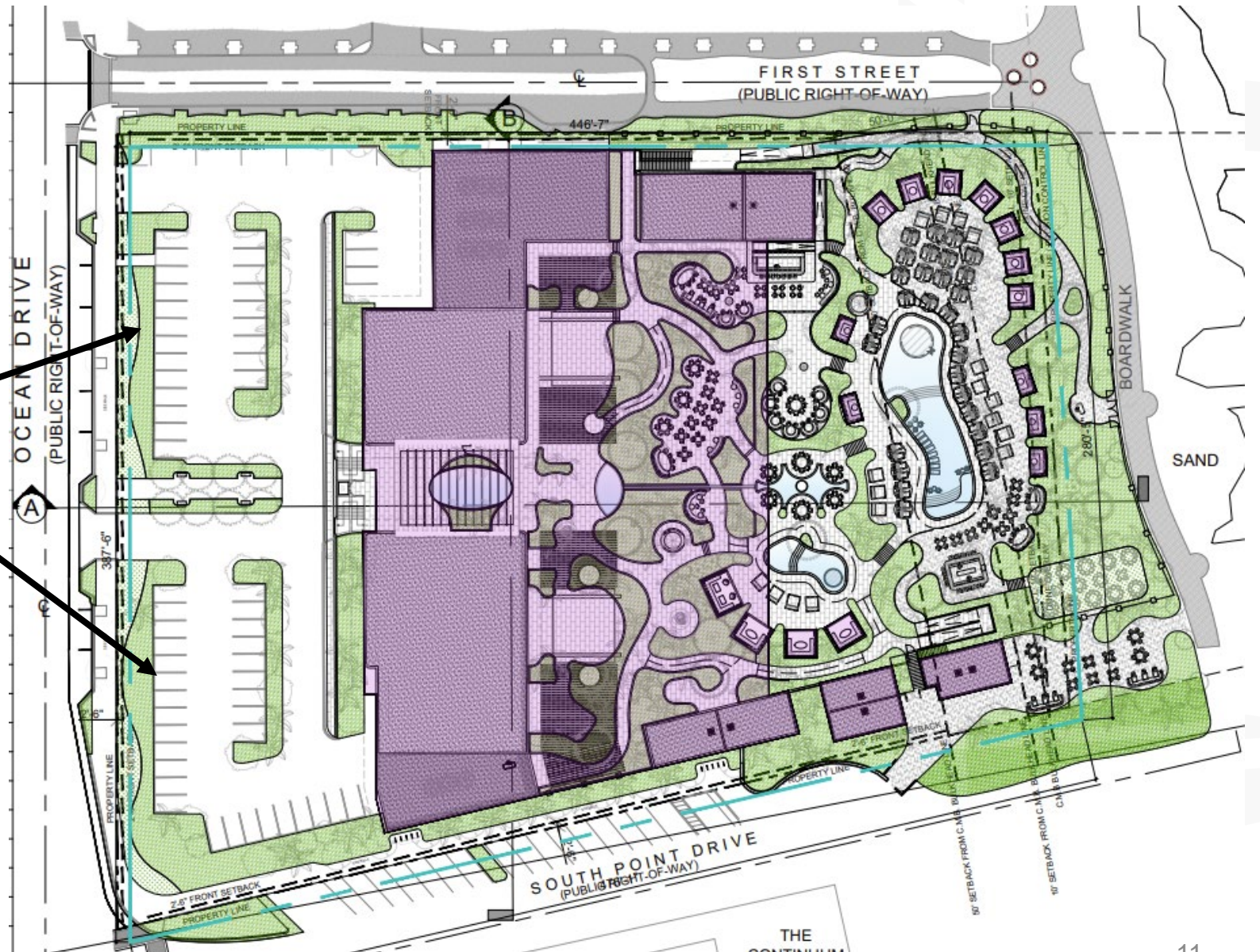
- a. Unless development regulations in the GU government use district are provided, the development regulations (setbacks, floor area ratio, signs, parking, etc.) in the GU government use district shall be the average of the requirements contained in the surrounding zoning districts, as determined by the planning and zoning director, which shall be approved by the city commission. Notwithstanding the foregoing, there shall be no required maximum setback within the GU district.

# Proposed Site Plan

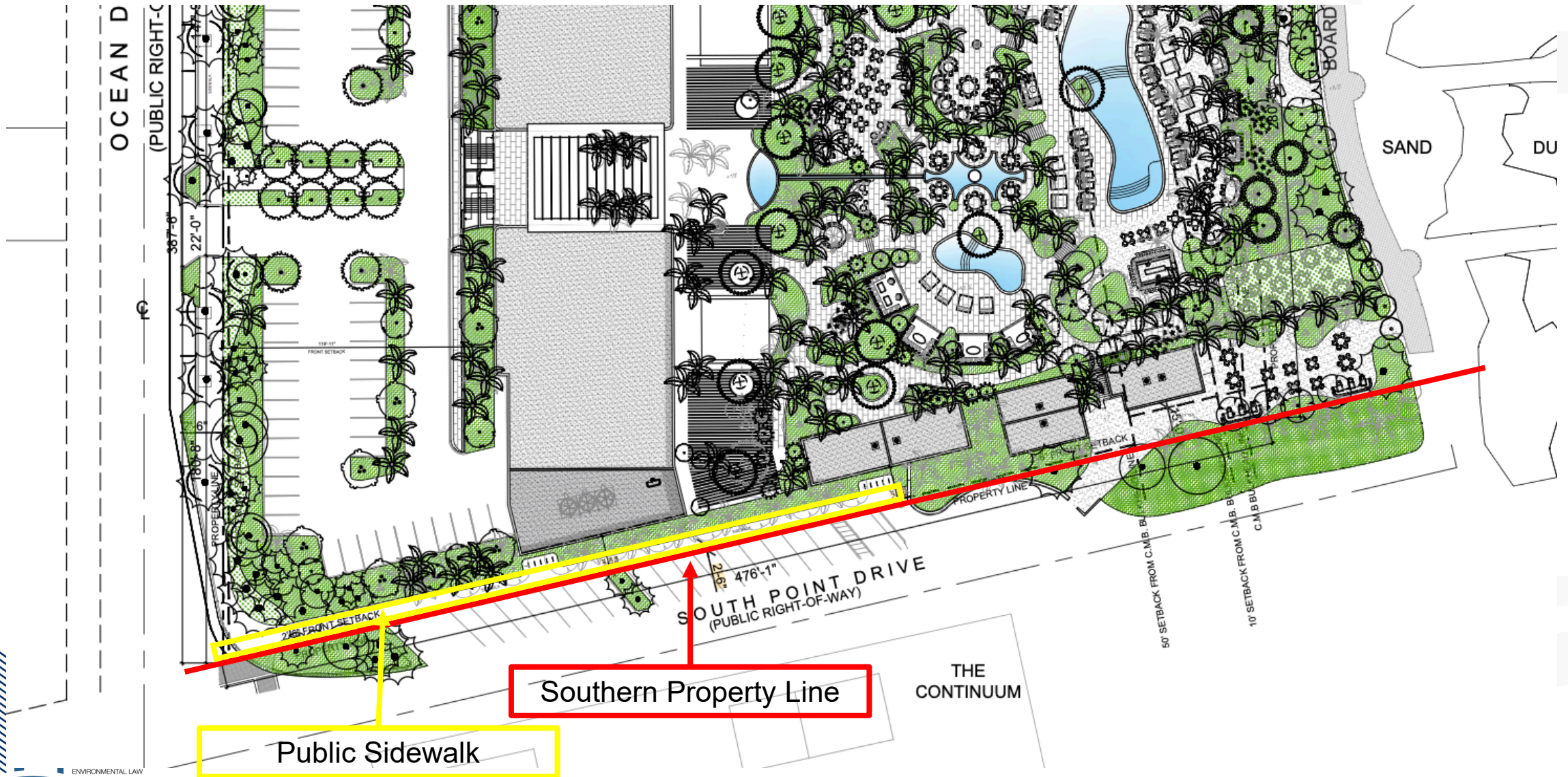


# Public Parking

72 public parking spaces



# Public Sidewalk Preservation



# Public Sidewalk Preservation

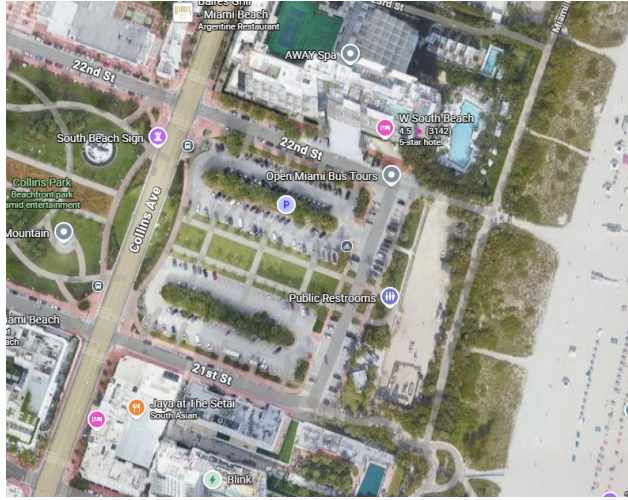


# GU Zoned Oceanfront Parking

**6500 Collins Avenue  
(Allison Park)**



**2111 Collins Avenue (Collins Park)**



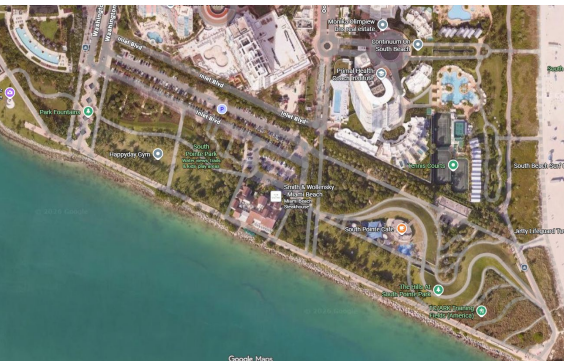
**Beach View Park**



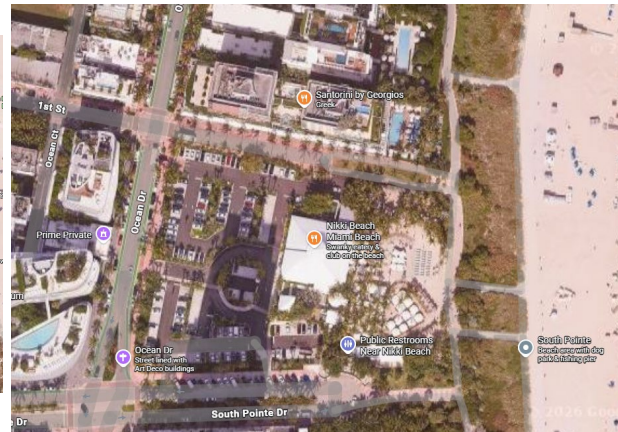
**4601 Collins Avenue  
(Mid Beach Park)**



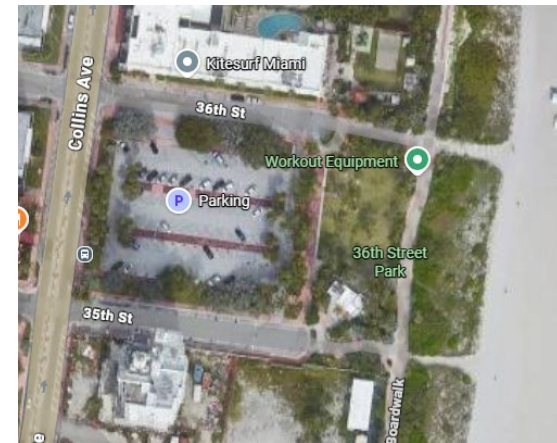
**3 Washington Avenue  
(South Pointe Park)**



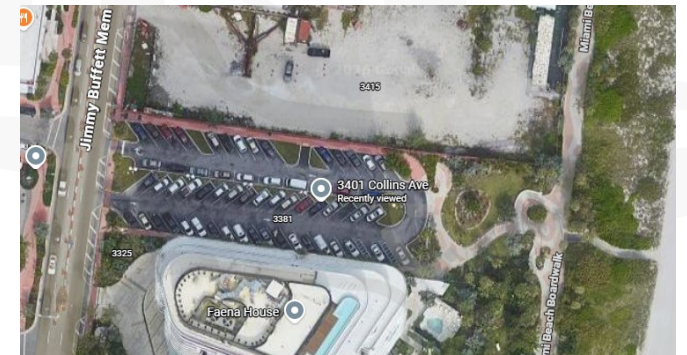
**1 Ocean Drive**



**3501 Collins Avenue (36th Street Park)**



**3401 Collins Avenue**



# Project



PIER PARK - MIAMI BEACH, FL

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID)

  
WWW.KOB-KARP.COM

# Project



PIER PARK - MIAMI BEACH, FL

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID).



# Thank You

200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office

305.377.6222 fax

[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)