

Comprehensive Plan Amendment

ORDINANCE NO. _____

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 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, BY AMENDING POLICY RLU 1.1.7, ENTITLED “HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)”, TO ESTABLISH A LIMITED FLOOR AREA RATIO (FAR) PROVISION FOR CERTAIN OCEANFRONT PROPERTIES WITH A LOT AREA GREATER THAN 100,000 SQUARE FEET AND AN EXISTING CONTRIBUTING BUILDING AS OF JANUARY 1, 2026; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

WHEREAS, Policy RLU 1.1.7 of the Comprehensive Plan governs development within the High Density Multi-Family Residential (RM-3) land use category, including maximum floor area ratio (“FAR”) limitations applicable to oceanfront properties; and

WHEREAS, the RM-3 land use category is intended to support high-density residential and hotel uses in a manner that enhances the desirability, character, and long-term sustainability of the City’s oceanfront areas; and

WHEREAS, the City recognizes that certain oceanfront properties within the RM-3 land use category are uniquely characterized by larger lot sizes and the presence of contributing historic structures, which may warrant tailored regulatory provisions to facilitate reinvestment and redevelopment; and

WHEREAS, the City Commission finds that modest and carefully calibrated increases in FAR for qualifying properties can incentivize the preservation and restoration of existing historic structures, including contributing buildings, while maintaining compatibility with surrounding areas; and

WHEREAS, the City further finds that allowing additional flexibility in FAR for such properties may support economically viable redevelopment, enhance architectural quality, and promote the continued activation of the City’s oceanfront corridors; and

WHEREAS, the City Commission finds that targeted FAR adjustments can advance important public purposes, including historic preservation, improved urban design, and enhanced public realm conditions; and

WHEREAS, the City Commission desires to amend Policy RLU 1.1.7 to provide a narrowly tailored FAR provision applicable to certain oceanfront RM-3 properties with larger lot areas and existing buildings, in order to implement the foregoing planning objectives; and

WHEREAS, the proposed amendment to the City's 2040 Comprehensive Plan is intended to ensure that the public health, safety and welfare will be preserved; and

WHEREAS, the amendment set forth below is necessary to accomplish all of these objectives.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. The following amendments to the City's 2040 Comprehensive Plan are hereby adopted:

RESILIENT LAND USE AND DEVELOPMENT ELEMENT

*

*

*

GOAL RLU 1: LAND USE

*

*

*

POLICY RLU 1.1.7 HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new high density multi-family residential and hotel areas.

Uses which may be permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, multiple family dwellings, apartment hotels and hotels.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach.

Density Limits: 150 dwelling units per acre.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed the following.

- a floor area ratio of 2.25 on lot area equal to or less than 45,000 sq. ft.;
- a floor area ratio of 2.75 on lot area greater than 45,000 sq. ft.;
- a floor area ratio 3.0 on oceanfront lots with lot area greater than 45,000 sq. ft.;
- a floor area ratio of 2.0 on oceanfront lots in architectural district;

- a floor area ratio of 3.0 for lots which, as of November 14, 1998, are oceanfront lots with a lot area greater than 100,000 sq. ft. with an existing building, however, the lesser of an additional floor area ratio of 0.15 or 20,000 sq. ft. for the purpose of providing hotel amenities;
- a floor area ratio of 2.5 for lots which, as of January 1, 2026, are oceanfront lots with a lot area greater than 100,000 sq. ft. with an existing contributing building.

* * *

SECTION 2. REPEALER.

All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. TRANSMITTAL.

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional, and county agencies as required by applicable law.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect until 31 days after the state land planning agency notifies the City that the plan amendment package is complete following adoption, pursuant to Section 163.3184(3), Florida Statutes.

PASSED and ADOPTED this _____ day of _____, 2026.

Steven Meiner, Mayor

ATTEST:

Rafael E. Granado
City Clerk

APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION

City Attorney

Date

First Reading: _____, 2026

Second Reading: _____, 2026

Verified by: _____
Thomas R. Mooney, AICP
Planning Director