



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner David Suarez  
DATE: June 26, 2024  
TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE (LUSC) AND THE PLANNING BOARD (PB) - AN LDR AMENDMENT TO INCENTIVIZE RESIDENTIAL USES ON LINCOLN ROAD.

**RECOMMENDATION**

N/A

**BACKGROUND/HISTORY**

I would like the LUSC to discuss incentivizing non-vehicular transit options for new residential developments along Lincoln Road from Collins Avenue to Alton Road. This would include other zoning incentives to encourage non-transient, residential uses along this area of Lincoln Road. These incentives would be predicated on the following:

Non-transient, residential apartment units only.

No residential unit shall exceed 1200 square feet in size.

A minimum micro-mobility component within the interior of the structure, accessible by all residential units.

The following is an initial list of draft incentives for consideration:

1. Eliminate the minimum off-street parking requirement for non-transient, residential projects. Additionally, a cap on the number of off-street parking spaces that may be provided within an eligible project should be established.
2. The maximum FAR shall be increased from the current 2.25/2.75 to 3.0 for non-transient residential projects.
3. The interior portions of a project dedicated to micro-mobility shall be exempt from the definition of floor area.
4. The maximum building height for non-transient residential buildings shall be increased from 50 feet to 75 feet. Up to an additional 25 feet in building height may be permitted, subject to the following:
  - a. Off-street parking shall be prohibited.
  - b. The project shall exceed minimum micro-mobility requirements, as well as participate in a public micro mobility network.
5. A reduction or elimination of the mobility fee.
6. A sunset provision for these incentives of 7 to 10 years.

7. An enhanced and expedited process for the permitting of the project.

If there is consensus on these incentives an ordinance can be drafted for review by the Planning Board.

**ANALYSIS**

N/A

**FISCAL IMPACT STATEMENT**

N/A

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on . See BIE at:  
<https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

**FINANCIAL INFORMATION**

N/A

**CONCLUSION**

N/A

**Applicable Area**

South Beach

**Is this a "Residents Right to Know" item,  
pursuant to City Code Section 2-17?**

No

**Is this item related to a G.O. Bond  
Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,  
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Office of Commissioner David Suarez

**Sponsor(s)**

Commissioner David Suarez

**Co-sponsor(s)**