

PRIORITY ITEMS 1

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: September 24, 2024

TITLE: DISCUSSION REGARDING PROPOSED FAR INCREASES THROUGHOUT CERTAIN AREAS OF THE CITY. A) RESIDENTIAL USE INCENTIVES FOR WASHINGTON AVENUE. B) REVITALIZE THE 200-300 BLOCKS OF LINCOLN ROAD (BETWEEN WASHINGTON AVENUE AND COLLINS AVENUE), INCLUDING PEDESTRIANIZATION OF THE CORRIDOR, OTHER STREETScape IMPROVEMENTS, AND AMENDMENTS TO THE LDRS. C) LDR AMENDMENT TO INCENTIVIZE RESIDENTIAL USES ON LINCOLN ROAD. D) RESIDENTIAL USE INCENTIVES – LDR AND COMPREHENSIVE PLAN AMENDMENTS.

RECOMMENDATION

The Administration recommends that the Land Use and Sustainability Committee (LUSC) endorse the residential incentive proposals and provide recommendations to the Planning Board and Mayor and City Commission (City Commission), as applicable.

BACKGROUND/HISTORY

The following is a summary of the residential use incentive ordinances currently pending:

Mid-Beach, Ocean Drive South of Fifth Street, and West Avenue

On July 26, 2023, at the request of Commissioner Laura Dominguez, the City Commission referred a discussion item (Item C4 E), pertaining to incentives for residential development and the conversion of transient uses to long term residential uses, to LUSC. On September 27, 2023, the LUSC discussed the item and continued it to the October 11, 2023 LUSC meeting. On October 11, 2023, the LUSC recommended that the City Commission refer an ordinance amending the Land Development Regulations of the City Code (LDRs) to the Planning Board, based on the criteria discussed at the October 11, 2023 LUSC meeting.

On October 18, 2023, the City Commission referred the proposed ordinance, as well as a companion amendment to the comprehensive plan, to the Planning Board (Item C4 J). On January 30, 2024, the Planning Board held a public hearing and transmitted the proposed ordinance to the City Commission with a favorable recommendation (4-1) and subject to the following additional recommendations:

1. Describe how the City determined the affected districts and areas for the proposed incentives.
2. Detail if the proposed incentives are sufficient to achieve the ordinance's intended goals.
3. Mandate that a significant portion of developments utilizing the incentives be dedicated to workforce or affordable housing.
4. Analyze the impacts of the proposed increases in (Floor Area Ratio) FAR on surrounding areas.

5. Remove the proposed accessory use incentives from the RM-2 in the West Avenue Overlay.
6. Reach out to existing hotels and transient uses to determine what incentives would encourage them to forgo these uses.

On January 31, 2024, the City Commission adopted Ordinance No. 2024-4582, which established a process for LDR amendments that increase FAR. Since the proposed ordinance includes an increase in FAR, it was determined that the proposed ordinance must go back to the Planning Board for a new review pursuant to the requirements of Ordinance No. 2024-4582.

On March 26, 2024, the Planning Board held a preliminary review of the proposed LDR ordinance and continued the item to the May 28, 2024 meeting. Following this preliminary review meeting City staff held a public meeting on May 8, 2024 via Zoom, for all affected stakeholders, to solicit additional input and feedback. The following is a link to the meeting: <https://youtu.be/5VXsHLEqd3w>.

On May 28, 2024, the Planning Board held a public hearing and transmitted the proposed LDR and Comprehensive Plan Amendment ordinances to the City Commission with a favorable recommendation (6-0). By separate motion (6-0) the Planning Board also recommended the following:

1. The City Commission consider extending the proposed incentives to other applicable areas of the City.
2. The City Commission continue to explore and develop additional incentives for non-transient residential uses.

On July 24, 2024, the Mayor and City Commission approved LDR and Comprehensive Plan Amendment ordinances at First Reading (items R5 Y and R5 Z). The City Commission also referred both ordinance amendments to the LUSC for additional discussion prior to Second Reading. On September 5, 2024, the LUSC discussed and endorsed both ordinances, and recommended approval at Second Reading on October 30, 2024.

Washington Avenue

On May 15, 2024, at the request of Commissioner David Suarez, the City Commission referred a proposal for establishing incentives for non-transient residential uses on Washington Avenue (C4 AA) to the LUSC and the Planning Board.

On June 10, 2024, the LUSC discussed the item, and recommended that the Planning Board approve the proposed ordinances, inclusive of the following amendments:

1. Incorporate adequate setbacks.
2. Provide minimum parking for service workers and building staff.
3. Limit the total amount of floor area that can be exempt for micro-mobility areas.
4. Limit the sunset provision to no more than 5 years.

Additionally, Commissioners Tanya K. Bhatt and Joseph Magazine were added as co-sponsors of the proposal.

On July 30, 2024, the Planning Board reviewed the proposed ordinances and continued each to the September 24, 2024 meeting. On September 10, 2024, the required public workshop was held after the first review of the Planning Board and additional input received from the participants. The Planning Board is scheduled to review and transmit the proposal to the City Commission on

September 24, 2024.

Lincoln Road and 17th Street, from Alton Road to Drexel Avenue

On June 26, 2024, at the request of Commissioner David Suarez, the City Commission referred a proposal for residential use incentives on Lincoln Road (C4 AB) to the LUSC and the Planning Board. On September 5, 2024, the LUSC discussed and continued the item to the October 10, 2024 meeting.

Lincoln Road from Drexel to Collins Avenue

On June 26, 2024, at the request of Commissioner Alex Fernandez, the City Commission referred the item (C4 AD) to the LUSC. Commissioner Joseph Magazine co-sponsored the item. On July 9, 2024, the LUSC discussed and continued the item to the September 5, 2024 LUSC, with direction to the Administration to develop a draft ordinance incentivizing non-transient residential uses. Additionally, Commissioner David Suarez became a co-sponsor of the item. On September 5, 2024, the LUSC discussed and continued the item to the October 10, 2024 meeting.

ANALYSIS

The following attached documents summarize the various residential incentive proposals noted above:

- July 24, 2024 First Reading ordinances and memorandum (R5Y and R5 Z) for the residential use incentives in the Mid-Beach, Ocean Drive South of Fifth Street, and West Avenue areas. The memorandum includes the applicable infrastructure analysis and location maps.
- September 24, 2024 Planning Board staff report and draft ordinances for the Washington Avenue area. The staff report includes the applicable infrastructure analysis and location maps, as well as massing studies.
- September 5, 2024 LUSC memorandum and draft ordinance for Lincoln Road residential use incentives from Alton Road to Drexel Avenue, as well as a map of the subject area. Planning staff will provide an update at the meeting on the infrastructure analysis for the area, which is ongoing.

Massing studies for the Lincoln Road area, as well as a map illustrating transit routes within the FAR incentive areas, will be provided under separate cover prior to the meeting.

FISCAL IMPACT STATEMENT

No Fiscal Impact

Does this Ordinance require a Business Impact Estimate? No
(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

The Administration recommends that the LUSC endorse the residential incentive proposals and

provide recommendations to the Planning Board and City Commission, as applicable.

Applicable Area

Citywide

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

Yes

**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

Planning

Sponsor(s)

Commissioner Alex Fernandez
Commissioner Laura Dominguez
Commissioner David Suarez

Co-sponsor(s)

Commissioner Tanya K. Bhatt
Commissioner Joseph Magazine

Condensed Title

Discussion Regarding Proposed Far Increases Throughout Certain Areas Of The City. A) Residential Use Incentives For Washington Avenue. B) Revitalize The 200-300 Blocks Of Lincoln Road (Between Washington Avenue And Collins Avenue), Including Pedestrianization Of The Corridor, Other Streetscape Improvements, And Amendments To The LDRs. C). LDR Amendment To Incentivize Residential Uses On Lincoln Road. D) Residential Use Incentives – LDR And Comprehensive Plan Amendments.