

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members
FROM: Eric Carpenter, City Manager
DATE: November 5, 2024
TITLE: DISCUSS WASHINGTON AVENUE RESIDENTIAL PLAN

RECOMMENDATION

The Administration recommends that the Land Use and Sustainability Committee (LUSC) endorse the residential incentive proposal for Washington Avenue.

BACKGROUND/HISTORY

On May 15, 2024, at the request of Commissioner David Suarez, the Mayor and City Commission (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, Commissioner 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, Planning Board meeting. On September 10, 2024, the required public outreach meeting was held after the first review of the Planning Board and additional input received from the participants.

On September 24, 2024, the Planning Board continued the proposed ordinances to the October 29, 2024, Planning Board meeting. The Planning Board is scheduled to review and transmit the proposal to the City Commission on October 29, 2024.

As part of the discussion of residential use incentives at the September 5, 2024, LUSC, a special meeting of the LUSC was scheduled for September 24, 2024, to discuss all proposed residential use incentive proposals, including the proposed ordinance for Washington Avenue. The special September 24, 2024, LUSC meeting was postponed and rescheduled for November 5, 2024.

ANALYSIS

Attached is the October 29, 2024, Planning Board staff report and draft ordinances for the Washington Avenue Residential Plan, which have been updated to include a maximum FAR of

4.0. This report also includes an updated infrastructure analysis, location maps, as well as massing studies.

Additionally, the attached map illustrating transit routes within the proposed FAR incentive areas is provided for informational purposes.

FISCAL IMPACT STATEMENT

No Fiscal Impact

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-notices/>

FINANCIAL INFORMATION

N/A

CONCLUSION

The Administration recommends that the LUSC endorse the residential incentive proposal for Washington Avenue.

Applicable Area

South Beach

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 David Suarez

Co-sponsor(s)

Condensed Title

Discuss Residential Use Incentives for Washington Avenue