

MIAMI BEACH

Land Use Boards

Planning Board

TO: Planning Board
FROM: Thomas Mooney, Director
DATE: May 6, 2025
TITLE: PB24-0731. LINCOLN ROAD WEST RESIDENTIAL USE INCENTIVES

PROPERTY

PB24-0731. Lincoln Road West Residential Use Incentives

FILE NO.

PB24-0731

APPLICANT

City of Miami Beach

IN RE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 5, ENTITLED "OFF-STREET PARKING," ARTICLE II, ENTITLED "VEHICLE PARKING, BICYCLE PARKING AND OFF-STREET LOADING REQUIREMENTS," AT SECTION 5.2.4, ENTITLED "VEHICLE OFF-STREET PARKING REQUIREMENTS," BY AMENDING THE PARKING REQUIREMENTS IN PARKING TIER 3, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICT REGULATIONS," ARTICLE I, ENTITLED "GENERAL TO ALL ZONING DISTRICTS," BY CREATING/AMENDING SECTION 7.1.10, ENTITLED "RESIDENTIAL USE INCENTIVES," TO ESTABLISH RESIDENTIAL USE INCENTIVES SPECIFIC TO PROPERTIES IN APPLICABLE UNDERLYING ZONING DISTRICTS AND PROPERTIES FRONTING Lincoln Road from Alton Road to Drexel Avenue; BY AMENDING ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.12 ENTITLED "CD-3 Commercial, high intensity district," TO replace SECTION 7.2.12.4, ENTITLED "Additional Regulations (CD-3)" with Section 7.2.12.4 Entitled "Lincoln Road RESIDENTIAL USE INCENTIVE AREAS (CD-3)," TO ESTABLISH RESIDENTIAL USE INCENTIVES SPECIFIC TO PROPERTIES FRONTING Lincoln Road FROM Alton Road TO Drexel Avenue and properties located between 17th Street and Lincoln Lane north; BY AMENDING ARTICLE V, ENTITLED "supplementary district regulations," BY amending SECTION 7.5.2. 1 entitled "Height regulation exceptions and rooftop additions," To allow for multi-story rooftop additions for projects that qualify for the Lincoln Road residential use

**NEW COMPREHENSIVE PLAN & CODE AMENDMENTS (Filed pursuant to Chapter 2,
Arti... {{item.number}})**

incentives; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN
EFFECTIVE DATE. **[Continued from March 4, 2025]**

PRIOR ORDER NUMBER:

Applicable Area

N/A

**Is this a “Residents Right to Know” item,
pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond
Funds?**

No