

Washington Avenue Residential Plan – LDR Amendments

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 1, ENTITLED “GENERAL PROVISIONS,” ARTICLE II, ENTITLED “DEFINITIONS,” SECTION 1.2.1, ENTITLED “GENERAL DEFINITIONS,” BY AMENDING THE DEFINITION OF FLOOR AREA AND CREATING A DEFINITION FOR MICRO-MOBILITY STATION; 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 FOR PARKING TIER 2; BY AMENDING CHAPTER 7, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” ARTICLE I, ENTITLED “GENERAL TO ALL ZONING DISTRICTS,” BY AMENDING SECTION 7.1.11, ENTITLED “RESIDENTIAL USE INCENTIVES,” TO ESTABLISH RESIDENTIAL USE INCENTIVES SPECIFIC TO PROPERTIES FRONTING WASHINGTON AVENUE FROM 5TH STREET TO 17TH STREET; BY AMENDING ARTICLE II, ENTITLED “DISTRICT REGULATIONS,” SECTION 7.2.5, ENTITLED “RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY,” AT SUBSECTION 7.2.5.5, ENTITLED “MID BEACH RESIDENTIAL USE INCENTIVE AREA (RM-2),” TO ESTABLISH RESIDENTIAL USE INCENTIVES SPECIFIC TO PROPERTIES IN APPLICABLE RM-2 ZONING DISTRICTS FRONTING WASHINGTON AVENUE FROM 6TH STREET TO 7TH STREET; BY AMENDING SECTION 7.2.11, ENTITLED “CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT,” AT SUBSECTION 7.2.11.5, ENTITLED “WASHINGTON AVENUE (CD-2),” TO MODIFY EXISTING DEVELOPMENT REGULATIONS SPECIFIC TO PROPERTIES FRONTING WASHINGTON AVENUE AND TO CREATE A RESIDENTIAL INCENTIVE AREA SPECIFIC TO WASHINGTON AVENUE; BY AMENDING SECTION 7.2.12, ENTITLED “CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT,” BY CREATING SUBSECTION 7.2.12.5, ENTITLED “WASHINGTON AVENUE RESIDENTIAL INCENTIVE AREA (CD-3),” TO CREATE A RESIDENTIAL INCENTIVE AREA SPECIFIC TO WASHINGTON AVENUE; BY AMENDING SECTION 7.2.15, ENTITLED “PERFORMANCE STANDARD DISTRICT (PS),” AT SUBSECTION 7.2.15.3, ENTITLED “COMMERCIAL PERFORMANCE STANDARDS DISTRICTS (C-PS),” TO CREATE A RESIDENTIAL INCENTIVE AREA SPECIFIC TO WASHINGTON AVENUE; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the proliferation of transient uses may exacerbate housing affordability issues by reducing the availability of traditional rental housing options for families and individuals, including the city’s workforce; and

WHEREAS, creating development incentives for non-transient residential uses in the Washington Avenue corridor would enable the implementation of more equitable and comprehensive housing policies that prioritize the well-being and economic stability of all residents; and

WHEREAS, the current mix of late-night entertainment and transient uses along Washington Avenue undermines the sense of community and social cohesion within the larger neighborhood by fostering transient and temporary living situations rather than long-term residency and neighborhood investment; and

WHEREAS, the amendments set forth below are necessary to accomplish all of the above objectives.

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

SECTION 1. Chapter 1, entitled "General Provisions," Article II, entitled "Definitions," Section 1.2.1, entitled "General Definitions," is hereby amended as follows:

**CHAPTER 1
GENERAL PROVISIONS**

* * *

ARTICLE II: DEFINITIONS

* * *

1.2.1 GENERAL DEFINITIONS

* * *

Floor area means the sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls or from the exterior face of an architectural projection, from the centerline of walls separating two attached buildings. For the purpose of clarity, floor area includes, but is not limited to, stairwells, stairways, covered steps, elevator shafts at every floor (including mezzanine level elevator shafts), and mechanical chutes and chases at every floor (including mezzanine level).

For the avoidance of doubt, unless otherwise provided for in these land development regulations, floor area excludes only the spaces expressly identified below:

- a. Accessory water tanks or cooling towers.
- b. Uncovered steps.
- c. Attic space, whether or not a floor actually has been laid, providing structural headroom of less than seven feet six inches.
- d. Terraces, breezeways, or open porches.
- e. Floor space used for required accessory off-street parking spaces. However, up to a maximum of two spaces per residential unit may be provided without being included in the calculation of the floor area ratio.
- f. Commercial parking garages and noncommercial parking garages when such structures are the main use on a site.
- g. Mechanical equipment rooms located above main roof deck.

- h. Exterior unenclosed private balconies.
- i. Floor area located below grade when the top of the slab of the ceiling is located at or below grade. However, if any portion of the top of the slab of the ceiling is above grade, the floor area that is below grade shall be included in the floor area ratio calculation. Despite the foregoing, when the top of the slab of an existing ceiling of a partial basement is located above grade, one-half of the floor area of the corresponding floor that is located below grade shall be included in the floor area ratio calculation in the following instances:
 - 1. Existing contributing structures that are located within a local historic district, national register historic district, or local historic site.
 - 2. Structures located within Block 1 Properties as more specifically defined in section 7.2.15.3.f.1.D.
- j. Enclosed garbage rooms, enclosed within the building on the ground floor level.
- k. Stairwells and elevators located above the main roof deck.
- l. Electrical transformer vault rooms.
- m. Fire control rooms and related equipment for life-safety purposes.
- n. Secured bicycle parking.
- o. Floor area used for micro-mobility stations when located below the second floor of a building constructed in accordance with Section 7.2.11.5.b.4

Volumetric buildings, used for storage, where there are no interior floors, the floor area shall be calculated as if there was a floor for every eight feet of height.

When transfer of development rights are involved, see chapter 2 article XIV for additional regulations that address floor area.

* * *

Micro-Mobility Station means a defined area of a building or structure used solely for storing lightweight vehicles such as bicycles or scooters, especially electric ones, which may be used by vehicle owners, or as part of a self-service rental program in which people rent vehicles for short-term use.

SECTION 2. Chapter 5, entitled “Off Street Parking,” Article II, entitled “Vehicle Parking, Bicycle Parking and Off-Street Loading Requirements,” is hereby amended as follows:

CHAPTER 5 OFF STREET PARKING

* * *

ARTICLE II. VEHICLE PARKING, BICYCLE PARKING AND OFF-STREET LOADING REQUIREMENTS

* * *

5.2.4 VEHICLE OFF-STREET PARKING REQUIREMENTS

*

*

*

5.2.4.2 Parking Tier 2

Except as otherwise provided in these land development regulations, when any building or structure is erected or altered in parking Tier 2 accessory off-street parking spaces shall be provided for the building, structure or additional floor area as follows. For uses not listed below, the off-street parking requirement shall be the same as for parking tier 1.

*

*

*

Tier 2c

c. Off-street parking requirements for Tier 2 area c.

1. Tier 2 area c includes those properties with a lot line on Washington Avenue from 5th Street to 17th Street, excluding those properties in Tier 3 area a, as depicted in the map below:



2. The following off-street parking requirements apply to properties located within Tier 2 area c.

1.

OFF-STREET PARKING REQUIREMENT		
RESIDENTIAL		
<i>Co-living <u>Non-Transient residential units built in accordance with Section 7.1.11</u></i>		No parking requirement.
LODGING		
<i>Hotel and hostel</i>		No parking requirement. For accessory uses to a hotel or hostel, the minimum parking is as set forth in parking tier. 1.
OFFICE		
<i>Office</i>		No parking requirement
COMMERCIAL		
<i>Café, outdoor</i>		No parking requirement
<i>Retail</i>	Retail existing as of the date of adoption of previous parking district no. 7 (now Tier 2 area c)	No parking requirement.
	New retail construction	One space per 300 square feet of floor area
	Notwithstanding the above, there shall be no parking requirement for retail uses, provided that a parking garage with publicly accessible parking spaces is located within 500 feet.	
<i>Quality restaurants</i>		No parking requirement.
OTHER		
<i>Approved parklets</i>		No parking requirement

2. With the exception of non-transient residential projects, built in accordance with Section 7.1.11, the parking requirements in this subsection above shall only apply to projects that have obtained a full building permit or business tax receipt by September 1, 2027.
3. Any building or structure erected in Tier 2 area c may provide required parking on site as specified in parking tier 1. Such required parking, if provided, shall be exempt from FAR, in accordance with the regulations specified in chapter 1 of these land development regulations.

SECTION 3. Chapter 7, entitled "Zoning District Regulations," Article I, entitled "General to All Zoning Districts," is hereby amended as follows:

CHAPTER 7 ZONING DISTRICTS AND REGULATIONS

ARTICLE I. GENERAL TO ALL ZONING DISTRICTS

*

*

*

7.1.11 RESIDENTIAL USE INCENTIVES¹

a. Eligible Development. These provisions are hereby adopted as voluntary zoning incentives for non-transient residential development. Where authorized in the underlying zoning district or overlay district, and in accordance with all applicable regulations set forth in such zoning district or overlay district, residential developments consisting solely of non-transient residential units and allowable accessory uses shall be eligible for applicable incentives set forth in such zoning district or overlay district, subject to the property owner's agreement to be bound by the following conditions:

1. Lodging Use Conversion and Prohibition. In order to be eligible for the residential use incentives, the property shall be required to fully vacate any and all existing transient uses including, but not limited to, bed & breakfast inn, hostel, hotel, apartment hotel, suite hotel or rooming house. Such transient uses shall be prohibited throughout the development and at all times, in order to maintain the residential use incentives authorized for the applicable zoning district or overlay district.
2. Short Term Rental Conversion and Prohibition. In order to be eligible for the voluntary residential use incentives authorized for the applicable zoning district or overlay district, the property owner(s) shall first be required to vacate any and all existing approvals for the short-term rental of any apartment units on the property.
3. Covenant. As a condition of eligibility for the voluntary residential use incentives authorized for the applicable zoning district or overlay district, the property owner(s) shall first be required to execute a restrictive covenant running with the land, in a form approved by the City Attorney, affirming that throughout the building and at all times, no residential units on the property shall be leased or rented for a period of less than six months and one day, and that no transient uses including, but not limited to, bed & breakfast inn, hostel, hotel, apartment hotel, suite hotel or rooming house, shall be permitted on the property. The covenant shall expressly provide that an affirmative vote of six-sevenths of all members of the city commission shall be required in order to release the covenant or to modify the covenant in such a manner as to impose a less stringent restriction after it is executed.
4. Certificate of Appropriateness. If the property is located within a local historic district or site, as a condition of eligibility for the voluntary residential use incentives authorized for the applicable zoning district or overlay district, the property owner(s) shall be required to retain, preserve and restore all contributing structures on the site, as may be required by the historic preservation board and subject to certificate of appropriateness approval in accordance with chapter 2, article VIII of the land development regulations of the city code.

b. Washington Avenue. For properties with frontage on Washington Avenue, located to the south of 17th Street and north of Fifth Street, which comply with the requirements in section 7.1.11.a above, the development shall be eligible for a floor area ratio bonus ~~maximum FAR shall not exceed~~ up to a total of 4.0 for properties zoned C-PS2, RM-2, or CD-2, and shall ~~not exceed~~ be eligible for a floor area ratio bonus of 3.25 for properties zoned CD-3, subject to the following regulations:

¹ This section, which was originally codified as Section 7.1.10 pursuant to Ordinance No. 2024-4665, adopted by the City Commission on November 20, 2024, has been renumbered as Section 7.1.11.

1. Any and all existing non-conforming uses on the subject property shall be discontinued and abandoned.
2. All portions of the development above the first level shall consist of non-transient residential uses.
3. The minimum lot size for an eligible development shall not be less than 13,000 square feet.
4. The front and streetside setback requirements of the underlying zoning district may be waived by the Historic Preservation Board, in accordance with the Certificate of Appropriateness review criteria.
5. A micro-mobility station shall be required within the interior of the first level of the structure and shall be accessible by all residents of the building. The micro-mobility station shall constitute a minimum of 30% of the first level of the structure. However, if the project is located within the CD-3 district and provides publicly accessible parking facilities on the same lot, the micro-mobility station shall constitute a minimum of 5% of the first level of the structure or 1,500 square feet, whichever is less. The micro-mobility station may be located within the second level of the parking structure so long as clear signage directing the public to the micro-mobility station is provided.
6. Off-street parking spaces, if provided, shall not exceed 20% of the number of off-street parking spaces required under the requirements for parking tier 1. This limitation shall not apply to CD-3 zoned properties that have existing publicly accessible parking facilities on the same lot that were approved prior to January 1, 2024.
7. Off-street parking for building staff and/or service operations shall be provided at the same ratio as required loading spaces.
8. Up to an additional 25 feet in building height may be permitted, not to exceed 100 feet, for C-PS2, RM-2 and CD-2 zoned properties and up to an additional 75 feet in building height may be permitted, not to exceed 150 feet, for CD-3 zoned properties, subject to the following:
 - a. Off-street parking shall be prohibited, except for projects located within the CD-3 district that have existing publicly accessible parking facilities on the same lot that were approved prior to January 1, 2024.
 - b. The micro-mobility station shall constitute a minimum of 50% of the first level of the structure. However, if the project is located within the CD-3 district and provides publicly accessible parking facilities on the same lot, the micro-mobility station shall constitute a minimum of 5% of the first level of the structure or 1,500 square feet, whichever is less. The micro-mobility station may be located within the second level of the parking structure so long as clear signage directing the public to the micro-mobility station is provided.
 - c. The micro-mobility station shall be part of a micro-mobility network which is accessible to the general public. At a minimum, the station shall include a public

sharing program with no less than 20 micro-mobility devices for public use located within the confines of the property. The applicant shall submit an operational plan for the public sharing program, which shall be subject to the review and approval of the City.

9. The mobility fee required pursuant to chapter 3 shall be waived for developments that have obtained a full building permit by September 1, 2032.

10. The FAR bonus and height requirements in this subsection above shall only apply to developments that have obtained a full building permit or business tax receipt by September 1, 2032.

11. In the event of a conflict between these regulations and the regulations for the underlying zoning district or any other provisions of this Code, the provisions in this Section 7.1.11 shall control.

c. There shall be no variances from the requirements of this section for eligible developments.

SECTION 4. Chapter 7, entitled "Zoning District Regulations," Article II, entitled "District Regulations," is hereby amended as follows:

ARTICLE II. DISTRICT REGULATIONS

* * *

7.2.5 RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY

* * *

7.2.5.5 MID-BEACH RESIDENTIAL USE INCENTIVE AREA (RM-2).

a. ~~Location and Purpose (Mid Beach Residential Incentive Area – RM-2)~~

1. Location and Purpose (Mid Beach Residential Incentive Area – RM-2)

The following regulations shall apply to properties that front Collins Avenue between 47th Street on the south and 63rd Street on the north. The purpose of the overlay shall be to incentivize the development of non-transient residential uses.

2. ~~b. Development Regulations (Mid Beach Residential Use Incentive Area – RM-2)~~

For developments that comply with the applicable requirements for "Residential Use Incentives" in section ~~7.1.10~~ 7.1.11 of the Resiliency Code, the following regulations shall apply:

DEVELOPMENT REGULATIONS TABLE:	
Maximum FAR	2.3
BUILDING HEIGHT	
Maximum Height	75
Historic District	65

For properties outside a local historic district with a ground level consisting of non-habitable parking and/or amenity uses	80
--	----

b. Washington Avenue Residential Incentive Area – RM-2

1. Location and Purpose (Washington Avenue Residential Incentive Area – RM-2)
The following regulations shall apply to properties that front Washington Avenue between 6th Street on the south and 7th Street on the north. The purpose of the overlay shall be to incentivize the development of non-transient residential uses.
2. Development Regulations (Washington Avenue Residential Use Incentive Area – RM-2)
For developments that comply with the applicable requirements for “Residential Use Incentives” in section 7.1.11 of the Resiliency Code, the following regulations shall apply:

<u>DEVELOPMENT REGULATIONS TABLE:</u>	
<u>Maximum FAR (including bonus FAR)</u>	<u>4.0</u>
<u>BUILDING HEIGHT</u>	
<u>Maximum Height</u>	<u>75 and 100</u>
<u>Maximum Density (including bonus density)</u>	<u>175 DUA</u>

*

*

*

7.2.11 CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT

*

*

*

7.2.11.5 WASHINGTON AVENUE (CD-2)

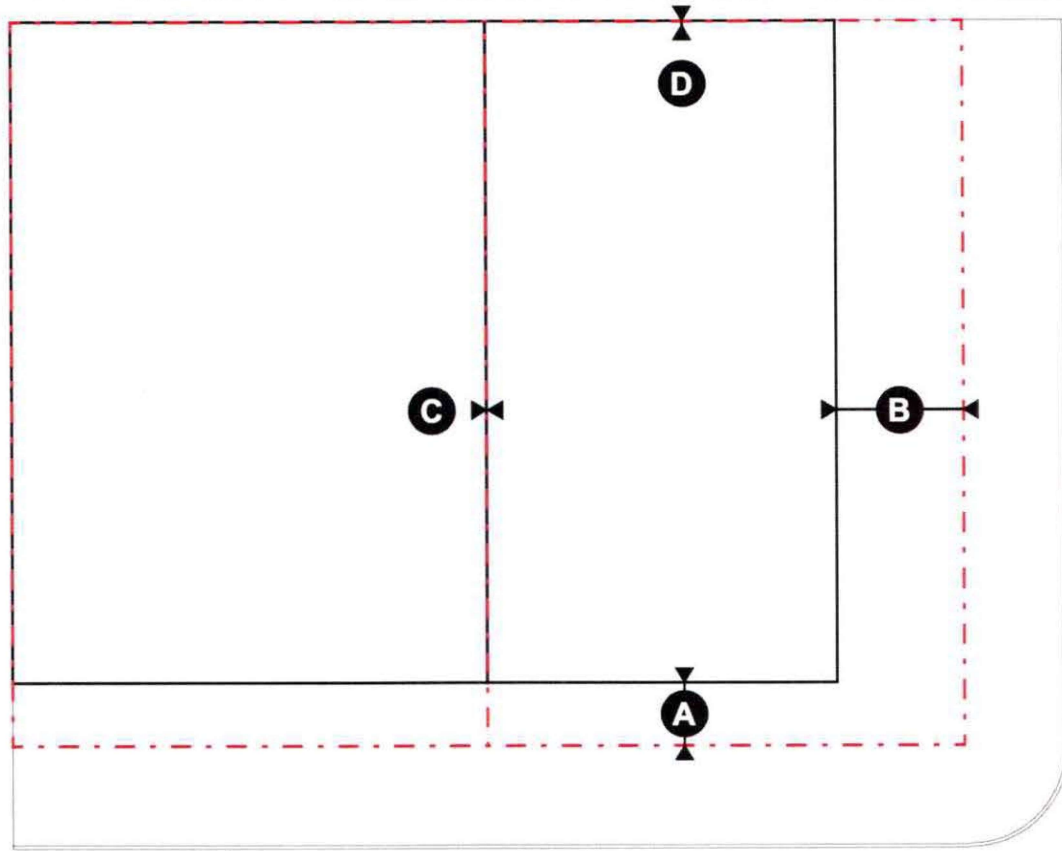
a. Development Regulations (Washington Ave – CD-2)

The following regulations shall apply to properties that front Washington Avenue between 6th Street and 16th Street (MAP EXHIBIT-3); in the event of a conflict within this division, the regulations below shall apply:

DEVELOPMENT REGULATIONS TABLE (WASHINGTON AVE - CD-2)	
Maximum FAR	1.5
Maximum FAR for mixed-use buildings (when more than 25 percent (25%) of the total area of a building is used for residential or hotel units)	2.0
Maximum FAR for non-transient residential developments (including bonus FAR)	4.0; subject to compliance with section 7.1.11
Maximum Density (Dwelling Units Per Acre) (including bonus density)	100 175 DUA
Minimum and minimum average Unit Size (square feet)	See section 7.2.11.3.a
Supplemental Minimum Unit Size	See section 7.2.11.5.c. below.
LOT OCCUPATION	

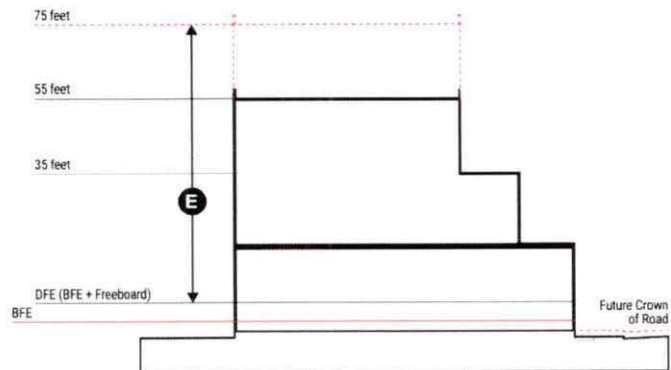
DEVELOPMENT REGULATIONS TABLE (WASHINGTON AVE - CD-2)	
Minimum Lot Area (square feet)	None
Minimum Lot Width (feet)	None
Maximum Lot Coverage (% of lot area)	None
BUILDING SETBACKS	Lots with frontage equal or less than 100 feet (Pursuant to section 7.2.11.3.a)
BUILDING SETBACKS	Lots with frontage greater than 100 feet
Front Setback (A)	
Subterranean	0 feet
Ground Level	0 feet (See section 7.1.2.2)
Above the ground level up to 35 feet in height	5 feet min (for parking garages with liners) 10 feet min (for parking garages without liners) 15 feet min (for all other uses)
Above 35 feet in height up to 75 <u>100</u> feet	5 feet min (for parking garages with liners) 10 feet min (for parking garages without liners) 30 feet min (for all other uses)
Above 75 <u>100</u> feet in height	110 feet
Side, Facing a Street Setback (B)	
Subterranean	0 feet
Nonresidential Uses	0 feet (See section 7.1.2.2)
Residential and Hotel Uses	7.5 feet (See section 7.1.2.2)
Above 75 feet in height for all uses	45 feet
Side, Interior Setback (C)	
Subterranean	0 feet
Nonresidential Uses	0 feet
Residential and Hotel Uses	7.5 feet or 8% of lot width (whichever is greater, up to 10 feet) 7.5 feet (when abutting a nonresidential or non-hotel use)
Above 75 feet for all uses	45 feet
Rear Setback (D)	
Subterranean	0 feet
Ground Level	0 feet
Above the Ground Level	10 % of lot depth 0 feet (for parking garage floors above the minimum truck clearance)

DEVELOPMENT REGULATIONS TABLE (WASHINGTON AVE - CD-2)



Front

BUILDING HEIGHT	
Maximum Height E	55 feet (unless otherwise specified in section 7.2.11.5.c below)
Lots that have frontage equal to or greater than 200 feet Non-Transient Residential Developments	75 feet, subject to compliance with section 7.1.11 100 feet, subject to compliance with section 7.1.11
Main Parking Garages	55 feet (Regardless of frontage)



b. Additional Regulations (Washington Ave – CD-2)

1. The maximum frontage for nightclubs and dance halls, located at the ground level shall not exceed 25 feet in width unless such a space has a certificate of use for nightclub or dance hall, or unless a valid license was issued after January 1, 2011, and before the date of adoption of the ordinance codified in this section for the use of such space as a nightclub or dance hall. In the event a nightclub or dance hall becomes a legal non-conforming use, such establishment shall be subject to all applicable regulations set forth in chapter 2, article XII of these land development regulations.
2. For new hotel construction or conversion to hotel use, the minimum hotel room unit size may be 175 square feet, provided that:
 - A. A minimum of 20 percent (20%) of the gross floor area of the hotel consists of hotel amenity space that is physically connected to and directly accessed from the hotel. Hotel amenity space includes the following types of uses, whether indoor or outdoor, including roof decks: restaurants; bars; cafes; hotel business center; hotel retail; screening rooms; fitness center; spas; gyms; pools; pool decks; and other similar uses customarily associated with a hotel. Bars and restaurants shall count no more than 50 percent (50%) of the total hotel amenity space requirements.
 - B. Windows shall be required in all hotel rooms and shall be of dimensions that allow adequate natural lighting, as determined by the historic preservation board.
3. For lots that have a frontage that is greater than 100 feet, the following shall apply:
 - A. Maximum building length. Unless otherwise approved by the historic preservation board at its sole discretion, no plane of a building, above the ground floor façade facing Washington Avenue, shall continue for greater than 100 feet without incorporating an offset of a minimum 5 feet in depth from the setback line. The total offset widths shall total no less than 20 percent (20%) of the entire building frontage.
 - B. Physical separation between buildings. Unless otherwise approved by the historic preservation board at its sole discretion, a physical separation must be provided between buildings greater than 200 feet in length and at/or above 35 feet in height from the ground floor. Notwithstanding the foregoing, for building sites with a lot frontage in excess of 500 feet, no physical separation is required if:
 - I. The length of the building at/or above 35 feet in height from the ground floor does not exceed 50 percent (50%) of the length of the frontage of the property; and
 - II. The offsets required in section 7.2.11.5.c.4.A., above, are a minimum of 20 feet in depth from the setback line and the combined offset widths total no less than 30 percent (30%) of the entire building frontage.

4. Washington Avenue Residential Incentive Area – CD-2

A. Location and Purpose (Washington Avenue Residential Incentive Area – CD-2)

The following regulations shall apply to properties that front Washington Avenue between 6th Street on the south and 16th Street on the north. The purpose of the overlay shall be to incentivize the development of non-transient residential uses.

B. Development Regulations (Washington Avenue Residential Use Incentive Area – CD-2)

For developments that comply with the applicable requirements for “Residential Use Incentives” in section 7.1.11 of the Resiliency Code, the following regulations shall apply:

<u>DEVELOPMENT REGULATIONS TABLE:</u>	
<u>Maximum FAR (including bonus FAR)</u>	<u>4.0</u>
<u>BUILDING HEIGHT</u>	
<u>Maximum Height</u>	<u>75 and 100</u>
<u>Maximum Density (including bonus density)</u>	<u>175 DUA</u>

* * *

7.2.12 CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT

* * *

7.2.12.5 Washington Avenue Residential Incentive Area – CD-3

1. Location and Purpose (Washington Avenue Residential Incentive Area – CD-3)
The following regulations shall apply to properties that front Washington Avenue between 16th Street on the south and 17th Street on the north. The purpose of the overlay shall be to incentivize the development of non-transient residential uses.
2. Development Regulations (Washington Avenue Residential Use Incentive Area – CD-3)
For developments that comply with the applicable requirements for “Residential Use Incentives” in section 7.1.11 of the Resiliency Code, the following regulations shall apply:

<u>DEVELOPMENT REGULATIONS TABLE:</u>	
<u>Maximum FAR (including bonus FAR)</u>	<u>3.25</u>
<u>BUILDING HEIGHT</u>	
<u>Maximum Height</u>	<u>150</u>
<u>Maximum Density (including bonus density)</u>	<u>150 DUA</u>

* * *

7.2.15 PERFORMANCE STANDARD DISTRICT (PS)

* * *

7.2.15.3 Commercial Performance Standards Districts (C-PS)

*

*

*

h. Washington Avenue Residential Incentive Area – CPS-2

1. Location and Purpose (Washington Avenue Residential Incentive Area – CPS-2)
The following regulations shall apply to properties that front Washington Avenue between 5th Street on the south and 6th Street on the north. The purpose of the overlay shall be to incentivize the development of non-transient residential uses.
2. Development Regulations (Washington Avenue Residential Use Incentive Area – CPS-2)
For developments that comply with the applicable requirements for “Residential Use Incentives” in section 7.1.11 of the Resiliency Code, the following regulations shall apply:

<u>DEVELOPMENT REGULATIONS TABLE:</u>	
<u>Maximum FAR (including bonus FAR)</u>	<u>4.0</u>
<u>BUILDING HEIGHT</u>	
<u>Maximum Height</u>	<u>75 and 100</u>
<u>Maximum Density (including bonus density)</u>	<u>175 DUA</u>

SECTION 5. REPEALER.

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

SECTION 6. CODIFICATION.

It is the intention of the City Commission, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of the City of Miami Beach as amended; that the sections of this ordinance may be renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word.

SECTION 7. SEVERABILITY.

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

SECTION 8. APPLICABILITY

The Ordinance shall not apply to properties fronting Washington Avenue that have an active land use board application, with a hearing file number, and where a notice to proceed to public hearing has been issued by the City no later than July 1, 2024.

SECTION 9. EFFECTIVE DATE.

This Ordinance shall take effect ten days following adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

Rafael E. Granado, City Clerk

Steven Meiner, Mayor

First Reading: February 3, 2025

Second Reading: April 23, 2025

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

APPROVED AS TO
FORM AND LANGUAGE
AND FOR EXECUTION



City Attorney NK

1/23/2025

Date