LINCOLN ROAD WEST

INFRASTRUCTURE IMPACTS

Per section 7.1.10.3 of the LDRs, prior to the Planning Board Preliminary Review, the Administration will perform an impact analysis of the proposed FAR increase; and such impact analysis shall include but not be limited to, the following:

1. Calculation of the actual square footage increase for affected properties such as, for example, the maximum allowable square footage for residential, office, retail, hotel or other uses resulting from the FAR increase.

2. An infrastructure analysis regarding potential impacts on traffic/ mobility, parking, water, sewer, resiliency, parks and open space, as well as any other area of concern identified by the City Commission or the Administration.

3. Massing studies, which illustrate the volume and location of the area associated with the proposed increase in FAR.

To this end, the proposed FAR increases are intended to incentivize the replacement of transient uses as well as the development of new residential units to serve permanent residents along Lincoln Road, west of Drexel Avenue and east of Alton Road. The proposed amendment does not impact the maximum residential density, as all districts are zoned CD-3 district, which has a maximum density of 150 units per acre. The analysis is based on not being able to achieve the maximum density given the current FAR limits. The analysis assumes that 0.5 of the allowable FAR will be for ground floor commercial uses, that 15% of the FAR is for back of house uses, and that the number of units is maximized with the remaining FAR up to the allowable density.

Given that this amendment is not being proposed because of specific development proposals, it is difficult to predict the exact impacts of the FAR increase. For the purposes of this analysis, the difference in the maximum number of units that could be achieved for the affected area was compared to the maximum number of units that can be achieved if the proposed amendment is adopted. The impacts to infrastructure due to the potential increase was then quantified with the assumption that there are 2.5 people per residential unit. The attached Concurrency Analysis provides detailed information for each of the affected areas and is summarized hereto:

Summary of Impacts

- Potential increase of 797 residential units;
- Potential population increase of 2,048 people;
- Potential increase of 479 peak hour vehicle trips;
- Potential increase of 319,410 gallons of potable water consumption per day;
- Potential increase of 286,650 gallons of sanitary sewer transmission per day; and
- Potential increase of 2,611 tons of solid waste collection per year.

The traffic impacts are analyzed utilizing data and assumptions from the Florida Department of Transportation (FDOT) Traffic Information tool. While an increase in peak hour vehicle trips is expected, the level of service should not be severely impacted. These impacts could potentially be offset by providing housing for the City's workforce, minimizing the need for long distance commuting and encouraging alternative modes of transportation.

Additionally, the standard Institute of Traffic Engineers (ITE) rate was used for the analysis, including reductions of 15% for transit use and 10% for mixed-use projects. However, there are

no current rate reductions or rate ratios identified by ITE for residential projects that provide reduced off-street parking on site, or no off-street parking. Since these incentives are intended for users that either do not have a vehicle or can store their vehicle remotely and use micromobility for daily commutes, the Administration is researching additional trip reduction formulas that take into consideration reduced off-street parking.

Finally, projects will be required to pay mobility fees, if applicable, which can be used to make improvements to the transportation network.

With regards to parks levels of service, there is a deficiency in *basketball courts* and *tennis/pickleball courts*. As more units are built, there would potentially be a deficiency in *activity buildings for multiple uses*. As a result of these deficiencies, each development will be required to pay a proportionate fair-share mitigation fee to assist the City in providing these facilities, if they are not built prior. Alternatively, a developer could provide the necessary facilities. The level of service for recreation and open space acreage would continue to be met.

With regards to potable water consumption, on January 20, 2022, the City Commission adopted the City of Miami Beach 10-year Water Supply Facilities Work Plan and related amendments to the Comprehensive Plan. This plan was created with coordination with the South Florida Water Management District and Miami-Dade County Water and Sewer Department. The plan projects that water will be available for projected population increases. The population increases projected in the plan and water demand projections are below:

Table 3: Population Projections

	2015	2016	2020	2025	2030	2035	2040
Total	92,472	93,490	97,563	102,654	107,745	112,836	117,927

Source: 2015 TAZ Population Projections Update, County draft 2020 WSP

Table 4: City Water Demand Projections

	2020	2025	2030	2035	2040	2045
Projected Population – Total residential + transient	196,486	211,913	224,180	236,636	249,294	262,172
Populations Equivalents Served	158,885	171,760	181,474	191,377	201,483	211,809
Water Demand (MGD) - Total (Annual Average Demand)	24.7	26.7	28.2	29.8	31.4	33.0

Source: CMB 2019 Water Master Plan

Per the most recent US Census, the City's population is below the projections utilized for the water supply plan. Therefore, it can be estimated that there is sufficient water supply to accommodate the potential increase in residents that may be generated from the proposed amendment.

Regarding the impacts to potable water and sanitary sewer transmission infrastructure, it is likely that upgrades will be needed in proximity to future development sites. The specific upgrades are determined on a case-by-case basis as new developments are proposed due to the significant

amount development details that are required to make these determinations. The Public Works Department is currently studying the water and sewer systems throughout the City.

Regarding solid waste collection, as the proposal would result in new multifamily developments, the solid waste collection would be handled by private providers. It would be the responsibility of each development to coordinate with the private provider and to ensure that the project's needs are met.

Lincoln Road West Residential Use Incentive Area Property Calculations

Area	Zoning	Lot Size (SF)	Lot Size (AC)	Current FAR	Current Max Floor Area (SF)	Proposed FAR	Proposed Max Floor Area (SF)	Proposed Floor Area Increase (SF)	Current Density (Units/AC)	Current Max Units per Density	Current Max Units per FAR and Density	Proposed Density (Units/AC)	Proposed Max Units	Proposed Max Units per FAR and Density	Proposed Max Unit Increase per FAR and Density
North - LR	CD-3	15,000	0.34	2.25	33,750	3.00	45,000	11,250	150	51	39	150	51	51	12
North - LR	CD-3	10,500	0.24	2.25	23,625	3.00	31,500	7,875	150	36	27	150	36	36	9
North - LR	CD-3	11,765	0.27	2.25	26,471	3.00	35,295	8,824	150	40	30	150	40	40	10
North - LR	CD-3	5,250	0.12	2.25	11,813	3.00	15,750	3,938	150	18	13	150	18	18	5
North - LR	CD-3	5,250	0.12	2.25	11,813	3.00	15,750	3,938	150	18	13	150	18	18	5
North - LR	CD-3	5,201	0.12	2.25	11,702	3.00	15,603	3,901	150	17	13	150	17	17	4
North - LR	CD-3	15,487	0.36	2.25	34,846	3.00	46,461	11,615	150	53	40	150	53	53	13
North - LR	CD-3	5,250	0.12	2.25	11,813	3.00	15,750	3,938	150	18	13	150	18	18	5
North - LR	CD-3	5,250	0.12	2.25	11,813	3.00	15,750	3,938	150	18	13	150	18	18	5
North - LR	CD-3	5,250	0.12	2.25	11,813	3.00	15,750	3,938	150	18	13	150	18	18	5
North - LR	CD-3	4,987	0.11	2.25	11,221	3.00	14,961	3,740	150	17	13	150	17	17	4
North - LR	CD-3	18,836	0.43	2.25	42,381	3.00	56,508	14,127	150	64	48	150	64	64	16
North - LR	CD-3	11,726	0.27	2.25	26,384	3.00	35,178	8,795	150	40	30	150	40	40	10
North - LR	CD-3	22,500	0.52	2.25	50,625	3.00	67,500	16,875	150	77	58	150	77	77	19
North - LR	CD-3	22,517	0.52	2.25	50,663	3.00	67,551	16,888	150	77	58	150	77	77	19
North - LR	CD-3	7,500	0.17	2.25	16,875	3.00	22,500	5,625	150	25	19	150	25	25	6
North - LR	CD-3	22,500	0.52	2.25	50,625	3.00	67,500	16,875	150	77	58	150	77	77	19
North - LR	CD-3	15,000	0.34	2.25	33,750	3.00	45,000	11,250	150	51	39	150	51	51	12
North - LR	CD-3	15,000	0.34	2.25	33,750	3.00	45,000	11,250	150	51	39	150	51	51	12
North - LR	CD-3	7,500	0.17	2.25	16,875	3.00	22,500	5,625	150	25	19	150	25	25	6
North - LR	CD-3	9,262	0.21	2.25	20,840	3.00	27,786	6,947	150	31	24	150	31	31	7
North - LR	CD-3	16,189	0.37	2.25	36,425	3.00	48,567	12,142	150	55	42	150	55	55	13
North - LR	CD-3	48,000	1.10	2.75	132,000	3.00	144,000	12,000	150	165	160	150	165	165	5
North - LR	CD-3	231	0.01	2.25	519	3.00	692	173	150	-	1	150	-	-	-
North - LR	CD-3	12,162	0.28	2.25	27,365	3.00	36,487	9,122	150	41	31	150	41	41	10
North - LR	CD-3	6,474	0.15	2.25	14,566	3.00	19,422	4,855	150	22	17	150	22	22	5
North - LR	CD-3	170	0.00	2.25	382	3.00	510	127	151	-	0	151	-	-	-
North - 17	GU	7,500	0.17	2.13	15,938	3.00	22,500	6,563	150	25	18	150	25	25	7
North - 17	GU	7,500	0.17	2.13	15,938	3.00	22,500	6,563	150	25	18	150	25	25	7
North - 17	GU	7,500	0.17	2.13	15,938	3.00	22,500	6,563	150	25	18	150	25	25	7
North - 17	GU	7,500	0.17	2.13	15,938	3.00	22,500	6,563	150	25	18	150	25	25	7
North - 17	GU	7,500	0.17	2.13	15,938	3.00	22,500	6,563	150	25	18	150	25	25	7
North - 17	GU	76,500	1.76	2.25	172,125	3.50	267,750	95,625	150	263	196	150	263	263	67
North - 17	GU	1,305	0.03	2.25	2,937	3.00	3,915	979	150	4	3	150	4	4	1
North - 17	GU	4,800	0.11	2.25	10,800	3.00	14,400	3,600	150	16	12	150	16	16	4
North - 17	GU	8,000	0.18	2.25	18,000	3.00	24,000	6,000	150	27	21	150	27	27	6
North - 17	GU	8,000	0.18	2.25	18,000	3.00	24,000	6,000	150	27	21	150	27	27	6
North - 17	CD-3	8,000	0.18	2.25	18,000	3.00	24,000	6,000	150	27	21	150	27	27	6
North - 17	CD-3	8,000	0.18	2.25	18,000	3.00	24,000	6,000	150	27	21	150	27	27	6
North - 17	CD-3	8,000	0.18	2.25	18,000	3.00	24,000	6,000	150	27	21	150	27	27	6
North - 17	CD-3	16,000	0.37	2.25	36,000	3.00	48,000	12,000	150	55	41	150	55	55	14
North - 17	GU	8,000	0.18	2.25	18,000	3.00	24,000	6,000	150	27	21	150	27	27	6
North - 17	GU	8,000	0.18	2.25	18,000	3.00	24,000	6,000	150	27	21	150	27	27	6
North - 17	GU	4,800	0.11	2.25	10,800	3.00	14,400	3,600	150	16	12	150	16	16	4
North - 17	CD-3	10,200	0.23	2.25	22,950	3.00	30,600	7,650	150	35	26	150	35	35	9
North - 17	CD-3	2,063	0.05	2.25	4,642	3.00	6,189	1,547	150	7	5	150	7	7	2
North - 17	CD-3	20,563	0.47	2.25	46,267	3.00	61,689	15,422	150	70	53	150	70	70	17
North - 17	CD-3	49,938	1.15	2.75	137,330	3.50	174,783	37,454	150	171	167	150	171	171	4
North - 17	GU	7,500	0.17	2.25	16,875	3.00	22,500	5,625	150	25	19	150	25	25	6
North - 17	GU	14,250	0.33	2.25	32,063	3.00	42,750	10,688	150	49	37	150	49	49	12
North - 17	CD-3	8,250	0.19	2.25	18,563	3.00	24,750	6,188	150	28	21	150	28	28	7
North - 17	CD-3	11,250	0.26	2.25	25,313	3.00	33,750	8,438	150	38	29	150	38	38	9
North - 17	CD-3	18,750	0.43	2.25	42,188	3.00	56,250	14,063	150	64	48	150	64	64	16
North - 17	CD-3	7,500	0.17	2.25	16,875	3.00	22,500	5,625	150	25	19	150	25	25	6
North - 17	GU	7,500	0.17	2.25	16,875	3.00	22,500	5,625	150	25	19	150	25	25	6
North - 17	GU	7,500	0.17	2.25	16,875	3.00	22,500	5,625	150	25	19	150	25	25	6
North - 17	GU	7,500	0.17	2.25	16,875	3.00	22,500	5,625	150	25	19	150	25	25	6
North - 17	GU	7,500	0.17	2.25	16,875	3.00	22,500	5,625	150	25	19	150	25	25	6
North - 17	GU	7,500	0.17	2.25	16,875	3.00	22,500	5,625	150	25	19	150	25	25	6
North - 17	CD-3	27,551	0.63	2.25	61,989	3.00	82,652	20,663	150	94	71	150	94	94	23
North - 17	CD-3	29,009	0.67	2.25	65,271	3.00	87,028	21,757	150	99	75	150	99	99	24
South	CD-3	16,500	0.38	2.25	37,125	2.75	45,375	8,250	150	56	42	150	56	55	13
South	CD-3	7,500	0.17	2.25	16,875	2.75	20,625	3,750	150	25	19	150	25	25	6
South	CD-3	15,000	0.34	2.25	33,750	2.75	41,250	7,500	150	51	39	150	51	50	12
South	CD-3	7,500	0.17	2.25	16,875	2.75	20,625	3,750	150	25	19	150	25	25	6
South	CD-3	7,500	0.17	2.25	16,875	2.75	20,625	3,750	150	25	19	150	25	25	6
South	CD-3	15,000	0.34	2.25	33,750	2.75	41,250	7,500	150	51	39	150	51	50	12
South	CD-3	15,000	0.34	2.25	33,750	2.75	41,250	7,500	150	51	39	150	51	50	12
South	CD-3	7,500	0.17	2.25	16,875	2.75	20,625	3,750	150	25	19	150	25	25	6
South	CD-3	15,000	0.34	2.25	33,750	2.75	41,250	7,500	150	51	39	150	51	50	12
South	CD-3	7,500	0.17	2.25	16,875	2.75	20,625	3,750	150	25	19	150	25	25	6
South	CD-3	15,000	0.34	2.25	33,750	2.75	41,250	7,500	150	51	39	150	51	50	12
South	CD-3	7,500	0.17	2.25	16,875	2.75	20,625	3,750	150	25	19	150	25	25	6
South	CD-3	7,500	0.17	2.25	16,875	2.75	20,625	3,750	150	25	19	150	25	25	6
South	CD-3	15,000	0.34	2.25	33,750	2.75	41,250	7,500	150	51	39	150	51	50	12
South	CD-3	15,000	0.34	2.25	33,750	2.75	41,250	7,500	150	51	39	150	51	50	12
South	CD-3	30,000	0.69	2.25	67,500	2.75	82,500	15,000	150	103	77	150	103	100	23
South	CD-3	29,923	0.69	2.25	67,327	2.75	82,288	14,962	150	103	77	150	103	100	23
South	CD-3	8,477	0.19	2.25	19,073	2.75	23,312	4,239	150	29	22	150	29	28	7
South	CD-3	7,500	0.17	2.25	16,875	2.75	20,625	3,750	150	25	19	150	25	25	6
South	CD-3	16,500	0.38	2.25	37,125	2.75	45,375	8,250	150	56	42	150	56	55	13
South	CD-3	18,740	0.43	2.25	42,166	2.75	51,536	9,370	150	64	48	150	64	63	14
South	CD-3	11,266	0.26	2.25	25,348	2.75	30,980	5,633	150	38	29	150	38	38	9
South	CD-3	70,500	1.62	2.75	193,875	2.75	193,875	-	150	242	236	150	242	236	-
Total		***1,132,892***	***26.01***		***2,628,539***		***3,370,169***	***741,630***		***3,851***	***3,032***		***3,851***	***3,828***	***797***

MIAMIBEACH

PLANNING DEPARTMENT

Comprehensive Plan and Zoning Amendment Concurrency Analysis

Date Prepared:	10/2/2024	**Concurrency Management Area:**	**South Beach**
Name of Project:	**Lincoln Road West Residential Use Incentives**	**Square Feet in the Amendment:**	**1,132,892**
Address of Site:	**Lincoln Road between Alton Road & Drexel Avenue**	**Acreage in the Amendment:**	**26.01**

Proposed FLUM Designation

Designation:
CD-3 with Residential Incentives

Maximum Density		Maximum FAR
150		2.75/3.0/3.5

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Proposed Total
	3,851					
Peak Hour Trips Generated*	3,004	N/A	N/A	N/A	N/A	3,004
Residential Demand	9,628	0				9,628

*Peak Hour Trips Calculated with ITE 9th Editon Trip Genration Manual Weekday PM Peak Hour factors

Note: See "Lincoln Road East Residential Use Incentive Area Property Calculations" table for assumptions

Existing FLUM Designation

Designation:
CD-3

Maximum Density		Maximum FAR
150		2.25/2.75

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Existing Total
	3,032					
Peak Hour Trips Generated*	2,365	N/A	N/A	N/A	N/A	2,365
Residential Demand	7,580	0				7,580

*Peak Hour Trips Calculated with ITE 9th Editon Trip Genration Manual Weekday PM Peak Hour factors

Transportation Analysis

New Trips Generated: 639 Trips

Trip Allowances

Transit	15%	
Pass-by		
+ Mixed-use	10%	
Total	25%	

The City is a Transportation Concurrency Exception Area

Alton Road/Washington Avenue Sub Area

Capacity:	6,250 Trips
Existing Trips:	4,221 Trips
Net New Trips Generated:	479 Trips
Concurrent:	**YES**

Parks and Recreation Concurrency

Net New Residential Demand: 2,048 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	NO
Tennis or Pickelball Court	NO
Multiple-Use Facility (park, picnic, sports)	YES
Designated Field Area (baseball, softball, soccer, etc.)	YES
Tot Lots or Playground	YES
Vita course	YES
Boat Ramp	YES
Outdoor Amphitheater	YES
Activity Building for Multiple Uses	NO

Required Mitigation to be determined at Building Permit Application

Potable Water Transmission Capacity

Proposed Max Demand:	1,501,890 Gallons Per Day
Existing Max Demand:	1,182,480 Gallons Per Day
New Max Demand:	319,410 Gallons

Concurrency to be determined at Building Permit Application

Sanitary Sewer Transmission Capacity

Proposed Max Demand:	1,347,850 Gallons Per Day
Existing Max Demand:	1,061,200 Gallons Per Day
New Max Demand:	286,650 Gallons

Concurrency to be determined at Building Permit Application

Solid Waste Collection Capacity

Proposed Max Demand:	12,275 Tons Per Year
Existing Max Demand:	9,665 Tons Per Year
New Max Demand:	2,611 Tons Per Year

Concurrency to be determined at Building Permit Application

Storm Sewer capacity

Required LOS: One-in-five-year storm event

Concurrency to be determined at Building Permit Application

Note:

This represents a comparative analysis of concurrency with maximum development potential of the site between the existing and proposed Future Land Use designations. Actual concurrency demands, required mitigation, and required capacity reservation will be determined at the time of Building Permit Application.