

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: November 5, 2024

TITLE: **DISCUSS A PROPOSAL TO 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 LAND DEVELOPMENT REGULATIONS**

**RECOMMENDATION**

The Administration recommends that the Land Use and Sustainability Committee (LUSC) endorse the item and provide a recommendation to the Mayor and City Commission (City Commission) to refer the item to the Planning Board.

**BACKGROUND/HISTORY**

On June 26, 2024, at the request of Commissioner Alex Fernandez, the Mayor and City Commission (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 took the following action:

1. Discussed and continued the item to a future LUSC meeting.
2. A special meeting of the LUSC was scheduled for September 24, 2024, to discuss all related legislation involving FAR incentives for non-transient residential uses.
3. Direction was given to amend the applicable FAR incentive ordinances to include a provision for a 6/7 vote to reverse required covenants pertaining to non-transient residential uses.

The September 24, 2024, LUSC meeting was postponed and moved to a special meeting of the LUSC on November 5, 2024.

**ANALYSIS**

As indicated in the attached referral memorandum, the item sponsor requested the following:

1. The LUSC discuss pedestrianizing and making streetscape, landscaping, and lighting improvements to the 200-300 blocks of Lincoln Road, which could include the creation of a special assessment district to contribute toward the improvements. This proposal would supplement plans to revitalize the 100 block of Lincoln Road, which is currently in the permitting process.

2. The LUSC discuss possible amendments to the Land Development Regulations of the City Code (LDRs) for this area, including a new overlay district encompassing the 200-300 blocks of Lincoln Road. The overlay could include design and use incentives for compatible, pedestrian-friendly development, including long-term residential dwelling units, such as apartments or condominiums, to strengthen the residential base around Lincoln Road, as well as retail and office space.

The proposal to pedestrianize the 200–300 block of Lincoln Road was discussed previously and will impact the current Miami-Dade County bus and City trolley routes in the area; in particular, the existing bus stops on Lincoln Road located between Collins and Washington Avenues would be affected. The City previously requested that a transit mitigation plan be submitted and the traffic engineering consultant for the developer proposing the pedestrianization of the 200-300 blocks of Lincoln Road (Developer), as well as City Transportation and Mobility Department staff and County staff, have met several times to discuss the findings and recommendations of the draft traffic impact study.

On June 19, 2024, the Developer's traffic engineering consultant re-submitted a revised traffic impact study to the County based on the comments received related to the revamp of the bus routes as a result of the Better Bus Network. The revised traffic study is currently being reviewed by the Transportation and Mobility Department as well as the County.

#### **UPDATE - September 5, 2024 LUSC**

The CD-3 district bounded by Drexel Avenue on the west, Collins Avenue on the east, 17th Street on the north, and 16th Street on the south allows for greater intensity than the western portion of Lincoln Road. Within these boundaries, the current maximum allowable FAR is 2.75, regardless of lot size. Also, while the existing maximum permitted height for properties on Lincoln Road is 50 feet, the current maximum permitted height for properties east of Drexel Avenue, between 16th Street and the south lot line of Lincoln Road is 100 feet.

At the direction of the LUSC on July 9, 2024, the attached draft ordinance has been developed for properties fronting Lincoln Road between Drexel Avenue and Collins Avenue, as well as certain properties located north of Lincoln Road and south of 17th Street (see attached map). All of the proposed incentives would be predicated on the following:

- Any and all existing transient uses shall be fully vacated and prohibited.
- Only non-transient, residential units would be permitted above the first floor.
- Discontinuance of any nonconforming entertainment establishment.
- All contributing structures shall be retained and restored, as may be required by the Historic Preservation Board.

Additionally, certain minimum public benefits would be required, including at least one of the following:

- A covered transit shelter shall be provided within 1,500 feet of the development site.
- A contribution to the South Beach public benefits fund.
- A full building permit for the development shall be issued within 24 months of the effective date of the ordinance.

The following is an initial list of draft incentives:

1. Parking Tier 1, 2.c and 3.a would be amended to eliminate the minimum off-street parking requirement for non-transient, residential projects.
2. The maximum FAR would be increased from 2.75 to 3.5.
3. The maximum height for properties fronting the south side of Lincoln Road shall be increased from 100 feet up to 150 feet, with additional setbacks for portions located above 50 feet in height.
4. The maximum height for properties fronting the north side of Lincoln Road and for properties that do not contain a contributing building located between Lincoln Road and 17th Street shall be increased from 50 feet up to 125 feet, with additional setbacks for portions located above 50 feet in height.
5. Multi-story rooftop additions may be permitted to facilitate the retention and restoration of contributing buildings at the discretion of the Historic Preservation Board.
6. A reduction or elimination of the mobility fee.

Additionally, the previous incentives for hotel uses on Lincoln Road are proposed to be removed.

These incentives are intended to promote and expand opportunities for non-transient residential projects. If there is consensus on the attached draft ordinance, or other options, a separate referral by the City Commission to the Planning Board would be required.

#### **UPDATE - November 5, 2024 LUSC**

The attached draft ordinance has been updated to include a provision for a 6/7 vote to reverse required covenants pertaining to non-transient residential uses. The following additional information is also attached:

1. An updated map of the subject area.
2. 3-D Maps of Lincoln Road from Collins Avenue to Alton Road.
3. Massing illustrations for the Lincoln Road area.
4. An infrastructure analysis for the area.
5. A map illustrating transit routes within the FAR incentive areas.

#### **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-notices/>

#### **FINANCIAL INFORMATION**

N/A

## **CONCLUSION**

The Administration recommends that the LUSC endorse the item and provide a recommendation to the City Commission to refer the item to the Planning Board.

## **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?** Yes

If so, specify the name of lobbyist(s) and principal(s): Peter Kanavos, Sobe Sky Development

## **Department**

Planning

## **Sponsor(s)**

Commissioner Alex Fernandez

## **Co-sponsor(s)**

Commissioner Joseph Magazine  
Commissioner David Suarez

## **Condensed Title**

Discuss A Proposal To 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 Land Development Regulations