

LINCOLN ROAD EAST

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, east of Drexel Avenue and west of Collins Avenue. 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 350 residential units;
- Potential population increase of 875 people;
- Potential increase of 205 peak hour vehicle trips;
- Potential increase of 136,500 gallons of potable water consumption per day;
- Potential increase of 122,500 gallons of sanitary sewer transmission per day; and
- Potential increase of 1,116 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 East Residential Use Incentive Area Property Calculations															
			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
Area	Zoning	Lot Size (SF)													
North	CD-3	4,987.00	0.11	2.25	11,221	3.5	17,455	6,234	150	17	13	150	17	17	4
North	CD-3	10,500.00	0.24	2.25	23,625	3.5	36,750	13,125	150	36	27	150	36	36	9
North	CD-3	10,500.00	0.24	2.25	23,625	3.5	36,750	13,125	150	36	27	150	36	36	9
North	CD-3	17,680.00	0.41	2.25	39,780	3.5	61,880	22,100	150	60	45	150	60	60	15
North	CD-3	9,000.00	0.21	2.25	20,250	3.5	31,500	11,250	150	30	23	150	30	30	7
North	CD-3	15,216.00	0.35	2.25	34,236	3.5	53,256	19,020	150	52	39	150	52	52	13
North	CD-3	16,200.00	0.37	2.25	36,450	3.5	56,700	20,250	150	55	42	150	55	55	13
North	CD-3	10,248.00	0.24	2.25	23,058	3.5	35,868	12,810	150	35	26	150	35	35	9
North	CD-3	17,940.00	0.41	2.25	40,365	3.5	62,790	22,425	150	61	46	150	61	61	15
North	CD-3	18,766.00	0.43	2.25	42,224	3.5	65,681	23,458	150	64	48	150	64	64	16
North	CD-3	29,100.00	0.67	2.25	65,475	3.5	101,850	36,375	150	100	75	150	100	100	25
North	CD-3	7,575.00	0.17	2.25	17,044	3.5	26,513	9,469	150	26	19	150	26	26	7
North	CD-3	8,325.00	0.19	2.25	18,731	3.5	29,138	10,406	150	28	21	150	28	28	7
North	CD-3	7,500.00	0.17	2.25	16,875	3.5	26,250	9,375	150	25	19	150	25	25	6
North	CD-3	7,500.00	0.17	2.25	16,875	3.5	26,250	9,375	150	25	19	150	25	25	6
North	CD-3	12,000.00	0.28	2.25	27,000	3.5	42,000	15,000	150	41	31	150	41	41	10
North	CD-3	15,000.00	0.34	2.25	33,750	3.5	52,500	18,750	150	51	39	150	51	51	12
North	CD-3	7,500.00	0.17	2.25	16,875	3.5	26,250	9,375	150	25	19	150	25	25	6
North	CD-3	30,000.00	0.69	2.25	67,500	3.5	105,000	37,500	150	103	77	150	103	103	26
North	CD-3	7,500.00	0.17	2.25	16,875	3.5	26,250	9,375	150	25	19	150	25	25	6
North	CD-3	7,500.00	0.17	2.25	16,875	3.5	26,250	9,375	150	25	19	150	25	25	6
North	CD-3	4,500.00	0.10	2.25	10,125	3.5	15,750	5,625	150	15	12	150	15	15	3
North	CD-3	12,066.00	0.28	2.25	27,149	3.5	42,231	15,083	150	41	31	150	41	41	10
South	CD-3	84,411.00	1.94	2.75	232,130	3.5	295,439	63,308	150	290	282	150	290	290	8
South	CD-3	29,448.00	0.68	2.25	66,258	3.5	103,068	36,810	150	101	76	150	101	101	25
South	CD-3	17,250.00	0.40	2.25	38,813	3.5	60,375	21,563	150	59	44	150	59	59	15
South	CD-3	11,250.00	0.26	2.25	25,313	3.5	39,375	14,063	150	38	29	150	38	38	9
South	CD-3	4,975.00	0.11	2.25	11,194	3.5	17,413	6,219	150	17	13	150	17	17	4
South	CD-3	22,500.00	0.52	2.25	50,625	3.5	78,750	28,125	150	77	58	150	77	77	19
South	CD-3	4,000.00	0.09	2.25	9,000	3.5	14,000	5,000	150	13	10	150	13	13	3
South	CD-3	32,730.00	0.75	2.25	73,643	3.5	114,555	40,913	150	112	84	150	112	112	28
Total		493,667.00	11.33		1,152,956		1,727,835	574,878		1,683	1,333	4650	1,683	1,683	350

MIAMI BEACH

PLANNING DEPARTMENT

Comprehensive Plan and Zoning Amendment Concurrency Analysis

Date Prepared: 10/2/2024
 Name of Project: Lincoln Road East Residential Use Incentives
 Address of Site: Lincoln Road between Drexel Avenue & Collins Avenue

Concurrency Management Area: South Beach
 Square Feet in the Amendment: 493,667
 Acreage in the Amendment: 11.33

Proposed FLUM Designation

Designation:

CD-3 with Residential Incentives

Maximum Density	Maximum FAR
150	3.5

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Proposed Total
Peak Hour Trips Generated*	1,313	N/A	N/A	N/A	N/A	1,313
Residential Demand	4,208	0				4,208

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation 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
Peak Hour Trips Generated*	1,040	N/A	N/A	N/A	N/A	1,040
Residential Demand	3,333	0				3,333

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Transportation Analysis

New Trips Generated	Trip Allowances	Transit	15%
273 Trips		Pass-by	
	+	Mixed-use	10%
The City is a Transportation Concurrency Exception Area		Total	25%

Alton Road/Washington Avenue Sub Area

Capacity:	6,250 Trips
Existing Trips:	4,221 Trips
Net New Trips Generated:	205 Trips
Concurrent:	YES

Parks and Recreation Concurrency

Net New Residential Demand:

875 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	NO
Tennis or Pickleball 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:	656,370 Gallons Per Day
Existing Max Demand:	519,870 Gallons Per Day
New Max Demand:	136,500 Gallons

Concurrency to be determined at Building Permit Application

Sanitary Sewer Transmission Capacity

Proposed Max Demand:	589,050 Gallons Per Day
Existing Max Demand:	466,550 Gallons Per Day
New Max Demand:	122,500 Gallons

Concurrency to be determined at Building Permit Application

Solid Waste Collection Capacity

Proposed Max Demand:	5,365 Tons Per Year
Existing Max Demand:	4,249 Tons Per Year
New Max Demand:	1,116 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.