

1. DISCUSS THE CREATION OF A TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM FOR WASHINGTON AVENUE.

Applicable Area:



**COMMISSION MEMORANDUM**

TO:	Honorable Mayor and Members of the City Commission
FROM:	Commissioner Alex Fernandez
DATE:	June 26, 2024
TITLE:	REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO DISCUSS THE CREATION OF A TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM FOR WASHINGTON AVENUE.

**RECOMMENDATION**

When the Resiliency Code was adopted in 2023, Chapter 2, ARTICLE XIV, pertaining to 'Transfer of Development Rights (TDR)' was created. This section is reserved for future TDR programs that would be district and area specific. Under a TDR program the following types of districts would be created:

**Sending Districts:** These are districts where eligible properties may transfer available development rights, such as intensity (FAR). If a property in a sending district is at or exceeds the maximum FAR, such property would not be eligible to transfer intensity.

**Receiving Districts:** These are districts where eligible properties may receive development rights, such as FAR, from a sending site. Typically, a cap is placed on the total amount of intensity that may be transferred to a receiving site.

I would like the LUSC to discuss creating a TDR program for Washington Avenue, that would allow available intensity (FAR) to be moved within the Washington Avenue corridor.

**BACKGROUND/HISTORY**

**ANALYSIS**

**FISCAL IMPACT STATEMENT**

na

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on . See BIE at:  
<https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

**FINANCIAL INFORMATION**

## **CONCLUSION**

### **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?** No

If so, specify the name of lobbyist(s) and principal(s):

### **Department**

Office of Commissioner Alex Fernandez

### **Sponsor(s)**

Commissioner Alex Fernandez

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