

4. ORDINANCE TO CREATE FAR, HEIGHT AND SETBACK INCENTIVES FOR NON-TRANSIENT RESIDENTIAL USES FOR PROPERTIES FRONTING 6TH STREET IN THE C-PS2 ZONING DISTRICT (DUAL REFERRAL TO THE PLANNING BOARD).  
Applicable Area:



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner David Suarez  
DATE: September 11, 2024  
TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE AND PLANNING BOARD TO DISCUSS AN ORDINANCE TO CREATE FAR, HEIGHT AND SETBACK INCENTIVES FOR NON-TRANSIENT RESIDENTIAL USES FOR PROPERTIES FRONTING 6TH STREET IN THE C-PS2 ZONING DISTRICT.

**RECOMMENDATION**

N/A

**BACKGROUND/HISTORY**

N/A

**ANALYSIS**

Please place the above item on the September 11, 2024 City Commission meeting agenda as a referral to the Land Use and Sustainability Committee ("LUSC") and the Planning Board.

I would like the LUSC to discuss development incentives for non-transient, residential uses that would apply to properties fronting 6th Street between Lenox Avenue and Michigan Court within the C-PS2 zoning district. Such incentives may include, but not be limited to, the following:

1. An increase in the maximum FAR from 2.0 to 4.5.
2. An increase in the maximum building height from 75 feet up to 120 feet.
3. A reduction or elimination of minimum off-street parking requirements.
4. A reduction of minimum pedestal and tower rear setbacks for portions of a property abutting a parking garage or commercial use.

After discussion by the LUSC, an ordinance can be drafted and reviewed by the Planning Board.

**FISCAL IMPACT STATEMENT**

N/A

**Does this Ordinance require a Business Impact Estimate?**

(FOR ORDINANCES ONLY)

If applicable, 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**

N/A

**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): N/A

**Department**

Office of Commissioner David Suarez

**Sponsor(s)**

Commissioner David Suarez

**Co-sponsor(s)**

**Condensed Title**

Ref: LUSC/PB - C-PS2 Residential Use Incentives. (Suarez)