

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### PLANNING BOARD

TO: Chairperson and Members  
Planning Board

DATE: March 26, 2024

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: **Discussion on Office Incentives.**

#### **HISTORY**

On January 30, 2024 the Planning Board scheduled a discussion on uses in residential marinas for the March 26, 2024 meeting.

#### **DISCUSSION**

In 2021, there was an increase in the demand for Class A office uses within the City of Miami Beach due to many companies relocating to South Florida. In an effort to diversify the City's economy from an overreliance on tourism and to capitalize on the demand, the City began to adopt several zoning incentives in order to encourage the development of Class A office uses. Below is a list of the various incentive ordinances that were adopted between 2021 and 2023:

- **Ord. 2021-4415 – Height Limits for Office Uses – Sunset Harbour Neighborhood:** Allows a height limit of 65 feet for office development with a minimum lot size of 10,000 SF located in the area bounded by Dade Boulevard, Purdy Avenue, Bay Drive, and 18<sup>th</sup> Street.
- **Ord. 2021-4436 – Commercial Height Limits for Office Uses – Alton Road:** Authorizes a height limit of 75 feet in height for office developments in the CD-2 district located on the west side of Alton Road, between 8<sup>th</sup> Street and 11<sup>th</sup> Street, and between 14<sup>th</sup> Street and 17<sup>th</sup> Street, that comply with the voluntary height incentive ordinance.
- **Ord. 2021-4437 – Sunset Harbour CD-2 and I-1 Development Overlay:** Creates special development regulations for projects in Sunset Harbour, including allowing a height limit of 65 feet for office development on CD-2 properties generally fronting Dade Boulevard, Alton Road, and Purdy Avenue south of 18<sup>th</sup> Street.
- **Ord. 2022-4471 – Commercial Height Limits for Office Uses – CPS-2 District:** Authorizes a height limit of 75 feet for office development located on 5<sup>th</sup> Street between Alton Road and Jefferson Avenue.
- **Ord. 2022-4500 – Height Increases for Office Buildings in the CD-3 District:** Authorizes a height limit of 80 feet for office development on lots fronting Washington Avenue between Lincoln Road and 17<sup>th</sup> Street.

- **Ord. 2022-4503 – Sunset Harbour Development Overlay – Office Height Amendment:** Amends the Sunset Harbour Overlay regulations to authorize the DRB to approve a height limit of 75 feet for office developments located on identified projects on the west side of Alton Road north of Dade Boulevard.
- **Ord. 2023-4565 – Alton Road Office Height Overlay – Transient Use and Overlay Exceptions:** Creates an exemption to the voluntary office height incentives program requirements to facilitate office development on Alton Road between Lincoln Road and 17<sup>th</sup> Street.
- **Ord. 2023-4553 – Voter Enacted Incentives for Office Uses in C-PS1 District:** Increases the maximum FAR to 2.0 for properties fronting the east side of Washington Avenue between 1<sup>st</sup> Street and 2<sup>nd</sup> Street. It also authorizes an additional 0.7 bonus FAR for office or residential use that agree to remain as office or residential uses in perpetuity.

As a result of the aforementioned ordinances, the following developments have been approved:

- **PB20-0344, a.k.a. PB 17-0168 & PB18-0168. 1733-1759 Purdy Avenue and 1724-1752 Bay Road – Eighteen Sunset. (Under Construction)**
- **PB21-0469. 944 5<sup>th</sup> Street**
- **PB22-0480. 1840 Alton Road**
- **PB22-0556. 1920 Alton Road**
- **PB22-0562. 1656-1698 Alton Road, 1677-1683 West Avenue, and 1245 Lincoln Road – The Alton.**
- **PB22-0503. 1667 Washington Avenue – Office Building**