

# 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 Repeal of .5 FAR Incentive for Hotels in CD-2 District along Washington Avenue.**

#### **HISTORY**

On March 5, 2024, the Land Use and Sustainability Committee (LUSC) held a discussion regarding hotel and transient uses in the city, and in particular the .5 FAR bonus for hotel and residential uses in the CD-2 zoning district. As part of this discussion, the LUSC recommended that the City Commission refer an ordinance amendment to the Planning Board to repeal the .5 FAR bonus for hotels in the CD-2 district along Alton Road, as well as in the North Beach CD-2 districts (Normandy Isle and Collins Avenue).

The LUSC continued the discussion pertaining to the .5 FAR bonus for hotels located in the CD-2 district along Washington Avenue to June 12, 2024. The LUSC also requested input from the Washington Avenue BID and the Planning Board regarding a potential removal of the .5 FAR bonus for hotels on Washington Avenue.

#### **DISCUSSION**

Pursuant to Section 7.2.11.3 of the Land Development Regulations of the City Code (LDRs), the maximum floor area ratio (FAR) in the CD-2, commercial medium intensity, zoning district is 1.5. However, "when more than 25 percent (25%) of the total area of a building is used for residential or hotel units," the maximum FAR is 2.0.

The LUSC requested that the Planning Board review and provide feedback on the potential repeal of the 0.5 FAR incentive for hotels in the CD-2 district along Washington Avenue, to limit the proliferation of hotels and incentivize more residential development by retaining the 0.5 FAR incentive for residential projects.

#### **CONCLUSION**

Staff recommends that the Planning Board discuss the item and provide a recommendation to the LUSC.