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## COMMISSION MEMORANDUM

TO: The Honorable Mayor Steven Meiner and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: June 25, 2025

SUBJECT: **Report of the June 10, 2025, Land Use and Sustainability Committee (LUSC) Meeting.**

A Land Use and Sustainability Committee (LUSC) meeting was held on June 10, 2025. Committee Members participating were Commissioners Alex Fernandez (Chair), Tanya K. Bhatt and David Suarez. Commissioner Joseph Magazine also participated. Members from the Administration, including Thomas Mooney, David Martinez, Rodney Knowles, William MacDonald, Jose Gonzalez, Otniel Rodriguez, Alexander Alvarez, David Gomez, Heather Shaw Steven Anthony, and Nick Kallergis from the City Attorney's Office, as well as members of the public, also participated.

**The meeting was called to order at 3:10 p.m.**

### **REGULAR ITEMS**

1. DISCUSS SAFETY CONCERNS RELATED TO UTILITY WORK PERFORMED ON PUBLIC PROPERTY.

Commissioner Tanya K. Bhatt  
Public Works  
March 19, 2025 C4 D

**Motion – By Acclamation: Conclude the item with no further action.**

2. DISCUSS REPLACING THE DRAWBRIDGE AT 63RD STREET WITH A FLYOVER TO ELEVATE TRAFFIC CONGESTION.

Commissioner Tanya K. Bhatt  
Transportation and Mobility  
December 11, 2024 C4 L

**Motion – By Acclamation: Conclude the item and recommend to the City Commission that a modified schedule for bridge openings be implemented.**

3. DISCUSS STATUS OF THE OCEAN DRIVE CORRIDOR IMPROVEMENT AND LUMMUS PARK ENHANCEMENT PROJECT.

Commissioner Tanya K. Bhatt  
Capital Improvement Projects  
February 3, 2025 C4 U

**Motion – By Acclamation: Conclude the item with no further action.**

4. DISCUSS THE STATUS OF THE NORTH BEACH MASTER PLAN.

Commissioner Tanya K. Bhatt  
Economic Development  
November 20, 2024 C4 P

**Motion – By Acclamation: Continue the item to the January 2026 LUSC meeting for additional updates.**

5. MONTHLY UPDATES ON HISTORIC HOTEL REDEVELOPMENT ON COLLINS AVENUE BETWEEN 14TH AND 20TH STREETS, INCLUDING AN OVERVIEW OF PENDING PERMITS AND PROGRESS UPDATES FROM DEVELOPMENT TEAMS.

Commissioner Alex Fernandez  
Planning  
October 30, 2024 C4 H

**Motion – By Acclamation: Continue the item to a future date for additional updates.**

6. DISCUSS AN ORDINANCE INCREASING FINES AND PENALTIES FOR FREQUENT CODE VIOLATIONS THAT AFFECT RESIDENT QUALITY OF LIFE.

Commissioner Alex Fernandez  
Code Compliance  
June 26, 2024 C4 R

**Item Not Reached - Deferred to a future date with no discussion.**

7. REQUEST FOR THE ADMINISTRATION TO EXPLORE AND RECOMMEND NEW, MORE FORWARD-LEANING RESILIENCY CODE UPDATES FOR OUR BUILT ENVIRONMENT.

Commissioner Tanya K. Bhatt  
Planning  
June 26, 2024 C4 X

**Item Not Reached - Deferred to a future date with no discussion.**

8. PROVIDE A PRESENTATION OF THE OCEAN DRIVE CORRIDOR PROJECT STATUS AND FUTURE DIRECTION.

Commissioner Alex Fernandez and Commissioner Joseph Magazine  
Capital Improvement Projects  
May 15, 2024 C4 AN

**Motion – By Acclamation: Conclude the item with no further action.**

9. DISCUSS SETTING PARAMETERS FOR PROPERTY OWNERS TO PRESENT CREATIVE DEVELOPMENT PROPOSALS TO THE CITY ADMINISTRATION AND CITY COMMISSION, AS AN ALTERNATIVE TO INVOKING THE PREEMPTIONS IN THE LIVE LOCAL ACT, TO ENCOURAGE LONG-TERM NON-TRANSIENT RESIDENTIAL DEVELOPMENT (INCLUDING WORKFORCE HOUSING) THAT IS MORE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.

Commissioner Joseph Magazine  
Planning  
March 13, 2024 R9 AR

**Motion – By Acclamation: Continue the item to the September 11, 2025 LUSC meeting for additional updates including an infrastructure evaluation of potential development sites on Alton Road and Fifth Street based upon preemptions under the live local act.**

10. DISCUSS AMENDING SECTION 2.1.1.1 OF THE MIAMI BEACH RESILIENCY CODE, WHICH REQUIRES THE DISCLOSURE OF CERTAIN SETTLEMENT AGREEMENTS BETWEEN APPLICANTS AND THIRD PARTIES IN CONNECTION WITH LAND DEVELOPMENT APPLICATIONS BEFORE THE LAND USE BOARDS, TO (1) EXPAND APPLICABILITY TO ALSO INCLUDE PRIVATE APPLICATIONS BEFORE THE CITY COMMISSION, AND (2) REQUIRE, AT A MINIMUM, THE DISCLOSURE OF THE MATERIAL TERMS OF ANY SUCH SETTLEMENT AGREEMENT.

Commissioner David Suarez and Commissioner Alex Fernandez  
Planning

February 26, 2025 C4 N

**Item Not Reached - Deferred to a future date with no discussion.**

11. DISCUSS AND IDENTIFY POTENTIAL SITES FOR THE INSTALLATION OF "THE GLORY OF OLD GLORY," A SERIES OF MURALS BY ARTIST ENZO GALLO, WHICH WERE REMOVED, PRESERVED, AND DONATED TO THE CITY PRIOR TO THE DEMOLITION OF THE WELLS FARGO BANK ON ALTON ROAD, INCLUDING AN EXPANDED LIST OF POTENTIAL INSTALLATION SITES.

Commissioner Alex Fernandez  
Facilities and Fleet Management

February 26, 2025 C4 O and May 15, 2024 C4 AJ

**Motion – By Acclamation: Conclude the item and recommend that the City Commission authorize a feasibility analysis for the mural to be included on the 72<sup>nd</sup> Street Community Center.**

12. REQUIRE APPLICANTS FOR ZONING INCENTIVES TO BE IN GOOD STANDING WITH THE CITY PRIOR TO FILING A COMPLETED APPLICATION, INCLUDING RESOLVING ALL OPEN CODE VIOLATIONS, PAYING ALL OUTSTANDING FINES, FEES, OR OTHER BILLS TO THE CITY, AND PROHIBITING HABITUAL OFFENDERS WITH A PATTERN OF CODE VIOLATIONS DURING THE PRECEDING FEW YEARS FROM APPLYING UNDER CERTAIN CIRCUMSTANCES.

Commissioner Alex Fernandez  
Planning

February 3, 2025 C4 Y

**Motion – By Acclimation: Recommend that the City Commission refer an LDR amendment to the Planning Board, in accordance with the recommendations in the LUSC memo, including the requirement for any waiver to be approved a 5/7 vote.**

13. DISCUSS UPDATES TO THE RESILIENCY CODE.

Commissioner Alex Fernandez  
Planning

February 3, 2025 C4 S

**Deferred to a future date with no discussion.**

14. BI-MONTHLY UPDATE ON CODE ENFORCEMENT ACTIVITIES, AND THE STATUS OF SPECIAL MAGISTRATE CASES, INVOLVING PROPERTIES AND/OR BUSINESSES LOCATED IN NORTH BEACH AND TO ADDRESS ANY ONGOING CONCERNS AND NEW DEVELOPMENTS IN NORTH BEACH.

Commissioner Alex Fernandez  
Code Compliance

December 11, 2024 C7 AB

**Item Not Reached - Deferred to a future date with no discussion.**

15. DISCUSS POSSIBLE LEGISLATION REGULATING TEMPORARY AND/OR TRANSITIONAL HOUSING.

Commissioner Alex Fernandez  
Planning  
February 3, 2025 C4 W

**Motion – By Acclamation: Continue the item to the September 11, 2025 LUSC meeting for additional updates and to develop additional regulations pertaining to hostels.**

16. DISCUSS POTENTIAL ENHANCEMENTS TO THE DEVELOPMENT REGULATIONS IN RESIDENTIAL SINGLE FAMILY (RS) DISTRICTS, TO PROTECT AND PROMOTE THE CHARACTER OF THE CITY'S SINGLE-FAMILY NEIGHBORHOODS.

Commissioner Alex Fernandez  
Planning  
February 3, 2025 C4 AA

**Item Not Reached - Deferred to a future date with no discussion.**

17. DISCUSS AND CONSIDER AMENDMENTS TO PENALTIES FOR VIOLATIONS OF THE CONSTRUCTION, PARKING, AND TRAFFIC MANAGEMENT PLAN (CPTMP) REQUIREMENT IN CHAPTER 106 OF THE CITY CODE, INCLUDING WITHOUT LIMITATION THE SUSPENSION OF A BUILDING PERMIT OR ISSUANCE OF A STOP WORK ORDER; AND DISCUSS PROACTIVE ENFORCEMENT EFFORTS BY THE POLICE, CODE COMPLIANCE, AND PARKING DEPARTMENTS WITH REGARD TO PARKING OR TRAFFIC VIOLATIONS RELATING TO CONSTRUCTION PROJECTS.

Commissioner Alex Fernandez  
Parking  
February 26, 2025 C4 J

**Item Not Reached - Deferred to a future date with no discussion.**

18. DISCUSS THE NORTH BEACH WATER QUALITY AND PARK VIEW CANAL REPORT.

Commissioners Kristen Rosen Gonzalez, Alex Fernandez and Tanya K. Bhatt  
Environment and Sustainability  
February 3, 2025 C4 R

**Item Not Reached - Deferred to a future date with no discussion.**

19. DISCUSSION OF POTENTIAL AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE (LDR'S) AND THE CITY COMPREHENSIVE PLAN REGARDING ALLOWABLE USES AND DEVELOPMENT REGULATIONS WITHIN THE 40TH STREET RESIDENTIAL SINGLE-FAMILY OVERLAY ONLY APPLICABLE TO RELIGIOUS INSTITUTIONS.

Mayor Steven Meiner  
Planning  
May 15, 2024 C4 AS

**Motion – DS/AF (3-0): Recommend that the City Commission refer an LDR amendment to the Planning Board, in accordance with the recommendations in the LUSC memo, and the following additional changes:**

- 1. Clarify that roof-top access and uses will not be permitted.**
- 2. Clarify that the expanded regulations shall only be applicable to sites that contain at least two platted lots.**
- 3. Create a definition for dormitory and include a limit on the number of beds proposed.**

20. DISCUSS HOLDING COMPANIES DOING BUSINESS WITHIN CITY LIMITS RESPONSIBLE FOR EDUCATING THEIR DRIVERS ABOUT THE PROHIBITION OF BLOCKING/DOUBLE PARKING IN THE RIGHT-OF-WAYS.

Commissioner Tanya K. Bhatt  
Parking  
February 3, 2025 C4 AB

**Item Not Reached - Deferred to a future date with no discussion.**

21. DISCUSS AMENDING THE LAND DEVELOPMENT REGULATIONS TO ADDRESS THE ADDITIONAL OPEN SPACE REQUIREMENTS FOR TWO (2) STORY SINGLEFAMILY HOMES THAT EXCEED 60 FEET IN LENGTH.

Commissioner David Suarez  
Planning  
February 3, 2025 C4 AC

**Item Not Reached - Deferred to a future date with no discussion.**

22. CONSIDER AMENDMENTS TO NOTICE REQUIREMENTS IN THE LAND DEVELOPMENT REGULATIONS TO FACILITATE RESCHEDULING OF LAND USE BOARD MEETINGS IN THE EVENT THAT A MEETING IS CANCELED DUE TO A LACK QUORUM; AND DISCUSS AMENDMENTS TO LAND USE BOARD MEMBER ATTENDANCE REQUIREMENTS.

Commissioner David Suarez  
Planning  
February 3, 2025 C4 AW

**Motion – DS/AF (3-0): Recommend that the City Commission refer an LDR amendment to the Planning Board, in accordance with the recommendations in the LUSC memo.**

23. DISCUSS RECLAIMING THE CITY'S VISION FOR THE EASTERN GATEWAY OF LINCOLN ROAD (100, 200, 300 BLOCKS).

Commissioner Alex Fernandez and Mayor Steven Meiner and the City Commission  
Capital Improvement Projects  
May 21, 2025 R9 AE

**Deferred to a future date with no discussion.**

### **FUTURE ITEMS**

The following items were deferred to a future date:

24. DISCUSS UNIFORM OVERSIGHT AND REGULATION OF BEACHFRONT CONCESSIONS AND CHAIR USAGE.

Commissioner Tanya K. Bhatt  
Facilities and Fleet Management  
April 23, 2025 C4 C

25. CONSIDER REQUIRING THE INCLUSION OF BICYCLE RIDE-SHARE STATIONS AS A CONDITION OF ELIGIBILITY FOR CURRENTLY PROPOSED AND FUTURE INCENTIVES FOR NEW DEVELOPMENT PROJECTS IN THE CITY OF MIAMI BEACH.

Commissioner Alex Fernandez  
Planning  
April 23, 2025 C4 D

26. DISCUSS LANDSCAPING, LIGHTING, AND SAFETY CONCERNS AT THE GREEN SPACE

LOCATED ON SUNSET ISLANDS 1 AND 2.

Commissioner Alex Fernandez  
Public Works  
April 23, 2025 C4 E

27. DISCUSS ALLOWING THE INSTALLATION OF SECURITY GATES AT REBECCA TOWERS, A SENIOR HOUSING FACILITY IN MIAMI BEACH.

Commissioner Alex Fernandez  
Facilities and Fleet Management  
April 23, 2025 C4 F

28. DISCUSS THE POTENTIAL DEVELOPMENT AND IMPLEMENTATION OF CITYWIDE REGULATIONS PERTAINING TO COMMERCIAL VEHICLE DELIVERIES ON PRIVATE PROPERTY.

Commissioner Tanya K. Bhatt  
Parking  
April 23, 2025 C4 G

29. REVIEW CURRENT REQUIREMENTS FOR PROPERTY WALLS AND FENCES IN SINGLE-FAMILY DISTRICTS, INCLUDING HEIGHT AND SETBACK REGULATIONS, PARTICULARLY AS THEY RELATE TO RESIDENTIAL PROPERTIES WITH NO SIDEWALK OR SWALE, AND DISCUSS POSSIBLE AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS.

Commissioner Tanya K. Bhatt  
Planning  
April 23, 2025 C4 H

30. DISCUSS POSSIBLE PROCUREMENT OF A NEW MONUMENT SIGN FOR MAURICE GIBB MEMORIAL PARK.

Commissioner Alex Fernandez  
Capital Improvement Projects  
March 19, 2025 C4 C

31. DEVELOP A COMPREHENSIVE PLAN TO INTEGRATE UNDERGROUND CISTERNS WITHIN THE WEST LOTS (Dual Referral to the Finance and Economic Resiliency Committee).

Commissioner Tanya K. Bhatt  
Public Works  
March 19, 2025 C4 E

32. DISCUSS EXISTING CITY PROGRAMS AND REQUIREMENTS PERTAINING TO THE DESIGN AND MAINTENANCE OF RETAIL STOREFRONTS, PARTICULARLY ALONG THE CITY'S PRIMARY RETAIL BUSINESS CORRIDORS, AND CONSIDER NEW PROGRAMS OR AMENDMENTS TO EXISTING GUIDELINES TO STRENGTHEN DESIGN STANDARDS, ENSURE CLEANLINESS, PROMOTE UNIFORMITY AND COHESIVENESS, AND ENHANCE CURB APPEAL.

Mayor Steven Meiner  
Economic Development  
March 19, 2025 C4 U

33. DISCUSS AND CONSIDER RECOMMENDATIONS RELATING TO THE CITY OF MIAMI BEACH SIDEWALK MATERIAL/COLOR POLICY, INCLUDING THE REVIEW OF DESIGN OPTIONS AND MAINTENANCE STRATEGIES FOR MIAMI BEACH RED SIDEWALKS.

Commissioner Alex Fernandez and Commissioner Tanya K. Bhatt  
Public Works  
February 26, 2025 C4 L and November 20, 2024 C4 T

34. DISCUSS THE CREATION OF A MIAMI BEACH HISTORICAL MUSEUM, AND IDENTIFY POTENTIAL SITES ON CITY-OWNED PROPERTY, INCLUDING WITHOUT LIMITATION AN UNDERUTILIZED OR VACANT STOREFRONT IN A CITY OWNED BUILDING, IN ORDER TO COMPLEMENT THE CITY'S ROBUST CULTURAL OFFERINGS WITH A NEW INSTITUTION FOCUSED ON THE HISTORY OF MIAMI BEACH (Dual Referral to Finance and Economic Resiliency Committee).

Commissioner Tanya K. Bhatt  
Tourism and Culture  
February 26, 2025 C4 AH

35. DISCUSS A COMPREHENSIVE BRANDING CAMPAIGN FOR THE ART DECO HISTORIC DISTRICT OF SOUTH BEACH.

Commissioner Alex Fernandez and Commissioner Tanya K. Bhatt  
Communications  
February 3, 2025 C4 V

36. CONSIDER AMENDMENTS TO LAND DEVELOPMENT REGULATIONS TO DISINCENTIVIZE THE CONSTRUCTION OF SINGLE-FAMILY HOMES BUILT ON ELEVATED BERMS, INCLUDING REQUIRING DESIGN REVIEW BOARD REVIEW FOR ALL SINGLE-FAMILY HOMES.

Commissioner Tanya K. Bhatt  
Planning  
February 3, 2025 C4 AD

37. DISCUSS BEAUTIFYING THE FLYOVER BRIDGE LOCATED AT THE INTERSECTION OF MACARTHUR CAUSEWAY TO FIFTH STREET IN SOUTH BEACH.

Commissioner Alex Fernandez  
Public Works  
February 3, 2025 C4 AE

38. DISCUSS AND REVIEW PLANNING/ZONING RESTRICTIONS THAT DELAY THE PERMIT PROCESS AND CONSIDER POSSIBLE AMENDMENTS.

Commissioner Kristen Rosen Gonzalez  
Planning  
December 11, 2024 C4 E

39. DISCUSS STRENGTHENING THE CITY'S GREEN PROCUREMENT POLICIES WITH REGARD TO SINGLE-USE PLASTIC FOOD SERVICE ARTICLES AND ENCOURAGE THE USE OF ALTERNATIVES, AND CONSIDER GUIDELINES FOR THE CITY MANAGER TO NEGOTIATE, AS PART OF FUTURE CITY CONTRACTS, ADDITIONAL RESTRICTIONS ON THE USE OF SINGLE-USE PLASTICS AND COMMITMENTS TO USE ALTERNATIVE PRODUCTS.

Commissioner Tanya K. Bhatt  
Procurement

December 11, 2024 C4 K

40. DISCUSS THE USE OF RENT IN EXCESS OF THE MINIMUM FIXED RENT RECEIVED FOR THE MIAMI BEACH CONVENTION CENTER HEADQUARTER HOTEL BEING EARMARKED FOR THE PURPOSE OF PROMOTING AND SUPPORTING WORKFORCE AND AFFORDABLE HOUSING DEVELOPMENT.

Commissioner Tanya K. Bhatt  
Office of the City Manager  
December 11, 2024 C7 Z

41. DISCUSS CHANGES IN STATE LAW PERTAINING TO TELECOMMUNICATIONS FACILITIES IN THE RIGHT-OF-WAY AND CONSIDER CORRESPONDING AMENDMENTS TO CHAPTER 104 OF THE CITY CODE, ENTITLED "TELECOMMUNICATIONS," AND RELATED PROVISIONS IN THE LAND DEVELOPMENT REGULATIONS.

City Attorney  
Public Works  
October 30, 2024 C4 B

42. DISCUSS ADDING TO THE LAND USE AND SUSTAINABILITY COMMITTEE AGENDA MONTHLY UPDATES ON THE G.O. BOND BEACHWALK REFORESTATION PROJECT.

Commissioner Alex Fernandez  
Environment and Sustainability  
October 30, 2024 C4 D

43. CONSIDER AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS TO REQUIRE A 6/7TH VOTE OF THE CITY COMMISSION PRIOR TO THE ADOPTION OF ANY INCREASE IN A PROPERTY'S ZONED HEIGHT.

Commissioner Kristen Rosen Gonzalez  
Planning  
October 30, 2024 C4 F

44. CONSIDER A WAIVER OF THE MAXIMUM GRANT AMOUNT PERMITTED UNDER THE CITY'S PRIVATE PROPERTY ADAPTATION PROGRAM, PURSUANT TO RESOLUTION 2023-32614, TO FUND THE WORK NECESSARY TO RAISE THE HISTORIC HOME LOCATED ON 6005 ALTON ROAD.

Commissioner Kristen Rosen Gonzalez  
Environment and Sustainability  
October 30, 2024 C4 S

45. DISCUSS FUTURE PROGRAMMING FOR WEST LOTS.

Commissioner David Suarez  
Parks and Recreation  
September 11, 2024 C4 M

46. DISCUSS AND CONSIDER ADOPTING A "LIVE BETTER" PROGRAM, INCLUDING ZONING AND OTHER INCENTIVES, TO PROMOTE ATTAINABLE HOUSING SOLUTIONS IN MIAMI BEACH FOR MIDDLE-INCOME INDIVIDUALS AND FAMILIES.

Commissioner Alex Fernandez  
Planning  
September 11, 2024 C4 V



47. AN AMENDMENT TO COMPREHENSIVE PLAN AND RESILIENCY CODE NONCONFORMING BUILDING PROVISIONS AND RM-1 DISTRICT REGULATIONS TO ALLOW INTRODUCTION OF ON-SITE PARKING AND RESIDENTIAL USES WITHIN NONCONFORMING HOTEL USE ON THE NORTH SIDE OF BELLE ISLE (Dual Referral to the Planning Board).

Commissioner Laura Dominguez  
Planning  
September 11, 2024 C4 W

48. REVIEW CURRENT LOADING REQUIREMENTS, AND HOW TO MITIGATE THE IMPACTS OF LOADING AND DELIVERIES ON TRAFFIC CONGESTION AND RESIDENTS' QUALITY OF LIFE (INCLUDING, WITHOUT LIMITATION, INCREASED ENFORCEMENT EFFORTS AS WELL AS LEGISLATIVE AMENDMENTS).

Commissioner Tanya K. Bhatt  
Parking  
July 24, 2024 C4 X

49. DISCUSS DEDICATED BUS LANES ON WASHINGTON AVENUE.

Commissioner Alex Fernandez  
Transportation and Mobility  
June 26, 2024 C4 W

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

Commissioner Alex Fernandez  
Planning  
June 26, 2024 C4 Y

51. PROVIDE A PRESENTATION OF THE 41ST STREET CORRIDOR PROJECT STATUS AND FUTURE DIRECTION.

Commissioner Alex Fernandez and Commissioner Joseph Magazine  
Capital Improvement Projects  
May 15, 2024 C4 AK

52. BARCLAY PROPOSAL – LDR AND COMPREHENSIVE PLAN AMENDMENTS (Dual Referral to FERC and Planning Board).

Economic Development  
Planning  
April 3, 2024 C2 C

53. DISCUSS A PROPOSAL TO CONVERT THE CLEVELANDER TO A RESIDENTIAL PROJECT WITH NO OUTDOOR BAR/ENTERTAINMENT.

City Attorney  
City Attorney Office  
January 31, 2024 C4 AF

**The meeting adjourned at 6:05 p.m.**