REGULAR ITEMS 6

MIAMIBEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: May 8, 2025

TITLE: REQUEST FOR THE ADMINISTRATION TO EXPLORE AND RECOMMEND NEW, MORE FORWARDLEANING RESILIENCY CODE UPDATES FOR OUR BUILT ENVIRONMENT.

RECOMMENDATION

The Administration recommends that the Land Use and Sustainability Committee (LUSC) discuss and continue the item to July 10, 2025, to develop specific policy options.

BACKGROUND/HISTORY

On June 26, 2024, at the request of Commissioner Tanya K. Bhatt, the Mayor and City Commission (City Commission) referred the item (C4 X) to the Land Use and Sustainability Committee (LUSC).

ANALYSIS

As indicated in the attached referral memorandum, the item sponsor has requested that the LUSC review and discuss forward-leaning best-practices from around the world that we could potentially adopt to minimize the impact of our built environment. For purposes of facilitating this discussion, attached are the following applicable sections of the Resiliency Code:

- 7.1.2 RESILIENCE AND ADAPTATION STANDARDS
- 7.1.3 ENVIRONMENTAL MITIGATION STANDARDS

The current standards and requirements in the Resiliency Code, collectively, are very effective in terms of resiliency standards for private properties. Additionally, the recommendations in 'Buoyant City', which was adopted by the City Commission in 2019, provide tangible options for both historic properties, as well as surrounding rights-of-way, including the following:

- Incentivize repurposing portions of the ground floor located below flood elevation by exempting this area from floor area ratio (FAR) or reducing FAR of such floors by 50%.
- Establishing a Transfer of Development Rights (TDR) program for the purpose of providing a financial incentive for owners of contributing buildings to introduce resiliency strategies.
- Better utilization of city rights-of-way by creating one-way street pairings, where feasible, that would allow for micro-mobility paths and green infrastructure along the street to mitigate raised roadway conditions. This could include, but not be limited to, planter buffers that provide continuous green infrastructure along streetscape, as well as raised tree planters within the planting buffer zone to allow roadways/sidewalks to be repeatedly raised without disturbing mature canopy trees.

As further noted in the referral memorandum, the sponsor seeks to explore "stretch goals" in terms of what the city envisions for the future, as well as “forward-leaning best-practices” from around the world that Miami Beach could use to minimize future impacts to our built environment. In the spirit of exploring out of the box ideas and options, the following ideas and concepts may be considered:

- Establishing formal blue and green infrastructure policies for city projects, including capital projects.

- Improved and enhanced use of appropriate plant material in rights-of-ways and swales.

- Introducing true swales, which are properly sloped, for storm water retention/absorption.

- Better utilizing and prioritizing our ROW for the purpose of resiliency and mobility. This would include both a strategic and tactical approach to re-purposing portions of ROW, with less emphasis on vehicular movement and storage, and more emphasis on water retention, drainage and micro-mobility.

- Utilizing interlocking permeable grids for on-street parking.

- Prohibiting or further restricting the storage of vehicles below grade.

- Incentivizing (e.g., through additional building height and/or intensity) living shorelines and mangroves in place of high seawalls on private property. This approach would allow residents to look at a natural form of seawall, consisting of appropriate plant material, such as mangroves, instead of a large wall. Additionally, living shorelines mitigate wave action while preventing stormwater from collecting on uplands, as well as help filter the water in the bay.

- Require that decorative ponds/pools in residential districts be built in a manner that allows for the storage and treatment of stormwater, including the use of native landscaping or other natural methods.

- In commercial and mixed-use districts, additional building height could be provided to reduce building footprints and create useable green spaces that allow stormwater to percolate into the ground and minimize runoff.

- Create additional incentives for property owners to build blue and green roofs that can assist with additional stormwater management and reduce potable water demands.

If there is consensus on further exploring these concepts, it is recommended that the item be continued to a future date, so that the Administration can coordinate more specific options for consideration.

FISCAL IMPACT STATEMENT

Not Applicable

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-notices/

FINANCIAL INFORMATION

Not Applicable

CONCLUSION

The Administration recommends that the LUSC discuss and continue the item to July 10, 2025, to develop specific policy options.

Applicable Area

Citywide

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

Planning

Sponsor(s)

Commissioner Tanya K. Bhatt

Co-sponsor(s)

Condensed Title

Request For The Administration To Explore And Recommend New, More Forward Leaning Resiliency Code Updates For Our Built Environment.