

**PRIORITY ITEMS 2**

# MIAMI BEACH

**COMMITTEE MEMORANDUM**

TO: Land Use and Sustainability Committee Members  
FROM: Eric Carpenter, City Manager  
DATE: September 5, 2024  
TITLE: **RESIDENTIAL USE INCENTIVES - LDR AND COMPREHENSIVE PLAN AMENDMENTS**

**RECOMMENDATION**

The Administration recommends that the Land Use and Sustainability Committee discuss the item and provide a recommendation to the Mayor and City Commission (City Commission).

**BACKGROUND/HISTORY**

On July 24, 2024, the Mayor and City Commission approved items R5 Y and R5 Z, which are amendments to the Land Development Regulations of the City Code (LDRs) and the Comprehensive Plan, pertaining to residential use incentives in certain multi-family districts. The City Commission also referred both ordinance amendments to the Land Use and Sustainability Committee (LUSC) for additional discussion prior to Second Reading, which is scheduled for October 30, 2024.

**ANALYSIS**

Attached are the ordinances approved at First Reading on July 24, 2024, as well as the corresponding commission memos, which summarize the proposal. The proposed amendments to the LDRs and comprehensive plan contains incentives that are intended to reduce the number of transient uses and facilitate permanent residents to move into the City.

**FISCAL IMPACT STATEMENT**

No Fiscal Impact

**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**

N/A

**CONCLUSION**

The Administration recommends that the Land Use and Sustainability Committee discuss the item and provide a recommendation to the City Commission.

**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 Laura Dominguez

**Co-sponsor(s)**

Commissioner Joseph Magazine  
Commissioner David Suarez

**Condensed Title**

Residential Use Incentives - LDR and Comprehensive Plan Amendments