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Memorandum

From: Neisen Kasdin, on behalf of Fisher Island Community Association
To: Thomas Mooney, City of Miami Beach Planning Director
Date: July 18, 2024
Subject: PB23-0634 Proposed Amendments

Akerman LLP represents Fisher Island Community Association, Inc. ("Applicant") in connection with the application to amend the City of Miami Beach's ("City") Resiliency Code to increase the maximum allowable building height to 75 feet for main use parking structures in the I-1 zoning district on Terminal Island (the "Application"). The Application was heard by the Planning Board on March 26, 2024 and then considered by the City Commission for first reading on May 15, 2024.

Pursuant to the comments provided by members of the City Commission on first reading, Applicant is proposing certain changes to the ordinance to address the screening of parking facilities, noise, and use of the top floor as event space. Therefore, the proposed amendments would allow parking garages in the I-1 district on Terminal Island to be 75 feet in height provided that: (i) The top floor of the parking garage is not used for events; (ii) The parking garage facade is screened in a manner to be reviewed and approved by the Design Review Board; and (iii) There is no noise that emanates from the parking garage that is plainly audible from any property in a residential zoning district.