



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Alex Fernandez

DATE: September 11, 2024

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE – DISCUSSION ON AMENDING THE LAND DEVELOPMENT REGULATIONS (LDRS) AND COMPREHENSIVE PLAN (CP) TO REQUIRE A HOUSING IMPACT STATEMENT FOR ALL DEVELOPMENT APPLICATIONS, TO INCLUDE MITIGATION MEASURES, AND MODIFY REVIEW CRITERIA TO CONSIDER HOUSING IMPACTS.

RECOMMENDATION

BACKGROUND/HISTORY

ANALYSIS

Please place the above item on the September 11, 2024, City Commission meeting agenda as a referral to the Land Use and Sustainability Committee (LUSC).

I request that the LUSC discuss and consider amendments to the Land Development Regulations and Comprehensive Plan to mandate a "housing impact statement" as part of every development application process. This statement should include a detailed analysis of the impact of the proposed development on current housing availability in the affected area. It should also disclose whether any residents currently or within the past year occupied the property, specifying how many of those households were affordable, Section 8, or workforce housing units. Additionally, the statement should identify any voluntary mitigation measures offered by the developer to assist affected residents.

Under current regulations, the housing impact statement may not be a deciding factor in the approval of development applications. However, having this information will provide critical insights to the Land Use Boards and the City Commission when formulating and recommending planning and development policies, including those related to the Comprehensive Plan, zoning amendments, and other land use matters.

Furthermore, I propose that the LUSC consider amending the review criteria for applications before the Board of Adjustment, Design Review Board, Historic Preservation Board, and Planning Board to allow these bodies to consider the housing impact of development applications in their decision-making processes. By incorporating housing impact as a review criterion, these boards can better assess the potential effects of new developments on the overall availability of housing in our community, thus aligning their decisions with broader policy goals for housing stability and affordability.

FISCAL IMPACT STATEMENT

N/A

Does this Ordinance require a Business Impact Estimate? (FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

CONCLUSION

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

Office of Commissioner Alex Fernandez

Sponsor(s)

Commissioner Alex Fernandez

Co-sponsor(s)

Commissioner Joseph Magazine

Condensed Title

Ref: LUSC - Housing Impact Statement, Mitigation, and Review Criteria. (Fernandez/Magazine)