



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: City Manager Eric Carpenter

DATE: October 30, 2024 10:15 a.m. Second Reading Public Hearing

TITLE: ARCHITECT AND LANDSCAPE ARCHITECT LAND USE BOARD CATEGORIES
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF
MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE,
AT CHAPTER 2, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES,"
ARTICLE I, ENTITLED "LAND USE BOARDS," SECTION 2.1.2, ENTITLED
"PLANNING BOARD," AT SECTION 2.1.2.2, ENTITLED "MEMBERSHIP AND
APPOINTMENT"; SECTION 2.1.3, ENTITLED "DESIGN REVIEW BOARD," AT
SECTION 2.1.3.2, ENTITLED "MEMBERSHIP AND APPOINTMENT"; AND
SECTION 2.1.4, ENTITLED "HISTORIC PRESERVATION BOARD," AT SECTION
2.1.4.3, ENTITLED "MEMBERSHIP AND APPOINTMENT"; AND SECTION 2.1.5,
ENTITLED "BOARD OF ADJUSTMENT," AT SECTION 2.1.5.2, ENTITLED
"MEMBERSHIP"; TO AMEND THE REQUIREMENTS FOR THE ARCHITECT AND
LANDSCAPE ARCHITECT CATEGORIES, AS APPLICABLE; AND PROVIDING
FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

RECOMMENDATION

The Administration recommends that the Mayor and City Commission (City Commission) adopt the ordinance.

BACKGROUND/HISTORY

On December 13, 2023, at the request of Commissioner Tanya K. Bhatt, the City Commission referred a discussion pertaining to the recruitment of qualified architects and landscape architects for City Land Use Boards (C4 Q) to the Land Use and Sustainability Committee (LUSC). On February 26, 2024 the LUSC discussed the item and recommended that the City Commission refer an ordinance amendment to the Planning Board to provide more options within the architect and landscape architect categories of all land use boards (LUB).

On March 13, 2024, at the request of Commissioner Tanya K. Bhatt, the City Commission referred an ordinance to the Planning Board to amend the Land Development Regulations of the City Code (LDRs) to expand the LUB architect and landscape architect membership categories to include additional options for non-registered design professionals (item C4 O).

ANALYSIS

Each of the City's LUBs have different requirements for architecture or landscape architecture professionals, as follows:

- Design Review Board: a minimum of one (1) architect and one (1) landscape architect registered in the State of Florida.
- Historic Preservation Board: a minimum of one (1) architect registered in the State of Florida.
- Board of Adjustment: a minimum of one (1) architect registered in the State of Florida.

- **Planning Board:** a minimum of one (1) architect or landscape architect registered in the State of Florida. However, for the Planning Board, there is an option for a member of the faculty of a school of architecture or a professional practicing in the field of architectural or urban design or urban planning to fill this membership position.

In the past, an issue raised by architecture and landscape architecture professionals when considering whether to seek appointment to a City of Miami Beach LUB is the ability to work on projects within the City. Often, potential board members are concerned about a conflict with Section 2-459 of the City Code, pertaining to prohibited appearances. Specifically, Section 2-459 of the Code prohibits professionals, whether directly or indirectly, from engaging in any lobbying activity within the city.

Having development review boards with balanced perspectives, as well as practical experience in the fields of architecture or landscape architecture, is highly desirable. To expand upon the membership categories for architect and landscape architect the attached ordinance includes the following modifications for the Design Review Board, Historic Preservation Board, and Board of Adjustment:

Design Review Board:

1. One architect registered in the United States; or a professional practicing in the field of architecture or architectural design.
2. One landscape architect registered in the State of Florida; or a professional practicing in the field of landscape architecture.

Historic Preservation Board:

1. An architect registered in the State of Florida with practical experience in the rehabilitation of historic structures; or a professional practicing in the field of architecture or landscape architecture with experience in the rehabilitation of historic structures.

Board of Adjustment:

1. One (1) member shall be an architect registered in the State of Florida, or a professional practicing in the field of architecture or landscape architecture.

There is no stand-alone landscape architecture position for the Historic Preservation Board, Board of Adjustment, or Planning Board. As the Planning Board already provides sufficient options for the Architect position no changes are proposed to the membership categories of the Planning Board.

PLANNING BOARD REVIEW

On May 28, 2024, the Planning Board held a public hearing and transmitted the proposed ordinance to the City Commission with a favorable recommendation (6-0).

UPDATE

On July 24, 2024, the subject ordinance was approved by the City Commission at First Reading, with no changes.

FISCAL IMPACT STATEMENT

No Fiscal Impact Expected.

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

If applicable, the Business Impact Estimate (BIE) was published on 9/27/2024.
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

Not Applicable

CONCLUSION

The Administration recommends the City Commission adopt the ordinance.

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

10:15 a.m. 2nd Rdg, Architect and Landscape Architect Land Use Board Categories. (Bhatt) PL