



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: The Honorable Mayor Steven Meiner and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: May 21, 2025

SUBJECT: **Report of the April 15, 2025, Land Use and Sustainability Committee (LUSC) Meeting.**

A Land Use and Sustainability Committee (LUSC) meeting was held on April 15, 2025. Committee Members participating were Commissioners Alex Fernandez (Chair) and David Suarez. Commissioner Laura Dominguez (zoom) also participated. Members from the Administration, including Thomas Mooney, David Martinez, Amy Knowles, Lindsey Precht, Alberto Ventura, Jose Gonzalez, Vince Seijas, Jason Greene, Hernan Cardeno, David Gomez, Ron Mumaw, and Nick Kallergis from the City Attorney's Office, as well as members of the public, also participated.

The meeting was called to order at 3:05 p.m.

PRIORITY ITEMS

1. DISCUSS AND CONSIDER AMENDMENTS TO PENALTIES FOR VIOLATIONS OF THE CONSTRUCTION, PARKING, AND TRAFFIC MANAGEMENT PLAN (CPTMP) REQUIREMENT IN CHAPTER 106 OF THE CITY CODE, INCLUDING WITHOUT LIMITATION THE SUSPENSION OF A BUILDING PERMIT OR ISSUANCE OF A STOP WORK ORDER; AND DISCUSS PROACTIVE ENFORCEMENT EFFORTS BY THE POLICE, CODE COMPLIANCE, AND PARKING DEPARTMENTS WITH REGARD TO PARKING OR TRAFFIC VIOLATIONS RELATING TO CONSTRUCTION PROJECTS.

Commissioner Alex Fernandez
Parking

February 26, 2025 C4 J

Motion – By Acclamation: Continue the item to the May 8, 2025 LUSC meeting with direction to staff to prepare revisions to the penalty portions of the regulations to conform to State law.

2. DISCUSS POSSIBLE CONVERSION OF 7605 COLLINS AVENUE INTO A MARINE SCIENCE EDUCATION CENTER AND MUSEUM.

Commissioner David Suarez
Finance

February 26, 2025 C4 M

Motion – By Acclamation: Recommend to the City Commission that a uses other than a permit center be considered for the property.

3. DISCUSS POSSIBLE AMENDMENTS TO CHAPTER 54, ENTITLED “FLOODS,” ARTICLE III, ENTITLED “RESILIENCE STANDARDS FOR TIDAL FLOOD PROTECTION” TO ENHANCE ENFORCEMENT MECHANISMS FOR PUBLIC SAFETY AND QUALITY OF LIFE (DUAL REFERRAL TO THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE).

Commissioner Alex Fernandez and Commissioner Laura Dominguez
Environment and Sustainability
October 30, 2024 C4 G

Motion – By Acclamation: Move the item to the City Commission with a favorable recommendation.

4. DISCUSS AMENDING SECTION 2.1.1.1 OF THE MIAMI BEACH RESILIENCY CODE, WHICH REQUIRES THE DISCLOSURE OF CERTAIN SETTLEMENT AGREEMENTS BETWEEN APPLICANTS AND THIRD PARTIES IN CONNECTION WITH LAND DEVELOPMENT APPLICATIONS BEFORE THE LAND USE BOARDS, TO (1) EXPAND APPLICABILITY TO ALSO INCLUDE PRIVATE APPLICATIONS BEFORE THE CITY COMMISSION, AND (2) REQUIRE, AT A MINIMUM, THE DISCLOSURE OF THE MATERIAL TERMS OF ANY SUCH SETTLEMENT AGREEMENT.

Commissioner David Suarez and Commissioner Alex Fernandez
Planning
February 26, 2025 C4 N

Motion – By Acclamation: Continue the item to the June 10, 2025 LUSC meeting with direction to staff to further develop the proposed draft amendments to the disclosure requirements in consultation with the item sponsor.

5. REQUIRE APPLICANTS FOR ZONING INCENTIVES TO BE IN GOOD STANDING WITH THE CITY PRIOR TO FILING A COMPLETED APPLICATION, INCLUDING RESOLVING ALL OPEN CODE VIOLATIONS, PAYING ALL OUTSTANDING FINES, FEES, OR OTHER BILLS TO THE CITY, AND PROHIBITING HABITUAL OFFENDERS WITH A PATTERN OF CODE VIOLATIONS DURING THE PRECEDING FEW YEARS FROM APPLYING UNDER CERTAIN CIRCUMSTANCES.

Commissioner Alex Fernandez
Planning
February 3, 2025 C4 Y

Motion – By Acclamation: Continue the item to the June 10, 2025 LUSC meeting with direction to staff to further develop the proposed draft amendments in accordance with the following:

1. Create a definition for ‘habitual offender’.
2. Establish a minimum interim period after all fines and violations have been resolved and before a transmittal hearing before the Planning Board.
3. Create options for a potential City Commission waiver of all or part of the interim period, subject the payment of a fine or the voluntary proffer of a public benefit.

REGULAR ITEMS

6. REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO DISCUSS AN ORDINANCE INCREASING FINES AND PENALTIES FOR FREQUENT CODE VIOLATIONS THAT AFFECT RESIDENT QUALITY OF LIFE.

Commissioner Alex Fernandez
Code Compliance

June 26, 2024 C4 R

Motion – By Acclamation: Continue the item to the May 8, 2025 LUSC meeting for additional updates.

7. REQUEST FOR THE ADMINISTRATION TO EXPLORE AND RECOMMEND NEW, MORE FORWARD-LEANING RESILIENCY CODE UPDATES FOR OUR BUILT ENVIRONMENT.

Commissioner Tanya K. Bhatt
Planning

June 26, 2024 C4 X

Deferred to the May 8, 2025 LUSC meeting with no discussion.

8. REVIEW CURRENT LOADING REQUIREMENTS, AND HOW TO MITIGATE THE IMPACTS OF LOADING AND DELIVERIES ON TRAFFIC CONGESTION AND RESIDENTS' QUALITY OF LIFE (INCLUDING, WITHOUT LIMITATION, INCREASED ENFORCEMENT EFFORTS AS WELL AS LEGISLATIVE AMENDMENTS).

Commissioner Tanya K. Bhatt
Parking

July 24, 2024 C4 X

Deferred to the May 8, 2025 LUSC meeting with no discussion.

9. DISCUSS THE STATUS OF THE NORTH BEACH MASTER PLAN.

Commissioner Tanya K. Bhatt
Economic Development

November 20, 2024 C4 P

Deferred to the May 8, 2025 LUSC meeting with no discussion.

10. COORDINATE WITH MIAMI-DADE COUNTY PUBLIC SCHOOLS TO PROMOTE HISTORIC PRESERVATION AND ADAPTIVE RE-USE OF HISTORIC BUILDINGS ON SCHOOL PROPERTY.

Commissioner Tanya K. Bhatt
Planning

November 20, 2024 C4 W

Deferred to the May 8, 2025 LUSC meeting with no discussion.

11. DISCUSS STRENGTHENING THE CITY'S GREEN PROCUREMENT POLICIES WITH REGARD TO SINGLE-USE PLASTIC FOOD SERVICE ARTICLES AND ENCOURAGE THE USE OF ALTERNATIVES, AND CONSIDER GUIDELINES FOR THE CITY MANAGER TO NEGOTIATE, AS PART OF FUTURE CITY CONTRACTS, ADDITIONAL RESTRICTIONS ON THE USE OF SINGLE-USE PLASTICS AND COMMITMENTS TO USE ALTERNATIVE PRODUCTS.

Commissioner Tanya K. Bhatt
Procurement

December 11, 2024 C4 K

Deferred to the May 8, 2025 LUSC meeting with no discussion.

12. DISCUSS REMOVING THE PERMIT REQUIREMENT FOR PAINTING RESIDENTIAL, MULTIFAMILY AND COMMERCIAL PROPERTIES.

Commissioner Alex Fernandez
Planning

February 3, 2025 C4 X

Motion – By Acclamation: Recommend that the City Commission refer an LDR amendment to the Planning Board, to suspend the current requirements for the painting of the exterior of buildings for a period of one year.

13. DISCUSS STATUS OF THE OCEAN DRIVE CORRIDOR IMPROVEMENT AND LUMMUS PARK ENHANCEMENT PROJECT.

Commissioner Tanya K. Bhatt
Capital Improvement Projects
February 3, 2025 C4 U

Deferred to the May 8, 2025 LUSC meeting with no discussion.

14. PROVIDE A PRESENTATION OF THE OCEAN DRIVE CORRIDOR PROJECT STATUS AND FUTURE DIRECTION.

Commissioner Alex Fernandez and Commissioner Joseph Magazine
Capital Improvement Projects
May 15, 2024 C4 AN

Deferred to the May 8, 2025 LUSC meeting with no discussion.

15. PRESENT AND DISCUSS THE DRAFT SEAL LEVEL RISE ADAPTATION PLAN FUNDED BY THE RESILIENT FLORIDA GRANT PROGRAM.

Commissioner Laura Dominguez
Environment and Sustainability
February 3, 2025 C4 T

Motion – By Acclamation: Move the item to the City Commission with a favorable recommendation.

16. BI-MONTHLY UPDATE ON CODE ENFORCEMENT ACTIVITIES, AND THE STATUS OF SPECIAL MAGISTRATE CASES, INVOLVING PROPERTIES AND/OR BUSINESSES LOCATED IN NORTH BEACH AND TO ADDRESS ANY ONGOING CONCERNS AND NEW DEVELOPMENTS IN NORTH BEACH.

Commissioner Alex Fernandez
Code Compliance
December 11, 2024 C7 AB

Motion – By Acclamation: Continue the item to the May 8, 2025 LUSC meeting for additional updates.

17. DISCUSS AND CONSIDER RECOMMENDATIONS RELATING TO THE CITY OF MIAMI BEACH SIDEWALK MATERIAL/COLOR POLICY.

Commissioner Alex Fernandez
Public Works
November 20, 2024 C4 T

Deferred to the May 8, 2025 LUSC meeting with no discussion.

18. DISCUSS THE IMPLEMENTATION OF A "CONSENT AGENDA" FOR LAND USE BOARD MEETINGS.

Commissioner David Suarez
Planning
October 30, 2024 C4 A

Motion – By Acclamation: Recommend that the City Commission refer an LDR amendment to the Planning Board, in accordance with the recommendations in the LUSC memo.

19. MONTHLY UPDATES ON HISTORIC HOTEL REDEVELOPMENT ON COLLINS AVENUE BETWEEN 14TH AND 20TH STREETS, INCLUDING AN OVERVIEW OF PENDING PERMITS AND PROGRESS UPDATES FROM DEVELOPMENT TEAMS.

Commissioner Alex Fernandez
Planning

October 30, 2024 C4 H

Deferred to the May 8, 2025 LUSC meeting with no discussion.

20. DISCUSS SETTING PARAMETERS FOR PROPERTY OWNERS TO PRESENT CREATIVE DEVELOPMENT PROPOSALS TO THE CITY ADMINISTRATION AND CITY COMMISSION, AS AN ALTERNATIVE TO INVOKING THE PREEMPTIONS IN THE LIVE LOCAL ACT, TO ENCOURAGE LONG-TERM NON-TRANSIENT RESIDENTIAL DEVELOPMENT (INCLUDING WORKFORCE HOUSING) THAT IS MORE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.

Commissioner Joseph Magazine
Planning

March 13, 2024 R9 AR

Deferred to the May 8, 2025 LUSC meeting with no discussion.

21. DISCUSS AND IDENTIFY POTENTIAL SITES FOR THE INSTALLATION OF "THE GLORY OF OLD GLORY," A SERIES OF MURALS BY ARTIST ENZO GALLO, WHICH WERE REMOVED, PRESERVED, AND DONATED TO THE CITY PRIOR TO THE DEMOLITION OF THE WELLS FARGO BANK ON ALTON ROAD.

Commissioner Alex Fernandez
Facilities and Fleet Management

May 15, 2024 C4 AJ

Motion – By Acclamation: Combine with item 22 as a single item and continue the item to the June 10, 2025 LUSC meeting for additional updates.

22. PENDING DISCUSSION ON THE INSTALLATION OF "THE GLORY OF OLD GLORY," A SERIES OF MURALS BY ARTIST ENZO GALLO, TO UPDATE AND EXPAND THE LIST OF POTENTIAL INSTALLATION SITES.

Commissioner Alex Fernandez
Facilities and Fleet Management

February 26, 2025 C4 O

Motion – By Acclamation: Combine with item 21 as a single item and continue the item to the June 10, 2025 LUSC meeting for additional updates.

23. DISCUSS POSSIBLE AGREEMENT FOR DEVELOPMENT AND CONVEYANCE TO CITY OF PUBLIC PARKING GARAGE AT 1247-1255 WEST AVE FOR CITY GARAGE (Dual Referral to the Finance and Economic Resiliency Committee).

NOTE: The inclusion of this item on the agenda is subject to final approval of the LUSC Chair, consistent with informational item No. 2 from the February 26, 2025 City Commission agenda.

Commissioner Joseph Magazine
Planning

September 11, 2024 C4 L

Item withdrawn by sponsor.

FUTURE ITEMS

The following items were deferred to a future date:

24. DISCUSS POSSIBLE LEGISLATION INCREASING DISTANCE REQUIREMENTS FOR VAPE/TOBACCO DEALERS TO PROTECT CHILDREN.

Commissioner David Suarez
Planning
February 26, 2025 C4 K

25. DISCUSS REVIEW DESIGN OPTIONS AND MAINTENANCE STRATEGIES FOR MIAMI BEACH RED SIDEWALKS.

Commissioner Tanya K. Bhatt
Public Works
February 26, 2025 C4 L

26. DISCUSS THE CREATION OF A MIAMI BEACH HISTORICAL MUSEUM, AND IDENTIFY POTENTIAL SITES ON CITY-OWNED PROPERTY, INCLUDING WITHOUT LIMITATION AN UNDERUTILIZED OR VACANT STOREFRONT IN A CITY OWNED BUILDING, IN ORDER TO COMPLEMENT THE CITY'S ROBUST CULTURAL OFFERINGS WITH A NEW INSTITUTION FOCUSED ON THE HISTORY OF MIAMI BEACH (Dual Referral to Finance and Economic Resiliency Committee).

Commissioner Tanya K. Bhatt
Tourism and Culture
February 26, 2025 C4 AH

27. DISCUSS THE NORTH BEACH WATER QUALITY AND PARK VIEW CANAL REPORT.

Commissioner Kristen Rosen Gonzalez and Commissioner Alex Fernandez
Environment and Sustainability
February 3, 2025 C4 R

28. DISCUSS UPDATES TO THE RESILIENCY CODE.

Commissioner Alex Fernandez
Planning
February 3, 2025 C4 S

29. DISCUSS A COMPREHENSIVE BRANDING CAMPAIGN FOR THE ART DECO HISTORIC DISTRICT OF SOUTH BEACH.

Commissioner Alex Fernandez
Communications
February 3, 2025 C4 V

30. DISCUSS POSSIBLE LEGISLATION REGULATING TEMPORARY AND/OR TRANSITIONAL HOUSING.

Commissioner Alex Fernandez
Planning
February 3, 2025 C4 W

31. DISCUSS THE CURRENT REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE (LDR) APPLICABLE TO TOBACCO AND VAPE SALES, INCLUDING MINIMUM DISTANCE SEPARATION AND NORTH BEACH USE RESTRICTIONS, AND POTENTIAL DISTINCTIONS BETWEEN STANDALONE TOBACCO/VAPE SHOPS AND THE SALE OF THESE PRODUCTS AS AN INCIDENTAL

OR ACCESSORY USE TO A GROCERY, CONVENIENCE STORE, OR OTHER SIMILAR RETAIL USE.

Commissioner Kristen Rosen Gonzalez
Planning
February 3, 2025 C4 Z

32. DISCUSS POTENTIAL ENHANCEMENTS TO THE DEVELOPMENT REGULATIONS IN RESIDENTIAL SINGLE FAMILY (RS) DISTRICTS, TO PROTECT AND PROMOTE THE CHARACTER OF THE CITY'S SINGLE-FAMILY NEIGHBORHOODS.

Commissioner Alex Fernandez
Planning
February 3, 2025 C4 AA

33. DISCUSS HOLDING COMPANIES DOING BUSINESS WITHIN CITY LIMITS RESPONSIBLE FOR EDUCATING THEIR DRIVERS ABOUT THE PROHIBITION OF BLOCKING/DOUBLE PARKING IN THE RIGHT-OF-WAYS.

Commissioner Tanya K. Bhatt
Parking
February 3, 2025 C4 AB

34. DISCUSS AMENDING THE LAND DEVELOPMENT REGULATIONS TO ADDRESS THE ADDITIONAL OPEN SPACE REQUIREMENTS FOR TWO (2) STORY SINGLEFAMILY HOMES THAT EXCEED 60 FEET IN LENGTH.

Commissioner David Suarez
Planning
February 3, 2025 C4 AC

35. CONSIDER AMENDMENTS TO LAND DEVELOPMENT REGULATIONS TO DISINCENTIVIZE THE CONSTRUCTION OF SINGLE-FAMILY HOMES BUILT ON ELEVATED BERMS, INCLUDING REQUIRING DESIGN REVIEW BOARD REVIEW FOR ALL SINGLE-FAMILY HOMES.

Commissioner Tanya K. Bhatt
Planning
February 3, 2025 C4 AD

36. DISCUSS BEAUTIFYING THE FLYOVER BRIDGE LOCATED AT THE INTERSECTION OF MACARTHUR CAUSEWAY TO FIFTH STREET IN SOUTH BEACH.

Commissioner Alex Fernandez
Public Works
February 3, 2025 C4 AE

37. CONSIDER AMENDMENTS TO NOTICE REQUIREMENTS IN THE LAND DEVELOPMENT REGULATIONS TO FACILITATE RESCHEDULING OF LAND USE BOARD MEETINGS IN THE EVENT THAT A MEETING IS CANCELED DUE TO A LACK QUORUM; AND DISCUSS AMENDMENTS TO LAND USE BOARD MEMBER ATTENDANCE REQUIREMENTS.

Commissioner David Suarez
Planning
February 3, 2025 C4 AW

38. DISCUSS THE USE OF RENT IN EXCESS OF THE MINIMUM FIXED RENT RECEIVED FOR THE MIAMI BEACH CONVENTION CENTER HEADQUARTER HOTEL BEING

EARMARKED FOR THE PURPOSE OF PROMOTING AND SUPPORTING WORKFORCE AND AFFORDABLE HOUSING DEVELOPMENT.

Commissioner Tanya K. Bhatt
Office of the City Manager
December 11, 2024 C7 Z

39. DISCUSS CHANGES IN STATE LAW PERTAINING TO TELECOMMUNICATIONS FACILITIES IN THE RIGHT-OF-WAY AND CONSIDER CORRESPONDING AMENDMENTS TO CHAPTER 104 OF THE CITY CODE, ENTITLED "TELECOMMUNICATIONS," AND RELATED PROVISIONS IN THE LAND DEVELOPMENT REGULATIONS.

City Attorney
Public Works
October 30, 2024 C4 B

40. DISCUSS ADDING TO THE LAND USE AND SUSTAINABILITY COMMITTEE AGENDA MONTHLY UPDATES ON THE G.O. BOND BEACHWALK REFORESTATION PROJECT.

Commissioner Alex Fernandez
Environment and Sustainability
October 30, 2024 C4 D

41. CONSIDER AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS TO REQUIRE A 6/7TH VOTE OF THE CITY COMMISSION PRIOR TO THE ADOPTION OF ANY INCREASE IN A PROPERTY'S ZONED HEIGHT.

Commissioner Kristen Rosen Gonzalez
Planning
October 30, 2024 C4 F

42. CONSIDER A WAIVER OF THE MAXIMUM GRANT AMOUNT PERMITTED UNDER THE CITY'S PRIVATE PROPERTY ADAPTATION PROGRAM, PURSUANT TO RESOLUTION 2023-32614, TO FUND THE WORK NECESSARY TO RAISE THE HISTORIC HOME LOCATED ON 6005 ALTON ROAD.

Commissioner Kristen Rosen Gonzalez
Environment and Sustainability
October 30, 2024 C4 S

43. DISCUSS FUTURE PROGRAMMING FOR WEST LOTS.

Commissioner David Suarez
Parks and Recreation
September 11, 2024 C4 M

44. DISCUSS AND CONSIDER ADOPTING A "LIVE BETTER" PROGRAM, INCLUDING ZONING AND OTHER INCENTIVES, TO PROMOTE ATTAINABLE HOUSING SOLUTIONS IN MIAMI BEACH FOR MIDDLE-INCOME INDIVIDUALS AND FAMILIES.

Commissioner Alex Fernandez
Planning
September 11, 2024 C4 V

45. AN AMENDMENT TO COMPREHENSIVE PLAN AND RESILIENCY CODE NONCONFORMING BUILDING PROVISIONS AND RM-1 DISTRICT REGULATIONS TO ALLOW INTRODUCTION OF ON-SITE PARKING AND RESIDENTIAL USES WITHIN NONCONFORMING HOTEL USE ON THE NORTH SIDE OF BELLE ISLE (Dual Referral to the Planning Board).

Commissioner Laura Dominguez
Planning
September 11, 2024 C4 W

46. DISCUSS THE CREATION OF A TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM FOR WASHINGTON AVENUE.

Commissioner Alex Fernandez
Planning
June 26, 2024 C4 Y

47. PROVIDE A PRESENTATION OF THE 41ST STREET CORRIDOR PROJECT STATUS AND FUTURE DIRECTION.

Commissioner Alex Fernandez and Commissioner Joseph Magazine
Capital Improvement Projects
May 15, 2024 C4 AK

48. DISCUSSION OF POTENTIAL AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE (LDR'S) AND THE CITY COMPREHENSIVE PLAN REGARDING ALLOWABLE USES AND DEVELOPMENT REGULATIONS WITHIN THE 40TH STREET RESIDENTIAL SINGLE-FAMILY OVERLAY ONLY APPLICABLE TO RELIGIOUS INSTITUTIONS.

Mayor Steven Meiner
Planning
May 15, 2024 C4 AS

49. BARCLAY PROPOSAL – LDR AND COMPREHENSIVE PLAN AMENDMENTS (Dual Referral to FERC and Planning Board).

Economic Development
Planning
April 3, 2024 C2 C

50. DISCUSS A PROPOSAL TO CONVERT THE CLEVELANDER TO A RESIDENTIAL PROJECT WITH NO OUTDOOR BAR/ENTERTAINMENT.

City Attorney
City Attorney Office
January 31, 2024 C4 AF

51. DISCUSS AND REVIEW PLANNING/ZONING RESTRICTIONS THAT DELAY THE PERMIT PROCESS AND CONSIDER POSSIBLE AMENDMENTS.

Commissioner Kristen Rosen Gonzalez
Planning
December 11, 2024 C4 E

52. DISCUSS REPLACING THE DRAWBRIDGE AT 63RD STREET WITH A FLYOVER TO ELEVATE TRAFFIC CONGESTION.

Commissioner Tanya K. Bhatt
Transportation
December 11, 2024 C4 L

53. DISCUSS DEDICATED BUS LANES ON WASHINGTON AVENUE.

Commissioner Alex Fernandez
Transportation and Mobility
June 26, 2024 C4 W

54. DISCUSS POTENTIALLY REQUIRING COMMERCIAL CHARTER VESSEL OPERATORS TO PROVIDE SANITATION/PUMP-OUT LOGS EVIDENCING COMPLIANCE WITH APPLICABLE SANITATION LAWS.

Commissioner Tanya K. Bhatt and Commissioner Kristen Rosen Gonzalez
Police
February 21, 2024 C4 J

WITHDRAWN ITEMS

The following items have been withdrawn:

55. DISCUSS POTENTIALLY REGULATING OR PROHIBITING FRACTIONAL OWNERSHIP IN MIAMI BEACH RESIDENTIAL AREAS.

Commissioner Alex Fernandez
City Attorney Office
November 20, 2024 C4 U

56. REVIEW AND ANALYZE WHERE LIVE LOCAL DEVELOPMENTS MAY BE CONSTRUCTED IN THE CITY, TAKING INTO ACCOUNT THE PREEMPTIONS IN THE LIVE LOCAL ACT.

Commissioner Alex Fernandez
Planning
May 15, 2024 C4 AM

The meeting adjourned at 5:18 p.m.