



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Kristen Rosen Gonzalez

DATE: December 11, 2024

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO DISCUSS AMENDING THE LAND DEVELOPMENT REGULATIONS TO PROVIDE FOR LIMITED RELIEF FROM SETBACK REQUIREMENTS TO PERMIT THE INSTALLATION OF PACKAGED TERMINAL AIR CONDITIONER (PTAC) UNITS AND MINI-SPLITS AC UNITS.

**RECOMMENDATION**

**BACKGROUND/HISTORY**

Please include on the December 11, 2024, agenda a referral to the Land Use and Sustainability Committee ("LUSC") to discuss amending the Land Development Regulations to provide for limited relief from setback requirements for existing apartment buildings to facilitate the installation of packaged terminal air conditioners (PTAC) and mini-split air conditioning units.

PTAC units are ductless, self-contained systems designed to heat and cool individual spaces efficiently. Commonly utilized in hotels, hospitals, senior living facilities, and residential buildings, PTAC units offer a cost-effective and energy-efficient solution for climate control in smaller areas. Mini-split systems provide similar benefits, offering flexible and efficient temperature management for various residential and commercial applications.

Amending setback requirements for existing buildings to meet minimum life safety requirements and to accommodate these units would enhance flexibility and minimize costs for property owners and support broader adoption of energy-efficient air conditioning solutions.

**ANALYSIS**

**FISCAL IMPACT STATEMENT**

Na

**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-notice/>

**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 Kristen Rosen Gonzalez

### **Sponsor(s)**

Commissioner Kristen Rosen Gonzalez

### **Co-sponsor(s)**

### **Condensed Title**

Ref: LUSC - Amend LDRs, Relief Setback Requirements/Permit Installation of PTAC Units/Mini-split AC Units. (KRG)