



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMISSION MEMORANDUM

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

FROM: Eric Carpenter, City Manager

DATE: December 11, 2024

SUBJECT: **Report of the November 5, 2024, Land Use and Sustainability Committee (LUSC) Meeting.**

A Land Use and Sustainability Committee (LUSC) meeting was held on November 5, 2024. Committee Members participating were Commissioners Alex Fernandez (Chair), Tanya K. Bhatt (Vice-Chair), Laura Dominguez, and David Suarez. Commissioner Joseph Magazine also participated. Members from the Administration, including Debbie Tackett, David Martinez, and Brad Kaine participated. Nick Kallergis from the City Attorney's Office, as well as members of the public, also participated.

**The meeting was called to order at 3:10 p.m.**

### **REGULAR ITEMS**

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

Commissioner Alex Fernandez  
Planning  
June 26, 2024 C4 Y

**Motion – By Acclamation: Continue the item to the January 2025 LUSC meeting.**

2. DISCUSS PROPOSAL TO REVITALIZE THE 200-300 BLOCKS OF LINCOLN ROAD (BETWEEN WASHINGTON AVENUE AND COLLINS AVENUE), INCLUDING PEDESTRIANIZATION OF THE CORRIDOR, OTHER STREETScape IMPROVEMENTS, AND AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS.

Commissioner Alex Fernandez and Commissioners Joseph Magazine and David Suarez  
Planning  
June 26, 2024 C4 AD

**Motion – By Acclamation:**

1. **Recommend that the City Commission refer ordinance amendments to the Planning Board in accordance with the recommendations in the LUSC memo.**

2. **Recommend that the Planning Board consider including a lesser as of right FAR and the remainder of the allowable FAR to be purchased by private property owners as part of a Transfer of Development Rights program.**
3. LDR AMENDMENT TO INCENTIVIZE RESIDENTIAL USES ON LINCOLN ROAD (Dual Referral to the Planning Board).

Commissioner David Suarez  
Planning  
June 26, 2024 C4 AB

**Motion – By Acclamation:**

1. **Recommend that the City Commission and Planning Board approve ordinance amendments in accordance with the recommendations in the LUSC memo.**
2. **Recommend that the Planning Board consider including a lesser as of right FAR and the remainder of the allowable FAR to be purchased by private property owners as part of a Transfer of Development Rights program.**
4. DISCUSS WASHINGTON AVENUE RESIDENTIAL PLAN.

Commissioner David Suarez and Commissioner Alex Fernandez  
Planning  
September 24, 2024 LUSC

**Motion – By Acclamation: Recommend that the City Commission and Planning Board approve ordinance amendments in accordance with the recommendations in the LUSC memo, as well as the following additional modifications:**

1. **Recommend that the Planning Board consider including a lesser as of right FAR and the remainder of the allowable FAR to be purchased by private property owners as part of a Transfer of Development Rights program.**
2. **Removal of the maximum permitted unit size.**
3. **Recommend that the Planning Board consider a certain percentage of the number of units be set aside for attainable housing including a limit on AMI for such units.**
5. 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

**Motion – By Acclamation: Continue the item to the November 25, 2024, LUSC meeting.**

6. 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).

Commissioner Laura Dominguez  
Planning

September 11, 2024 C4 L

**Deferred to a future meeting with no discussion.**

**The meeting adjourned at 6:18 p.m.**