

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: April 23, 2025 9:25 a.m. Second Reading Public Hearing

TITLE: HOUSING IMPACT STATEMENT REQUIREMENT FOR DEVELOPMENT APPLICATIONS – COMPREHENSIVE PLAN AMENDMENT  
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS OF SECTION 163.3184(3), FLORIDA STATUTES, BY AMENDING THE HOUSING ELEMENT AT GOAL HE 1, ENTITLED “EQUITABLE COMMUNITY,” OBJECTIVE HE 1.1, ENTITLED “CREATION AND/OR PRESERVATION OF WORKFORCE AND AFFORDABLE HOUSING.” BY CREATING POLICY HE 1.1.13 PERTAINING TO A HOUSING IMPACT STATEMENT; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

### **RECOMMENDATION**

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

### **BACKGROUND/HISTORY**

On September 11, 2024, at the request of Commissioner Alex Fernandez, the City Commission referred an item (C4 U) to the Land Use and Sustainability Committee (LUSC) pertaining to notice requirements for tenants of residential buildings. On October 14, 2024, the LUSC discussed the proposal and recommended that the City Commission refer an ordinance amendment to the Planning Board in accordance with the recommendations in the LUSC memorandum.

On November 20, 2024, at the request of Commissioner Alex Fernandez, the City Commission referred the ordinance (C4 N) to the Planning Board. The item is co-sponsored by Commissioner Joseph Magazine.

### **ANALYSIS**

The attached ordinance amends the housing element of the Comprehensive Plan, to create a new policy (HE 1.1.13) specific to a housing impact statement. A companion amendment to the Land Development Regulations of the City Code (LDRs) is also proposed, as a separate ordinance.

The housing impact statement would be provided for tracking purposes and to inform future policy discussions of the board and/or the City Commission but may not serve as a basis for the approval or denial of a conditional use application.

### **COMPREHENSIVE PLAN AMENDMENT AND REVIEW PROCESS**

Under Section 163.3184(2), Florida Statutes, this amendment shall follow the expedited state review process for adoption of comprehensive plan amendments. This process requires a public

hearing by the local planning agency (Planning Board), a public transmittal hearing before the City Commission, after which the amendment must be transmitted to several state agencies for a 30-day review period, and a final adoption public hearing before the City Commission. The amendment is effective 31-days after it is adopted if there are no appeals.

#### **PLANNING BOARD REVIEW**

On January 7, 2025, the Planning Board held a public hearing and transmitted the proposed ordinance to the City Commission with a favorable recommendation (7-0).

#### **UPDATE**

The subject ordinance was approved at First Reading on February 3, 2025 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: 3/19/2025  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

#### **FINANCIAL INFORMATION**

Not Applicable

#### **CONCLUSION**

The Administration recommends that 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 Alex Fernandez  
Commissioner Joseph Magazine

**Co-sponsor(s)**

**Condensed Title**

9:25 a.m. 2nd Rdg, Housing Impact Statement Req-Dev Applic-Comp Plan Amendment.  
(AF/JM)

**Previous Action (For City Clerk Use Only)**

First Reading Public Hearing on 2/3/2025 - R5 V