



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner David Suarez

DATE: February 3, 2025

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE – DISCUSS AMENDING THE LAND DEVELOPMENT REGULATIONS TO ADDRESS THE ADDITIONAL OPEN SPACE REQUIREMENTS FOR TWO (2) STORY SINGLE-FAMILY HOMES THAT EXCEED 60 FEET IN LENGTH.

RECOMMENDATION

N/A

BACKGROUND/HISTORY

N/A

ANALYSIS

Please place the above item on the February 3, 2025 City Commission meeting agenda as a referral to the Land Use and Sustainability Committee (“LUSC”).

Currently, two (2) story single-family homes that exceed 60 feet in length have additional open space requirements, in excess of the minimum required side yard. The purpose of this additional open space is to add movement to long expanses of uninterrupted two-story volumes at or near the required side yard setback line.

I would like the LUSC to consider whether the Land Development Regulations of the City Code (LDR’s) should be amended to simplify these open space regulations, including the location, elevation and dimensions of the space. As part of this discussion, I am also requesting that the Planning Department present recommended modifications to the applicable sections of the LDR’s.

FISCAL IMPACT STATEMENT

N/A

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-notices/>

FINANCIAL INFORMATION

N/A

CONCLUSION

N/A

Applicable Area

Citywide

**Is this a “Residents Right to Know” item,
pursuant to City Code Section 2-17?**

No

**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): N/A

Department

Office of Commissioner David Suarez

Sponsor(s)

Commissioner David Suarez

Co-sponsor(s)

Condensed Title

Ref: LUSC - Requirements for Minimum Open Space in Interior Sides of Single-Family Homes.
(Suarez)

Previous Action (For City Clerk Use Only)