



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: February 3, 2025

SUBJECT: **Report of the January 16, 2025, Land Use and Sustainability Committee (LUSC) Meeting.**

A Land Use and Sustainability Committee (LUSC) meeting was held on January 16, 2025. Committee Members participating were Commissioners Alex Fernandez (Chair), Tanya K. Bhatt (Vice-Chair), Laura Dominguez and David Suarez.

Members from the Administration, including Thomas Mooney, David Martinez, David Gomez, Daniel Murgalo, Leslie Rosenfeld, Jose Gonzalez and Alberto Ventura 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 3:02 p.m.

PRIORITY ITEMS

1. DISCUSS AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE (LDRS) FOR THE RO, RESIDENTIAL/OFFICE DISTRICT ALONG ALTON ROAD, BETWEEN 12TH AND 14TH STREETS, AS WELL AS APPLICABLE SECTIONS OF THE NONCONFORMANCE USE REGULATIONS, TO PERMIT ALCOHOLIC BEVERAGE ESTABLISHMENTS ON A LIMITED BASIS, AS AN ACCESSORY USE.

Commissioner Laura Dominguez
Planning
December 11, 2024 C4 J

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

1. The number of seats shall not exceed ten (10).
2. A vesting provision shall be included.

2. DISCUSS THE STATUS OF THE PRIVATE PORTION OF THE OCEAN TERRACE REDEVELOPMENT PROJECT.

Commissioner Tanya K. Bhatt
CIP
November 20, 2024 C4 O

Motion – By Acclamation: Continue the item to the February 20, 2025 LUSC meeting for

additional updates from the developer, as well as an update and summary of the status of the remaining contributing buildings within the development project.

3. DISCUSS AMENDING THE LAND DEVELOPMENT REGULATIONS TO AUTHORIZE THE CITY COMMISSION TO APPROVE A FEE WAIVER BY RESOLUTION FOR LAND USE BOARD APPLICATION FEES FOR VARIANCES, WHERE THE VARIANCE IS REQUIRED TO MAKE REPAIRS OR IMPROVEMENTS TO CORRECT A DEFICIENCY IDENTIFIED IN A BUILDING RECERTIFICATION (MILESTONE) INSPECTION REPORT FOR A RESIDENTIAL APARTMENT BUILDING, CONDOMINIUM, OR COOPERATIVE.

Commissioner Alex Fernandez
Planning

November 20, 2024 C4 R

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

1. A provision to establish financial or other hardship shall be included in the draft ordinance.
 2. A separate ordinance provision shall be included to prioritize variance requests at applicable land use boards that are related to building recertification requirements.
4. CONSIDER AMENDING THE NOTICE REQUIREMENTS FOR AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS (LDRS) AND COMPREHENSIVE PLAN, TO PERMIT THE CITY TO USE A PUBLICLY ACCESSIBLE WEBSITE HOSTED BY MIAMI-DADE COUNTY AS AN ALTERNATIVE MEANS OF PUBLISHING NOTICES AND ADVERTISEMENTS WHICH ARE CURRENTLY REQUIRED TO BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION.

Commissioner David Suarez
Planning

November 20, 2024 C4 V

Motion – DS / LD (4-0): Recommend that the City Commission refer an LDR amendment to the Planning Board, in accordance with the recommendations in the LUSC memorandum.

5. 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

Deferred to the February 20, 2025 LUSC meeting with no discussion.

6. EXPLORE ZONING INCENTIVES AND IDENTIFY APPROPRIATE ZONING DISTRICTS TO ENCOURAGE THE DEVELOPMENT OF SCHOOLS AND OTHER EDUCATIONAL FACILITIES.

Commissioner Alex Fernandez and Commissioner David Suarez
Planning

April 3, 2024 C4 F

Motion – DS / LD (4-0): Recommend that the City Commission refer an LDR amendment to the Planning Board, in accordance with the recommendations in the LUSC memorandum.

7. 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:

1. **Recommend that the City Commission authorize a University led survey, in accordance with the parameters set forth in the LUSC memo.**
2. **Continue the item to a future LUSC meeting date to consider policy incentives that are developed and informed by the results of the University led survey.**

REGULAR ITEMS

8. EXPEDITE THE OPENING OF THE BAYWALK AND MOVE THE REOPENING OF THE BAYWALK UP ON THE G.O. BOND PRIORITIZATION LIST; AND PRESENT THE BAYWALK PLAN TO THE LUSC COMMITTEE.

Commissioner Laura Dominguez
Capital Improvement Projects
March 17, 2021

Motion – By Acclamation:

1. **Continue the item to the February 20, 2025 LUSC meeting for additional updates.**
 2. **Recommend to the City Commission that the 5th Street Pedestrian Bridge be named after Commissioner Mark Samuelian.**
9. 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

Deferred to a future LUSC meeting with no discussion.

10. 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

Motion – By Acclamation: Continue the item to the February 20, 2025 LUSC meeting with the following direction:

1. **The Administration will reach out to the developer of the Raleigh – South Seas hotel**

project and request that a representative attend the February 20, 2025 LUSC meeting to provide a status update on the construction of the project.

2. The Administration will provide an update on the status of the Bancroft project.

11. DISCUSS, AS APPLICABLE TO ZONING INCENTIVES FOR NON-TRANSIENT, LONG-TERM RESIDENTIAL DEVELOPMENT, ESTABLISHING A POLICY THAT, WHENEVER A COVENANT RESTRICTING TRANSIENT USES ON A PROPERTY IS SUBMITTED AS A CONDITION OF ELIGIBILITY FOR RESIDENTIAL ZONING INCENTIVES, THAT THE COVENANT SHALL REQUIRE A 6/7TH SUPERMAJORITY VOTE OF THE ENTIRE CITY COMMISSION BEFORE THE COVENANT MAY BE RELEASED OR AMENDED IN SUCH A MANNER AS TO WEAKEN A RESTRICTION ON THE TRANSIENT USE OF THE PROPERTY.

Commissioner Alex Fernandez
Planning
November 20, 2024 C4 S

Motion – TB / LD (4-0): Recommend that the City Commission refer an LDR amendment to the Planning Board, in accordance with the recommendations in the LUSC memorandum.

12. 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

Motion – By Acclamation: Continue to the April 15, 2025 LUSC meeting for additional updates.

13. INCREASE SECURITY REQUIREMENTS FOR NIGHTCLUBS AND OTHER LATE-NIGHT DRINKING ESTABLISHMENTS.

Commissioner Alex Fernandez and Commissioners Joseph Magazine and David Suarez
Police
June 26, 2024 C4 Q

Discussed and concluded.

14. 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.

Commissioner Kristen Rosen Gonzalez
Planning
December 11, 2024 C4 I

Motion – TB / DS (4-0): Recommend that the City Commission refer an LDR amendment to the Planning Board, in accordance with the recommendations in the LUSC memorandum.

15. DISCUSS THE BUSINESS PRACTICES ASSOCIATED WITH ACCESSING REQUIRED PARKING SPACES ON PRIVATE DEVELOPMENT AND THE UNDERUTILIZED PARKING PROVISIONS IN THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE.

Commissioner Alex Fernandez and Commissioner Kristen Rosen Gonzalez
Planning
December 11, 2024 R5 L

Motion – By Acclamation: Send the item back to the City Commission with a recommendation to enforce the commercial parking lot regulations on all parking facilities, including those facilities consisting of required parking.

16. 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 February 20, 2025 LUSC meeting with no discussion.

17. DISCUSS THE USE OF THE MIDDLE TURN LANE AS REVERSIBLE LANES ON 41ST STREET TO IMPROVE TRAFFIC FLOW DURING PEAK TRAFFIC HOURS.

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

Motion – By Acclamation: Conclude the item and recommend that the City Commission fund the applicable traffic study, as noted in the LUSC memo.

18. DISCUSSION REGARDING FACILITATING POP-UPS FOR LOCAL CULTURAL INSTITUTIONS AND LOCAL START-UPS IN VACANT RETAIL COMMERCIAL SPACES.

Commissioner Alex Fernandez and Commissioner Tanya K. Bhatt
Tourism and Culture
May 15, 2024 C4 AG

Deferred to the February 20, 2025 LUSC meeting with no discussion.

FUTURE ITEMS

The following items were deferred to a future date:

19. DISCUSS FUTURE PROGRAMMING FOR WEST LOTS.
NOTE: Item Continued to the April 15, 2025 LUSC Meeting

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

20. DISCUSS DEDICATED BUS LANES ON WASHINGTON AVENUE.
NOTE: Item Continued to the May 8, 2025 LUSC Meeting

Commissioner Alex Fernandez
Transportation and Mobility

June 26, 2024 C4 W

21. DISCUSS CREATING ECONOMIC AND ZONING INCENTIVES TO ENCOURAGE THE CONVERSION OF EXISTING OFFICE BUILDINGS TO RESIDENTIAL, WHICH IDEALLY EXPLORE NEW INCENTIVES (ECONOMIC OR OTHER) BEING USED IN OTHER STATES, RATHER THAN RELYING ON EXISTING OPTIONS WHICH WE MIGHT NOT WANT TO ENCOURAGE, SUCH AS FLOOR AREA RATIO (FAR) AND PARKING INCENTIVES, REDUCTIONS TO THE MOBILITY FEE, IN ORDER TO INCREASE THE SUPPLY OF AVAILABLE HOUSING IN MIAMI BEACH.

Commissioner Tanya K. Bhatt and Commissioner Joseph Magazine
Planning
March 13, 2024 R9 E

22. 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

23. DISCUSS AMENDING THE LAND DEVELOPMENT REGULATIONS TO PROVIDE RELIEF FROM THE CITY'S LANDSCAPING REQUIREMENTS FOR RENOVATIONS TO SINGLE-FAMILY HOMES THAT EXCEED 50% OF THE VALUE OF THE EXISTING BUILDING.

Commissioner Kristen Rosen Gonzalez
Planning
December 11, 2024 C4 G

24. DISCUSS AMENDING THE LAND DEVELOPMENT REGULATIONS FOR SINGLE FAMILY ZONING DISTRICTS TO EXPAND EXISTING ALLOWANCES FOR ARTIFICIAL TURF IN REAR AND SIDE YARDS.

Commissioner Kristen Rosen Gonzalez
Planning
December 11, 2024 C4 H

25. 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

26. 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 General Obligation Bond
December 11, 2024 C7 Z

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

Commissioner Tanya K. Bhatt
Economic Development
November 20, 2024 C4 P

28. DISCUSS A PROPOSAL ESTABLISHING A HOMEOWNER ASSISTANCE PROGRAM FOR SINGLE FAMILY HOMES TO RESTORE FLOOD-DAMAGED LANDSCAPING.

Commissioner Alex Fernandez
Public Works
November 20, 2024 C4 Q

29. 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

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

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

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

Commissioner David Suarez
Planning
October 30, 2024 C4 A

32. 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

33. 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

34. 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

35. 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

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

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

37. 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 Joseph Magazine
Planning
September 11, 2024 C4 L

38. DISCUSS THE REGULATION OF THE USE OF GENERATORS, SOUND SYSTEMS, AUDIOVISUAL EQUIPMENT, AND STAGES AT PRIVATE RESIDENCES USED AS PARTY HOUSES.

Commissioner Alex Fernandez
Code Compliance
September 11, 2024 C4 R

39. 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

40. 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

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

Commissioner Alex Fernandez
Planning
June 26, 2024 C4 Y

42. DISCUSSION REGARDING I-395/MACARTHUR CAUSEWAY.

Commissioner Alex Fernandez
Transportation and Mobility
May 15, 2024 C4 AH

43. DISCUSSION REGARDING I-95/JULIA TUTTLE CAUSEWAY FDOT PROJECT.

Commissioner Alex Fernandez
Transportation and Mobility
May 15, 2024 C4 AI

44. 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

45. 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

46. 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

47. 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

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. DISCUS 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

50. 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

51. 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

52. DISCUSS LDR INCENTIVES TO RETAIN AND REHABILITATE HISTORIC BUILDINGS (Dual Referral to Planning Board).

Commissioner Alex Fernandez
Planning
April 28, 2023 C4 D

SPECIAL MEETING FOR HISTORIC PRESERVATION ITEMS

The following items were deferred to a future special meeting:

53. DISCUSS AND REVIEW THE FINAL REPORT AND RECOMMENDATIONS OF THE 2024 AD HOC HISTORIC PRESERVATION ORDINANCE ADVISORY REVIEW COMMITTEE.

Commissioner Alex Fernandez
Planning
December 11, 2024 C4 F

54. DISCUSS THE DEVELOPMENT OF DESIGN GUIDELINES FOR ALTERNATE RAILING DESIGNS FOR NON-CONTRIBUTING BUILDINGS WITHIN HISTORIC DISTRICTS AND A POSSIBLE AMENDMENT TO THE CITY'S HISTORIC PRESERVATION ORDINANCE TO ALLOW FOR THE ADMINISTRATIVE REVIEW OF SUCH NEW RAILING DESIGNS THAT COMPLY WITH SUCH GUIDELINES FOR NON-CONTRIBUTING BUILDINGS.

Commissioner Alex Fernandez and Commissioner Laura Dominguez
Planning
October 30, 2024 C4 C

55. DISCUSS INCENTIVES FOR PROPERTY OWNERS TO RESTORE/REHABILITATE HISTORIC BUILDINGS ON COLLINS AND WASHINGTON AVE BETWEEN 5TH STREET AND LINCOLN ROAD.

Commissioner Tanya K. Bhatt
Building
October 30, 2024 C4 I

56. DISCUSS INCENTIVES FOR PROPERTY OWNERS TO RESTORE/ REHABILITATE HISTORIC RESIDENTIAL APARTMENT BUILDINGS IN THE FLAMINGO PARK NEIGHBORHOOD.

Commissioner Laura Dominguez
Planning
September 11, 2024 C4 Q

57. DISCUSS INCENTIVES FOR PROPERTY OWNERS TO RESTORE/REHABILITATE HISTORIC RESIDENTIAL APARTMENT BUILDINGS IN NORTH BEACH.

Commissioner Tanya K. Bhatt and Commissioner Laura Dominguez
Planning
September 11, 2024 C4 S

The meeting adjourned at 5:32 p.m.