

C6 A REPORT OF THE DECEMBER 17, 2024, LAND USE AND SUSTAINABILITY  
COMMITTEE MEETING.

Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Eric Carpenter, City Manager  
DATE: February 3, 2025  
TITLE: REPORT OF THE DECEMBER 17, 2024, LAND USE AND SUSTAINABILITY COMMITTEE MEETING.

### **RECOMMENDATION**

### **BACKGROUND/HISTORY**

### **ANALYSIS**

### **FISCAL IMPACT STATEMENT**

Not Applicable

### **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**

Not Applicable

### **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**

Planning

**Sponsor(s)**

**Co-sponsor(s)**

**Condensed Title**

Report: December 17, 2024, Land Use and Sustainability Committee Meeting. PL

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



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 December 17, 2024, Land Use and Sustainability Committee (LUSC) Meeting.**

A Land Use and Sustainability Committee (LUSC) meeting was held on December 17, 2024. 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, Rickelle Williams, John Rebar, Jose Gonzalez and Alberto Ventura participated. Ric Dopico from the City Attorney's Office, as well as members of the public, also participated.

**The meeting was called to order at 2:06 p.m.**

### **PRIORITY ITEMS**

1. UNDERSTORY REQUIREMENTS IN SINGLE FAMILY DISTRICTS.

Commissioner David Suarez  
Planning  
November 20, 2024 R5 AG

**Motion – DS/AF (2-2): Conclude the item with an unfavorable recommendation and with direction to clarify that three (3) feet of additional height is applicable only to the understory portion of the home.**

### **REGULAR ITEMS**

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

Commissioner David Suarez  
Planning  
October 30, 2024 C4 A

**Motion – By Acclamation: Continue the item to a future LUSC meeting with direction to the Administration to prepare draft text for a potential amendment to the LDR's.**

3. DISCUSS FUTURE PROGRAMMING FOR WEST LOTS.

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

**Motion – By Acclamation: Continue the item to the April 2025 LUSC meeting for community outreach and additional updates.**

4. 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

**Deferred to the January 16, 2025 LUSC meeting with no discussion.**

5. DISCUSS AN ORDINANCE TO CREATE FAR, HEIGHT AND SETBACK INCENTIVES FOR NON-TRANSIENT RESIDENTIAL USES FOR PROPERTIES FRONTING 6TH STREET IN THE C-PS2 ZONING DISTRICT (Dual Referral to the Planning Board).

Commissioner David Suarez  
Planning  
September 11, 2024 C4 X

**Withdrawn by sponsor with no discussion.**

6. 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 the item to the January 16, 2025 LUSC meeting for additional information and updates.**

7. 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

**Deferred to the January 16, 2025 LUSC meeting with no discussion.**

8. 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

**Deferred to the January 16, 2025 LUSC meeting with no discussion.**

**The meeting adjourned at 4:51 p.m.**