

C4 AD REFERRAL TO LAND USE AND SUSTAINABILITY COMMITTEE – CONSIDER AMENDMENTS TO LAND DEVELOPMENT REGULATIONS TO DISINCENTIVIZE THE CONSTRUCTION OF SINGLE-FAMILY HOMES BUILT ON ELEVATED BERMS, INCLUDING REQUIRING DESIGN REVIEW BOARD REVIEW FOR ALL SINGLE-FAMILY HOMES.

Applicable Area:



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Tanya K. Bhatt

DATE: February 3, 2025

TITLE: REFERRAL TO LAND USE AND SUSTAINABILITY COMMITTEE – CONSIDER AMENDMENTS TO LAND DEVELOPMENT REGULATIONS TO DISINCENTIVIZE THE CONSTRUCTION OF SINGLE-FAMILY HOMES BUILT ON ELEVATED BERMS, INCLUDING REQUIRING DESIGN REVIEW BOARD REVIEW FOR ALL SINGLE-FAMILY HOMES.

**RECOMMENDATION**

**BACKGROUND/HISTORY**

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”).

Single-family homes built on elevated berms can disrupt natural drainage patterns, potentially causing flooding on neighboring properties or adjacent streets and sidewalks. Homes on berms can be out of scale with the scale and character of the City’s single-family neighborhoods. Lastly, homes on berms sacrifice the potential use of the ground level for storage, parking, or other non-habitable purposes.

I would like the LUSC to consider amending the Land Development Regulations to disincentivize the construction of single-family homes built on elevated berms. As part of this discussion, the LUSC should discuss whether Design Review Board approval should be required for all single-family homes built on elevated berms.

Following transmittal of a recommendation to the City Commission by the LUSC, I intend to sponsor a subsequent referral to the Planning Board.

**ANALYSIS**

**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-notice/>

## **FINANCIAL INFORMATION**

### **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**

Office of Commissioner Tanya K. Bhatt

#### **Sponsor(s)**

Commissioner Tanya K. Bhatt

#### **Co-sponsor(s)**

#### **Condensed Title**

Ref: LUSC - Disincentivize SF Homes on Elevated Berms. (Bhatt)

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