

C6 B REPORT OF THE NOVEMBER 25, 2024, LAND USE AND SUSTAINABILITY  
COMMITTEE MEETING.

Applicable Area:



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Eric Carpenter, City Manager  
DATE: December 11, 2024  
TITLE: REPORT OF THE NOVEMBER 25, 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-notices/>

**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: November 25, 2024, Land Use and Sustainability Committee Meeting. PL



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMISSION MEMORANDUM

TO: The Honorable Mayor Steven Meiner and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: December 11, 2024

SUBJECT: **Report of the November 25, 2024, Land Use and Sustainability Committee (LUSC) Meeting.**

A Land Use and Sustainability Committee (LUSC) meeting was held on November 25, 2024. Committee Members participating were Commissioners Alex Fernandez (Chair), Tanya K. Bhatt (Vice-Chair), and Laura Dominguez. Commissioner Kristen Rosen Gonzalez also participated.

Members from the Administration, including Thomas Mooney, David Martinez, David Gomez, Lindsey Precht, Jose Gonzalez and Brad Kaine participated. Nick Kallergis and Ric Dopico from the City Attorney's Office, as well as members of the public, also participated.

**The meeting was called to order at 4:45 p.m.**

### **PRIORITY ITEMS**

1. DISCUSS POTENTIAL INCENTIVES TO CONVERT CO-LIVING AND TRANSIENT UNITS TO APARTMENTS IN THE NORTH BEACH TCC DISTRICT.

Commissioner Alex Fernandez and Commissioner Tanya K. Bhatt  
Planning  
March 13, 2024 C4 K

**Motion – By Acclamation: Conclude the item with no further action.**

2. 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 C7 Q

**Motion – By Acclamation: Continue the item to the January 2025 LUSC meeting for additional updates.**

3. DISCUSS FUTURE PROGRAMMING FOR WEST LOTS.

Commissioner David Suarez  
Parks and Recreation

September 11, 2024 C4 M

**Deferred to a future meeting with no discussion.**

4. 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

**Deferred to a future meeting with no discussion.**

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

Commissioner David Suarez  
Planning  
October 30, 2024 C4 A

**Deferred to a future meeting with no discussion.**

6. 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

**Motion – By Acclamation: Continue the item to the January 2025 LUSC meeting with direction to develop policy options.**

7. 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

**Deferred to a future meeting with no discussion.**

#### **REGULAR ITEMS**

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 a future meeting with no discussion.**

9. DISCUSS POTENTIAL UPGRADES FOR ALTON ALLEY COURT FROM 8TH TO 17TH STREET.

Commissioner Alex Fernandez

**Motion – TB/AF (3-0): Conclude the item and provide a favorable recommendation to the City Commission.**

10. 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

**Motion – By Acclamation: Continue the item to the January 2025 LUSC meeting for additional updates.**

11. DISCUSS DEDICATED BUS LANES ON WASHINGTON AVENUE.

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

**Motion – By Acclamation: Continue the item to the May 2025 LUSC meeting for additional updates.**

12. 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 a future meeting with no discussion.**

13. 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 a future meeting with no discussion.**

14. 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

**Deferred to a future meeting with no discussion.**

15. 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

**Deferred to a future meeting with no discussion.**

16. INSTALLING WAYFINDING SIGNAGE TO OCEAN DRIVE FROM THE ENTRANCE TO THE CITY AT THE MACARTHUR CAUSEWAY.

Commissioner Alex Fernandez  
Public Works  
June 26, 2024 C4 U

**Motion – By Acclamation: Conclude the item with no further action.**

17. DISCUSS AMENDING THE MIAMI BEACH RESILIENCY CODE TO WAIVE OR REDUCE HISTORIC PRESERVATION BOARD APPLICATION FEES FOR ADDITIONS, RENOVATIONS, AND REHABILITATION OF SINGLE-FAMILY HOMES WITHIN LOCAL HISTORIC DISTRICTS OR INDIVIDUALLY DESIGNATED HISTORIC SITES.

Commissioner Kristen Rosen Gonzalez  
Planning  
October 30, 2024 C4 E

**Motion – TB/LD (3-0): Recommend that the City Commission refer an ordinance amendment to the Planning Board in accordance with the recommendation in the LUSC memo.**

18. 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

**Motion - TB/LD (3-0):**

1. **Recommend that the City Commission discuss a potential option to establish a 6/7 vote threshold for new construction projects and retaining a 5/7 threshold for height increases on properties located within local historic districts. Additionally, any new legislation proposed shall be referred back to the LUSC for a recommendation.**
  2. **Continue the item to a future date for further discussion.**
19. DISCUSS ADDING TO THE LAND USE AND SUSTAINABILITY COMMITTEE AGENDA 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

**Deferred to a future meeting with no discussion.**

## **FUTURE ITEMS**

The following items were deferred to a future date:

20. 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

21. 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

22. 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

23. 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

24. 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

25. 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

26. 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

27. 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

28. 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

29. DISCUSSION REGARDING I-395/MACARTHUR CAUSEWAY.

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

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

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

31. 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

32. PROVIDE A PRESENTATION OF THE 41ST STREET CORRIDOR PROJECT STATUS AND FUTURE DIRECTION.

Commissioner Alex Fernandez and Commissioner Joseph Magazine  
CIP  
May 15, 2024 C4 AK

33. 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

34. PROVIDE A PRESENTATION OF THE OCEAN DRIVE CORRIDOR PROJECT STATUS AND FUTURE DIRECTION.

Commissioner Alex Fernandez and Commissioner Joseph Magazine  
CIP

May 15, 2024 C4 AN

35. 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

36. 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

37. DISCUSS 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

38. 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

39. DISCUSS A PROPOSAL TO CONVERT THE CLEVELANDER TO A RESIDENTIAL PROJECT WITH NO OUTDOOR BAR/ENTERTAINMENT.

City Attorney  
CAO  
January 31, 2024 C4 AF

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

Commissioner Alex Fernandez  
Planning  
April 28, 2023 C4 D

**WITHDRAWN ITEMS**

The following items have been withdrawn:

41. DISCUSS POSSIBLE LEGISLATION REGULATING THE SALE OF CANNABIS AND THE  
ADVERTISING THEREOF IF RECREATIONAL USE IS LEGALIZED BY FLORIDA VOTERS  
IN NOVEMBER 2024 ELECTION.

Commissioner Tanya K. Bhatt  
City Attorney  
September 11, 2024 C4 P

**The meeting adjourned at 6:50 p.m.**