

C4 E REFERRAL TO LAND USE AND SUSTAINABILITY COMMITTEE TO DISCUSS
AND REVIEW PLANNING/ZONING RESTRICTIONS THAT DELAY THE PERMIT
PROCESS AND CONSIDER POSSIBLE AMENDMENTS.

Applicable Area:



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Kristen Rosen Gonzalez
DATE: December 11, 2024
TITLE: REFERRAL TO LAND USE AND SUSTAINABILITY COMMITTEE TO DISCUSS
AND REVIEW PLANNING/ZONING RESTRICTIONS THAT DELAY THE PERMIT
PROCESS AND CONSIDER POSSIBLE AMENDMENTS.

RECOMMENDATION

BACKGROUND/HISTORY

Please place on the December 11, 2024 City Commission meeting agenda, a referral to the Land Use and Sustainability Committee to discuss and review planning/zoning restrictions that delay the permit process and consider possible amendments.

Zoning classifications, which categorize land based on its intended use, are integral to urban planning. Common classifications include residential, commercial, and industrial, each with distinct parameters governing density, building height, and land use. These classification and restrictions often result in delays in the permitting process as mistakes will delay the issuance of the permit and final completion of the project.

I would like for administration to be prepared to discuss and outline the essential steps to navigate the permitting process from the planning and zoning perspective and to consider ways to help those become familiar with our zoning rules and restrictions.

ANALYSIS

FISCAL IMPACT STATEMENT

NA

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 Kristen Rosen Gonzalez

Sponsor(s)

Commissioner Kristen Rosen Gonzalez

Co-sponsor(s)

Condensed Title

Ref: LUSC - Review Planning/Zoning Restrictions Delaying Permit Process/Consider Amendments. (Rosen Gonzalez)