

14. REVIEW AND, IF NECESSARY, AMEND PARKING REQUIREMENTS APPLICABLE TO DISTRICTS WHERE LIVE LOCAL PROJECTS ARE PERMITTED  
Applicable Area:

**Committee Assignments - C4 AB**

# MIAMI BEACH

**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner Kristen Rosen Gonzalez  
DATE: May 15, 2024

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE AND PLANNING BOARD –  
REVIEW AND, IF NECESSARY, AMEND PARKING REQUIREMENTS APPLICABLE TO  
DISTRICTS WHERE LIVE LOCAL PROJECTS ARE PERMITTED.

**RECOMMENDATION**

Was the Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, including a principal engaged in lobbying? No.

**ANALYSIS**

Please place the above item on the May 15, 2024 City Commission meeting agenda as a referral to the Land Use and Sustainability Committee ("LUSC").

Under the Live Local Act, adopted by the Florida Legislature in 2023, qualifying developments (which include at least 40% workforce housing) shall be an allowable use in commercial, industrial, and mixed-use districts. The Live Local Act preempts the City as to certain requirements in the Land Development Regulations, including maximum height and density.

In 2024, the Legislature approved amendments to the Live Local Act (SB 328), which would preempt the City as to FAR (by granting 150% of the highest FAR allowed in the City), and provide for mandatory parking reductions for qualifying projects.

I would like the LUSC to review parking requirements in zoning districts where Live Local projects are permitted and consider amending parking requirements for new residential development to ensure that parking demands created by new development are satisfied, and reduce impacts on traffic and existing parking inventory.

**SUPPORTING SURVEY DATA**

N/A

**FINANCIAL INFORMATION**

N/A

**Applicable Area**

Citywide

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No

**Strategic Connection**

Non-Applicable

**Legislative Tracking**

Commissioner Kristen Rosen Gonzalez