

13. EXPLORE ZONING INCENTIVES AND IDENTIFY APPROPRIATE ZONING DISTRICTS TO ENCOURAGE THE DEVELOPMENT OF SCHOOLS AND OTHER EDUCATIONAL FACILITIES.

Applicable Area:

# MIAMI BEACH

## COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: October 10, 2024

TITLE: EXPLORE ZONING INCENTIVES AND IDENTIFY APPROPRIATE ZONING DISTRICTS TO ENCOURAGE THE DEVELOPMENT OF SCHOOLS AND OTHER EDUCATIONAL FACILITIES.

### **RECOMMENDATION**

The Administration endorses the proposal to provide additional incentives for schools and educational facilities and recommends that the Land Use and Sustainability Committee (LUSC) provide a favorable recommendation to the Mayor and City Commission (City Commission)

### **BACKGROUND/HISTORY**

On April 3, 2024, at the request of Commissioner Alex Fernandez, the City Commission referred the subject discussion item (C4 F) to LUSC. On May 1, 2024 the item was deferred to the June 10, 2024 LUSC meeting, with no discussion. On June 10, 2024 the item was deferred to the July 9, 2024 LUSC meeting, with no discussion. On July 9, 2024, the item was deferred to a future meeting date, with no discussion.

### **ANALYSIS**

As noted in the attached referral memorandum, the item sponsor would like the LUSC to consider potential zoning incentives to encourage the development of schools and other educational facilities. As part of this discussion, the sponsor has requested that the Planning Department provide recommendations on possible incentives and appropriate zoning districts where educational facilities would be beneficial and compatible with existing neighborhoods.

Currently, schools and education uses are permitted as a conditional use in all multi-family and commercial districts within the City. As such, at this point, there does not appear to be a need to modify the zoning regulations in terms of permitted locations for schools and education uses, as the approval is discretionary.

The following are some potential land use and zoning incentives for new schools and education uses:

- A streamlined review process for building permit.
- A reduction in city application and impact fees.
- Modifying minimum off-street parking requirements to better reflect the operation and program of a school or education use.
- Allowing the Design Review Board (DRB) or Historic Preservation Board (HPB), as applicable, to grant limited waivers for building height, setbacks, and minimum open space requirements,

for school and education uses.

- Reducing fees for the conversion of on-street parking spaces to loading and drop off areas during specified times of the day.

In addition to the above, additional incentives that could be explored include the following:

- Discounted employee parking and free student parking in city lots and garages.
- The use of city recreation and field space, including an opportunity to provide for free or heavily discounted access to city park facilities.

The Administration is supportive of adjustments to the minimum off-street parking requirements for schools and educational facilities, as well as providing the DRB and HPB with the ability to grant certain types of development waivers. Such incentives would require amendments to the Land Development Regulations of the City Code (LDRs), and need a separate referral by the City Commission to the Planning Board.

As it pertains to the on-street parking and recreation incentives noted herein, additional information from the Parking and Parks Department would be needed. If there is consensus on these, the proposal can be brought back to the LUSC for further discussion or sent to the City Commission for action.

### **FISCAL IMPACT STATEMENT**

No Fiscal Impact Expected

**Does this Ordinance require a Business Impact Estimate?** No  
(FOR ORDINANCES ONLY)

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**

The Administration endorses the proposal to provide additional incentives for schools and educational facilities and recommends that the Land Use and Sustainability Committee (LUSC) provide a favorable recommendation to the City Commission.

### **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?**

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Planning

**Sponsor(s)**

Commissioner Alex Fernandez  
Commissioner David Suarez

**Co-sponsor(s)**

**Condensed Title**

Explore Zoning Incentives and Identify Appropriate Zoning Districts to Encourage the Development of Schools and Other Educational Facilities.

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner Alex Fernandez  
DATE: April 3, 2024

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE -  
EXPLORE ZONING INCENTIVES AND IDENTIFY APPROPRIATE ZONING  
DISTRICTS TO ENCOURAGE THE DEVELOPMENT OF SCHOOLS AND  
OTHER EDUCATIONAL FACILITIES.

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### **BACKGROUND/HISTORY**

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 name of lobbyist(s) and principal(s): N/A

### **ANALYSIS**

Please place the above item on the April 3, 2024 City Commission meeting agenda as a referral to the Land Use and Sustainability Committee ("LUSC").

I would like the LUSC to consider adopting zoning incentives to encourage the development of schools and other educational facilities. As part of this discussion, I would like Planning Department staff to present and provide recommendations on possible incentives and appropriate zoning districts where educational facilities would be beneficial and compatible with existing neighborhoods.

### **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?**

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

Yes

No

**Strategic Connection**

Non-Applicable

**Legislative Tracking**

Commissioner Alex Fernandez