

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner Michael Gongora  
DATE: September 16, 2020

SUBJECT: REFERRAL TO THE SEPTEMBER 22, 2020 LAND USE AND SUSTAINABILITY COMMITTEE - DISCUSSION PERTAINING TO CONCEPTUAL ILLUSTRATIONS, VISUALS, AND MASSING STUDIES FOR CITY CODE CHANGES RELATED TO BUILDING HEIGHT AND SETBACKS.

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### **ANALYSIS**

Please place on the September 16 Commission agenda a referral to the Land Use and Sustainability Committee a discussion pertaining to conceptual illustrations, visuals, and massing studies for city code changes related to building height and setbacks. The issue is that the Commission approves all these heights and setbacks in theory without a realistic or accurate rendering from the developers. It then goes to the DRB and/or HPD and there they see the renderings. A good starting point would be to have the Land use and Sustainability Committee analyze the respective review criteria that the DRB and HPB currently must utilize as well as the applicant submission requirements particularly with regard to plans, etc,. Please feel free to contact Diana Fontani should you need any additional information.

### **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

### **Legislative Tracking**

Commissioner Michael Gongora