

Conceptual Illustrations and Massing Studies for Zoning Amendments

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ESTABLISHING A PROTOCOL FOR THE SUBMISSION, WHERE APPLICABLE, OF ILLUSTRATIONS, MASSING STUDIES, AND COMPARATIVE GRAPHICS IN CONNECTION WITH FUTURE REFERRALS OF PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS THAT INCLUDE MODIFICATIONS TO BUILDING HEIGHT AND/OR BUILDING SETBACK REGULATIONS.

WHEREAS, on September 16, 2020, at the request of Commissioner Michael Gongora, the City Commission referred a discussion item to the Land Use and Sustainability Committee (LUSC) pertaining to conceptual illustrations, visuals, and massing studies for City Code changes related to building height and setbacks; and

WHEREAS, on September 22, 2020, the LUSC discussed this proposal and recommended that the City Commission adopt a Resolution to establish a policy for the submission of visual exhibits in connection with future amendments to the City's Land Development Regulations that involve modifications to building height and/or building setback regulations; and

WHEREAS, amendments to the Land Development Regulations that pertain to building height and/or building setbacks can have a significant impact on the built environment and established character of surrounding areas; and

WHEREAS, depending upon the scope of a proposed amendment, and the subject geographic area of the City, certain visual exhibits or studies may assist the City Commission, Commission Committees, and Land Use Boards in their review of the amendment; and

WHEREAS, it is in the best interests of the City for the City Administration to provide a recommendation to the City Commission regarding proposed amendments to building height and/or setback regulations, either at the time of the referral or as part of the review of the amendment by the applicable City Commission Committee(s) and/or Land Use Board(s); specifically, as to whether some or all of the following documentation should be required:

1. Conceptual elevation, siteplan and floor plan drawings;
2. Massing studies and perspectives showing the built context of the immediate area;
3. Comparison studies of the existing development regulations and the changes proposed.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby establish a protocol for the City Administration to evaluate and provide a recommendation to the City Commission as to whether any of the following documentation should be required, in connection with proposed modifications to building height and/or setback regulations in the Land Development Regulations, either at the time of the referral or as part of the review by the applicable City Commission Committee(s) and/or Land Use Board(s):

1. Conceptual elevation, siteplan and floor plan drawings;
2. Massing studies and perspectives showing the built context of the immediate area;
3. Comparison studies of the existing development regulations and the changes proposed.

PASSED AND ADOPTED this ____ day of October, 2020

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

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APPROVED AS TO FORM AND
LANGUAGE AND FOR EXECUTION

City Attorney

NK

Date

10/6/2020