

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139,
www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Raul J. Aguila, Interim City Manager

DATE: April 21, 2021

SUBJECT: **LAND USE AND SUSTAINABILITY COMMITTEE MEETING OF MARCH 24, 2021**

A Land Use and Sustainability Committee meeting was held on March 24, 2021. Land Use and Sustainability Committee Members participating were Commissioners Mark Samuelian, Michael Gongora and Ricky Arriola. Commissioner Meiner was also present. Members from the Administration, including Alina T. Hudak, Thomas Mooney, Nick Kallergis, Roy Coley, and Elizabeth Wheaton, as well as members of the public, also participated.

The meeting was called to order at 8:03 a.m.

1. **COMMERCIAL HEIGHT LIMITS FOR OFFICE USES – ALTON ROAD.**

Mayor Dan Gelber and Commissioner David Richardson
December 9, 2020 R5 O (Continued from February 17, 2021)
Planning

AFTER-ACTION:

Thomas Mooney introduced the item.

Commissioner Arriola expressed support for the item but had concerns with setting too short of a sunset provision.

Members of the public addressed the committee.

Commissioner Gongora had concerns over the impact of the height on the community.

Commissioner Samuelian wanted to exclude the east side of Alton Road, exclude hotels and short term rentals, include a one year look back, and provide analytical data regarding office demand.

MOTION RA/MS (2-1):

Recommend that ordinance be amended to exclude the east side of Alton Road, exclude hotels and short term rentals, include a one year look back, and provide analytical data regarding office demand.

2. PARKING REDUCTIONS - MXE

Commissioner Ricky Arriola
January 13, 2021 R5 L (Continued from February 17, 2021)
Planning

AFTER-ACTION:

Commissioner Arriola introduced the item.

Thomas Mooney described the details of the amendment. He indicated that the ADCD panel had not taken a position on the proposed ordinance.

Members of the public addressed the committee.

Commissioner Samuelian expressed support for encouraging residential uses, provided that there was a covenant to prohibit short-term rentals, but he wanted more details to ensure that any hotel incentives would lead to improve hotels.

Commissioner Gongora had concerns with incentivizing hotels until there was certainty as to what the intent would be.

Commissioner Arriola expressed support for the ordinance and indicated that zoning regulations needed to be modified to encourage a transformation of the area.

MOTION MG/MS (3-0):

Modify ordinance to limit the proposal to only residential uses, provided that a covenant is provided to prohibit short-term rentals.

3. PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS
PERTAINING TO RETAIL FULFILLMENT CENTERS.

Office of the City Attorney / Planning
Commissioner David Richardson
March 17, 2021 C4 G

AFTER-ACTION:

Thomas Mooney introduced the ordinance.

MOTION MG/RA (3-0):

Recommend that the Planning Board transmit the ordinance to the City Commission with a favorable recommendation.

4. DISCUSSION REGARDING TIGHT URBANISM.

Commissioner Mark Samuelian
September 11, 2019 C4 Z (Deferred from February 17, 2021)
Planning

AFTER-ACTION:

Thomas Mooney introduced the item.

Commissioner Samuelian indicated that he felt that the alleys were underutilized, and that the alley improvements should be included as a budget enhancement.

Commissioner Arriola indicated that it was a great idea and expressed support.

Commissioner Gongora expressed support to add the item to the list of projects to be considered in the capital budget at this time but that it might not make the final cut when the budget is considered later in the process.

MOTION by Acclamation:

Conclude the item and recommend that funding for the pilot program to improve alleys be added to the list of projects for consideration in the Fiscal Year 2022 Capital Budget.

5. UPDATE ON PROJECTS: A) WEST AVENUE B) INDIAN CREEK C) PALM & HIBISCUS D) FIRST STREET

Office of Capital Improvement Projects / Public Works
Commissioner Mark Samuelian

AFTER-ACTION: The item was deferred.

6. DISCUSSION REGARDING FINDING A PLAN, A LIST OF LOCATIONS WHERE BLUE AND GREEN INFRASTRUCTURE SOLUTIONS CAN BE APPLIED TO, IN AREAS PRONE TO FLOOD DURING HEAVY RAIN.

Public Works
Commissioner Mark Samuelian
January 15, 2020 C4 N (Continued from October 20, 2020)

AFTER-ACTION:

Commissioner Samuelian introduced the item.

Roy Coley, Public Works Director, stated the administration was directed to explore further opportunities for blue and green infrastructure. He explained this included the City Commission's authorization of the use of paver blocks in the swale area of homes that experienced wet and muddy conditions. Public Works tested this infrastructure idea and was satisfied with the results. Mr. Coley stated Kevin Pulido, Neighborhood Affairs Manager, was working on a postcard that will be pushed out on social media to inform people of this option.

Commissioner Samuelian asked Mr. Coley to further explain the product.

Mr. Coley explained the product was a grass turf block which provides structure allowing grass and permeability in low elevation areas. Residents are able to park on the product, which is unique and serves as an alternative to bioswales. Mr. Coley explained he believes the administration could move forward with implementation in other areas of the City.

Commissioner Samuelian concluded the item.

7. REVIEW THE CITY OF MIAMI BEACH EXPERIENCE AND PERSPECTIVES ON PERVIOUS/PERMEABLE PAVEMENT AND IDENTIFY POTENTIAL OPPORTUNITIES FOR USE.

Planning
Commissioner Mark Samuelian
March 18, 2020 C4 AA (Continued from January 20, 2021)

AFTER-ACTION:

Thomas Mooney introduced the item.

David Martinez described issues with using pervious pavements on public rights of ways but described locations where pervious pavement is being used.

Commissioner Samuelian indicated that he would like the Administration to take another couple of months to continue studying opportunities to implement pervious pavements and if the item was not ready the following month that it would be automatically deferred to the May meeting.

MOTION by Acclamation: Continue the item to the April LUSC meeting with direction to the Administration to explore other potential options to utilize permeable pavers.

8. DISCUSSION ON THE CITY'S DRAFT CLIMATE ACTION PLAN AND PRESENT OPTIONS TO CONTINUE TO REDUCE GREENHOUSE GAS EMISSIONS.

Environment & Sustainability
Commissioner Michael Gongora and Co-Sponsored by Commissioner Micky Steinberg
December 9, 2020 C4 C (Continued from January 20, 2021)

AFTER-ACTION:

Vice Mayor Michael Gongora introduced the item.

He explained the Environment and Sustainability Department was working on a draft Climate Action Plan. Vice Mayor Gongora further explained the goal of the item was to discuss budget proposal and steps moving forward.

Elizabeth Wheaton, Environment and Sustainability Director, presented the item and explained since 2014 the City has completed an annual inventory on Greenhouse Gas Emissions to understand which sectors contribute the most amount of emissions. She added the next step would be to develop a Climate Action Plan to set targets to help reduce emissions. She stated the department was working with AECOM, a consulting firm, to develop the plan. The scope of work was negotiated to a cost of about \$93,000. Ms. Wheaton explained the cost was lower than most Climate Action Plans in similar cities, which cost closer to \$200,000. Ms. Wheaton stated that in April, City of Miami and Miami Dade County, would announce a goal of climate neutrality by 2050 in accordance with the Paris Climate Accord. Elizabeth Wheaton added the plan would include targets to reach the same goal.

MOTION By Acclamation: Support a Climate Action Plan resolution committing to carbon neutrality by 2050.

9. REVIEW CITY CODE SECTION 90-277 CONCERNING ANY CONTAINERS OR DUMPSTERS LOCATED WITHIN THE CITY REQUIRING A PERMIT.

Public Works
Commissioner Mark Samuelian
January 13, 2021, C4 I (Deferred from February 17, 2021)

AFTER-ACTION:

Commissioner Samuelian introduced item and explained there were citizen concerns about permitting requirements of roll off containers in the city and asked Roy Coley, Public Works Director, to explain the permitting process to better understand the concern.

Roy Coley stated that City Code requires a permit before installation of a roll off container. All operators clearly understand regulations and they need to obtain a permit. Mr. Coley further added the operator was required to obtain the permit, not the property owner. He stated no changes need to be made to the process as rules are being followed and there has never been a previous issue.

Commissioner Samuelian concluded the item.

DEFERRED ITEMS

10. PALM VIEW NEIGHBORHOOD STUDY.

Planning
March 18, 2020 C4 W

11. OCEAN DRIVE MXE LAND USE AND ZONING AMENDMENTS.

Planning
Mayor Dan Gelber
October 14, 2020 C4 J

WITHDRAWN ITEMS

12. DISCUSS ALLOWING BUSINESSES ON 41ST STREET TO UTILIZE SIDEWALKS
FOR A-FRAME SIGNAGE TO ADVERTISE MERCHANDISE.

Planning
Commissioner Steven Meiner
September 16, 2020 C4 E

The meeting adjourned at 10:15 am.

Attachment

RJA/ATH/ND/TRM/RAM/EW/YP

M:\\$CMB\CCUPDATES\Land Use and Sustainability Committee\2021\March\Report of the March 24 2021 LUSC Meeting -
PLANNING ITEMS.docx

LAND USE AND SUSTAINABILITY COMMITTEE MEETING

March 24, 2021

Zoom Meeting

Attendance Sheet

NAME	E-MAIL ADDRESS	PLEASE ADD ME TO THE ELECTRONIC AGENDA LIST
1. Mark Needle	@	
2. Jack Johnson	@	
3. Daniel Ciraldo	@	
4. Joseph Magazine	@	
5. Alex Fernandez	@	
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