

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Alex Fernandez
DATE: June 22, 2022

SUBJECT: REFERRAL TO THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE AND THE LAND USE AND SUSTAINABILITY COMMITTEE, TO CONSIDER AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS TO REQUIRE, PRIOR TO THE ADOPTION OF ANY RESOLUTION CALLING FOR A VOTER REFERENDUM TO CONSIDER A PROPOSED INCREASE IN FAR, THAT THE CITY COMMISSION BE PROVIDED WITH ADDITIONAL INFORMATION RELATED TO THE IMPACTS ASSOCIATED WITH THE ADDITIONAL PROPOSED FAR, INCLUDING A TRAFFIC ANALYSIS, A WATER AND SEWER AND STORMWATER CAPACITY ANALYSIS, AND INFORMATION CONCERNING THE MAXIMUM NUMBER OF RESIDENTIAL AND COMMERCIAL UNITS THAT COULD BE DEVELOPED IF THE PROPOSED FAR INCREASE IS APPROVED BY THE CITY'S VOTERS AND THE CITY COMMISSION.

ANALYSIS

Please place on the June 22, 2022 City Commission agenda a **dual** referral to the **Neighborhood Quality of Life Committee** and **Land Use and Sustainability Committee** to consider amending the City's Land Development Regulations to require, that the City Commission be provided with certain critical information related to the impacts any additional proposed F.A.R. would have on a neighborhood, **prior to the adoption of any Resolution calling for a voter referendum to consider a proposed increase in F.A.R. in accordance with the City's Charter.**

Information such as a traffic analysis, a water & sewer and stormwater capacity analysis, and information concerning the maximum number of residential and commercial units that could be developed with additional F.A.R. is critical for the City Commission to exercise its best judgment and weigh the relative merits of any proposed F.A.R. increase, and moreover, to inform the City's voters concerning the impacts additional development will have on their quality of life.

In terms of the need for this proposed legislation, I would like to note that for the August, 2022 election and the November, 2022 election alone, it is anticipated that the City Commission will ask the voters to consider at least 5 different proposals to increase FAR in different neighborhoods of the City, including the South of Fifth neighborhood, the Art Deco Cultural

District, the Alton Road corridor, and North Beach. Providing the City's voters with the basic information concerning traffic and the ability of the City's public infrastructure to withstand the stress of additional building intensity would serve the City Commission and the public well in considering proposals for F.A.R. increases.

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?**

Yes

Strategic Connection

Non-Applicable

Legislative Tracking

Commissioner Alex Fernandez