

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Kristen Rosen Gonzalez
DATE: October 26, 2022

SUBJECT: REFERRAL TO THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE TO DISCUSS, FOR FUTURE PROPOSED F.A.R. BALLOT MEASURES, HOW THE ADMINISTRATION CAN BETTER CONVEY EXPLANATORY INFORMATION, WHERE PERMITTED BY LAW, ILLUSTRATING THE ACTUAL AMOUNT OF ADDITIONAL SQUARE FOOTAGE OF FLOOR AREA ON PROPERTIES THAT WOULD BENEFIT FROM THE BALLOT MEASURE, SUCH AS BY PROVIDING EXAMPLES OF SPECIFIC PROPERTIES AND THE ASSOCIATED SQUARE FOOTAGE IN AGENDA MATERIALS OR FACTUAL INFORMATION ON THE CITY'S WEBSITE.

BACKGROUND/HISTORY

I have placed the above referral on the October 26, 2022 City Commission meeting agenda as a referral to the Public Safety and Neighborhood Quality of Life Committee ("PSNQLC").

The City Charter requires voter approval prior to any increase in floor area ratio ("FAR"). Section 1.03(c) of the Charter provides that "[t]he floor area ratio of any property or street end within the City of Miami Beach shall not be increased by zoning, transfer, or any other means from its current zoned floor area ratio . . . unless any such increase in zoned floor area ratio for any such property shall first be approved by a vote of the electors of the City of Miami Beach."

Between the August 23, 2022, and November 8, 2022 elections, a combined total of five (5) proposed FAR increases will have been submitted to the City's voters.

In order to educate the City Commission and the general public on future FAR increases, I would like the PSNQLC to discuss how the Administration can better convey information, where permitted by law, illustrating the actual amount of additional square footage of floor area on properties that would benefit from the ballot measure.

Given that each property is different in its size, configuration, and zoning district, it is often difficult to understand the impact of an FAR change on the built environment. The City Commission and the public would benefit from seeing exactly how many more square feet of floor area could be built on each lot. This could include examples of specific properties and the associated square footage in agenda materials or factual information on the City's website.

SUPPORTING SURVEY DATA

na

FINANCIAL INFORMATION

na

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 Kristen Rosen Gonzalez