


MIAMI BEACH

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

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee
FROM: Alina T. Hudak, City Manager 
DATE: January 25, 2023
SUBJECT: **Discuss a Digital Simulation Zoning Tool.**

HISTORY

On October 26, 2022, at the request of Commissioner Kristen Rosen Gonzalez, the City Commission referred the subject discussion item (C4 E) to the Land Use and Sustainability Committee (LUSC). The item was placed on the November 18, 2022 agenda of the LUSC and deferred to the January 25, 2023 LUSC with no discussion.

As noted in the attached referral memo, the item sponsor would like the LUSC to discuss how the city could benefit from providing real-world simulations of projects in relation to allowable zoning, independent of lobbyists or developers. Additionally, the sponsor has requested that the LUSC discuss whether the city should consider purchasing this type of software to help its residents understand the impact of zoning changes.

ANALYSIS

The proposed LDR Updates and Resiliency Code will be incorporated into the Gridics online code platform, which will give property owners the ability to quickly obtain zoning information about each property and provide increased transparency to residents. The gridics platform also has the option of providing massing and building height simulation to reflect the development regulations of each zoning district. This particular component has not been utilized for the Code platform as the massing diagrams generated can often be misleading.

In this regard, when a simulated massing scheme is generated, it does not include the actual design of the proposed building, including movement in the mass of the structure, fenestration and architectural features, finishes and materials. Additionally, the ability to add on to a particular building, or set of buildings, is limited by a number of factors including, but not limited to, ownership (e.g., condominium), historic status and existing size.

If there is consensus to explore a digital simulation component in gridics, the Administration would recommend that this be an optional component. Additionally, there would be a fee to process a request for zoning massing simulations, which likely would need to be borne by the customer, based upon the type of request.

CONCLUSION

The Administration recommends that the Land Use and Sustainability Committee discuss the item and provide any applicable recommendations to the City Commission. If there is

consensus on exploring this option further, the Administration can request that a representative from gridics provide a brief presentation at the next available LUSC meeting.



ATH/RW/TRM

M:\\$CMB\CCUPDATES\Land Use and Sustainability Committee\2023\1 Jan 2023\Digital Simulation Zoning Tool - MEMO
January 25 2023 LUSC.docx