

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Vice-Mayor Alex Fernandez
DATE: October 26, 2022

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE AND
THE PLANNING BOARD - OCEAN TERRACE OVERLAY LDR
AMENDMENT.

BACKGROUND/HISTORY

At the recommendation of the Planning Board (see attached LTC) I am proposing to refer an Ordinance to the Land Use and Sustainability Committee (LUSC) and the Planning Board to amend the regulations of the Ocean Terrace Overlay as follows:

1. Reduce the Neighborhood Impact Establishment (NIE) thresholds to mirror those in the Sunset Harbour neighborhood. For reference, in the Sunset Harbour neighborhood, restaurants with alcoholic beverage licenses that have more than 100 seats or an occupancy content in excess of 125 require a conditional use approval.
2. Add Hostels to the list of prohibited uses.
3. Add Outdoor Entertainment Establishments to the list of prohibited uses.
4. Add Open Air Entertainment to the list of prohibited uses.

If the item is referred, the Planning Department and City Attorney's Office will draft an Ordinance in accordance with the above, to present to the LUSC and the Planning Board.

If you have any questions or concerns, please contact my aide, Brian Garces, at BrianGarces@miamibeachfl.gov, or me directly at Alex@miamibeachfl.gov.

SUPPORTING SURVEY DATA

n/a

FINANCIAL INFORMATION

n/a

Applicable Area

North Beach

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

Strategic Connection

Prosperity - Market and promote Miami Beach as a world class arts, culture, and quality entertainment destination.

Legislative Tracking

Vice-Mayor Alex Fernandez

ATTACHMENTS:

Description

- LTC 260-2022 Planning Board Recommendation - Ocean Terrace Overlay


MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov
OFFICE OF THE CITY CLERK

260-2022

LETTER TO COMMISSION

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Rafael E. Granado, City Clerk 

DATE: July 1, 2022

SUBJECT: **Planning Board Recommendation – Ocean Terrace Overlay**

On April 26, 2022, the Planning Board held a discussion regarding the Ocean Terrace area. As part of that discussion the Planning Board unanimously approved the following motion with seven (7) members present:

Transmit a recommendation to the City Commission that an Ordinance be referred to the Planning Board for review and recommendation to amend the regulations of the Ocean Terrace Overlay as follows:

1. Reduce the Neighborhood Impact Establishment (NIE) thresholds to mirror those in the Sunset Harbour neighborhood. For reference, in the Sunset Harbour neighborhood, restaurants with alcoholic beverage licenses that have more than 100 seats or an occupancy content in excess of 125 require a conditional use approval.
2. Add Hostels to the list of prohibited uses.
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4. Add Open Air Entertainment to the list of prohibited uses.

The Planning Board indicated that it was their intent to prevent issues that have occurred in the South Beach MXE district from occurring in the Ocean Terrace MXE district as the area is revitalized in the future.

The Ocean Terrace Overlay was adopted on June 8, 2016, to encourage the revitalization and restoration of the Ocean Terrace area. The Overlay regulates the area bounded by 73rd Street on the south, Collins Avenue on the west, 75th Street on the north, and Ocean Terrace on the east. The adopted regulations are in Chapter 142, Article III, Division 12 of the Land Development Regulations.

REG/TRM/RAM

C: Rafael Paz, City Attorney
Alina T. Hudak, City Manager
Joseph Centorino, Inspector General