

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
 FROM: Rafael A. Paz, City Attorney  
 DATE: June 28, 2023

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO DISCUSS POTENTIAL AMENDMENTS TO THE HEIGHT REGULATIONS FOR PROPERTIES LOCATED IN THE INTERIOR PART OF THE SUNSET HARBOUR NEIGHBORHOOD.

### ANALYSIS

Please place the above item on the June 28, 2023 City Commission meeting agenda as a referral to the Land Use and Sustainability Committee ("LUSC").

Pursuant to Ordinance Nos. 2021-4437 and 2022-4503, the City Commission implemented and codified the Sunset Harbour Neighborhood Vision Plan, which was originally proposed by neighborhood residents. These ordinances apply to future development and streetscape improvements in the Sunset Harbour neighborhood.

Recently, residents have raised concerns about the height of new buildings under construction in Sunset Harbour. I would therefore like the LUSC to consider amending the height regulations for properties in the interior part of the neighborhood, with a view toward promoting development that is more compatible with surrounding residential properties. This may include amendments to the maximum height regulations for the CD-2 (commercial, medium intensity) and I-1 (light industrial) districts.

### SUPPORTING SURVEY DATA

N/A

### FINANCIAL INFORMATION

N/A

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

Office of the City Attorney/Planning

### Sponsor

Commissioner Laura Dominguez