

MIAMIBEACH

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

COMMISSION MEMORANDUM

TO: The Honorable Mayor Steven Meiner and Members of the City Commission

FROM: Rickelle Williams, Interim City Manager

DATE: May 15, 2024

SUBJECT: **Report of the March 19, 2024, Land Use and Sustainability Committee (LUSC) Meeting.**

A Land Use and Sustainability Committee (LUSC) meeting was held on March 19, 2024. Committee Members participating were Commissioners Alex Fernandez (Chair), Tanya K. Bhatt (Vice-Chair), Laura Dominguez, and David Suarez. Commissioner Joseph Magazine participated virtually. Members from the Administration, including Thomas Mooney, Amy Knowles, Rickelle Williams, Eric Carpenter and David Martinez, Nick Kallergis from the City Attorney's Office, as well as members of the public, also participated.

The meeting was called to order at 4:00 p.m.

PRIORITY ITEMS

1. DISCUSS A PROPOSAL TO CONVERT THE CLEVELANDER TO A RESIDENTIAL PROJECT WITH NO OUTDOOR BAR/ENTERTAINMENT

City Attorney
Planning and City Attorney
January 31, 2024 C4 AF

Motion – By Acclamation: Continue the item to the May 1, 2024 LUSC meeting with direction to the Administration and City Attorney Office to discuss the proposed terms of the settlement agreement prepared by the Clevelander and provide a recommendation based on the scale, massing and height of the proposal, regulation of transient uses and the operations of all alcoholic beverage establishments at the property, including indoor and outdoor entertainment.

2. DISCUSS PROPOSED 6TH STREET OVERLAY.

Mayor Steven Meiner and Commissioner Laura Dominguez
Planning
October 18, 2023 C4 A

Item deferred to a future LUSC meeting with no discussion.

3. EXPEDITE THE OPENING OF THE BAYWALK AND MOVE THE REOPENING OF THE

BAYWALK UP ON THE G.O. BOND PRIORITIZATION LIST; AND PRESENT THE BAYWALK PLAN TO THE LUSC COMMITTEE.

Commissioner Alex Fernandez and Laura Dominguez
Capital Improvement Projects
March 17, 2021 C7 Q

Motion – By Acclamation: Continue the item to the May 1, 2024 LUSC meeting.

REGULAR ITEMS

4. DISCUSS RETAINING A CONSULTANT TO CONDUCT AN INTENSITY AND DENSITY CAPACITY ANALYSIS, INCLUDING ANALYSIS AND RECOMMENDATIONS FOR INDIVIDUAL ZONING DISTRICTS (Dual Referral to FERC).

Commissioner Alex Fernandez
Planning
February 21, 2024 C4 H

Motion – By Acclamation: Move the item to the City Commission with a recommendation to move forward with retaining a consultant to update the 2008 Major Project Impact Analysis and to have funding for the update made part of the FY 2025 budget process.

5. CONSIDER ADOPTING A BUILDING ENERGY BENCHMARKING ORDINANCE FOR GREENHOUSE GAS EMISSIONS.

Commissioner Laura Dominguez
Environment and Sustainability
February 21, 2024 C4 I

Motion – By Acclamation: Continue the item to the June 12, 2024 LUSC meeting with direction to staff to prepare a draft ordinance.

6. DISCUSS AMENDING THE SINGLE-FAMILY DEVELOPMENT REGULATIONS IN THE MIAMI BEACH RESILIENCY CODE TO ESTABLISH STANDARDS FOR PERMISSIBLE INGRESS/EGRESS RAMPS FOR ACCESSIBILITY PURPOSES.

Commissioner Alex Fernandez
Planning
February 21, 2024 C4 K

Motion – By Acclamation: Move the item to the City Commission with a recommendation to refer an ordinance amendment to the Planning Board in accordance with the text changes set forth in the LUSC memo.

7. DISCUSS RECOMMENDATIONS FOR A POTENTIAL COMPOSTING PROGRAM.

Mayor Steven Meiner
Environment and Sustainability
February 21, 2024 C4 L

Motion – By Acclamation: Continue the item to the May 1, 2024 LUSC meeting.

8. DISCUSS DECLINING RESORT TAX REVENUES AND FULL-TIME RESIDENT POPULATION.

Commissioner Joseph Magazine and Commissioner David Suarez
Planning
February 21, 2024 R9 Q

Motion – By Acclamation: Conclude the item with no recommendation.

9. REVIEW CODE SECTIONS RELATING TO EXPIRATION OF LAND USE BOARD ORDERS.

Commissioner Alex Fernandez
Planning
December 13, 2023 C4 AA

Motion – By Acclamation: Conclude the item with no recommendation.

10. DISCUSS PROPOSED ORDINANCE ESTABLISHING THE CENTURY AND FARREY LANE OVERLAY ON BELLE ISLE.

Commissioner Alex Fernandez
Planning
October 18, 2023 R5 A

Item deferred to a future LUSC meeting with no discussion.

11. DISCUSS THE NEW SHORT-TERM RENTAL LAW PASSED IN NEW YORK CITY, KNOWN AS 'LOCAL LAW 18.'

Commissioner Alex Fernandez
Planning
September 13, 2023 C4 Q

Motion – By Acclamation: Continue the item to the May 1, 2024 LUSC meeting with direction to further study occupancy limits in residential apartments engaging in short term rentals.

DEFERRED ITEMS

The following items were deferred to a future date with no discussion:

12. DISCUSS POTENTIALLY REQUIRING COMMERCIAL CHARTER VESSEL OPERATORS TO PROVIDE SANITATION/PUMP-OUT LOGS EVIDENCING COMPLIANCE WITH APPLICABLE SANITATION LAWS.

Commissioner Tanya K. Bhatt
Police
February 21, 2024 C4 J

13. DISCUSS FPL'S STORM SECURE UNDERGROUND PROGRAM (THE "PROGRAM") AND OPPORTUNITIES TO IDENTIFY THE CITY OF MIAMI BEACH NEIGHBORHOODS THAT MAY BE ELIGIBLE FOR UNDERGROUNDING OF POWER LINES THROUGH THE PROGRAM, AT NO COST OR EXPENSE TO CITY RESIDENTS OR BUSINESSES.

Mayor Steven Meiner and Commissioners Laura Dominguez and Alex Fernandez
Public Works
May 17, 2023 R9 F

14. DISCUSS LDR INCENTIVES TO RETAIN AND REHABILITATE HISTORIC BUILDINGS (Dual Referral to Planning Board).

Commissioner Alex Fernandez
Planning
April 28, 2023 C4 D

15. AMEND CERTAIN LANDSCAPING REQUIREMENTS IN CHAPTER 126 OF THE CITY CODE RELATING TO PALM TREES, TO PERMIT PALMS TO COUNT TOWARD THE MINIMUM NUMBER OF STREET TREES (Dual Referral to Planning Board).

Mayor Steven Meiner
Planning
February 1, 2023 C4 C

16. DISCUSSION PERTAINING TO PROPOSED AMENDMENTS TO CHAPTER 46 OF THE CITY CODE PERTAINING TO HERITAGE TREE DESIGNATION.

Mayor Steven Meiner
Planning / Environment and Sustainability
December 8, 2021 R5 N

WITHDRAWN ITEMS

The following item was withdrawn:

17. DISCUSS A PROPOSED LOCAL TECHNICAL AMENDMENT TO THE FLORIDA BUILDING CODE, IN ACCORDANCE WITH SECTION 553.73(4), FLORIDA STATUTES, WHICH WOULD REQUIRE EXISTING BUILDINGS AND NEW CONSTRUCTION TO PROVIDE AIR CONDITIONING IN THE ENTIRE BUILDING RATHER THAN MERELY PROVIDING VENTILATION, AS CURRENTLY REQUIRED BY THE FLORIDA BUILDING CODE.

Commissioner Alex Fernandez
Building
September 13, 2023 C4 F

The meeting adjourned at 6:55 p.m.