

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Alex Fernandez
DATE: February 1, 2023

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE AND PLANNING BOARD TO EXPAND THE OCTOBER 26, 2022 REFERRAL REGARDING A PROPOSED OVERLAY FOR CENTURY LANE AND FARREY LANE TO INCLUDE THE ENTIRE NORTHERN HALF OF BELLE ISLE.

ANALYSIS

On October 26, 2022, I introduced item C4C to create an overlay for Century and Farrey Lanes. Specifically the referral sought to achieve the following:

Consider creating an overlay district in the Land Development Regulations for Century Lane and Farrey Lane, which are located in the RM-1 zoning district on Belle Isle. The proposed overlay would include the following components:

- *Preserve the low-scale residential character of the neighborhood*
- *Promote resilience of both existing structures and new development*
- *Encourage property owners to preserve existing architectural styles, and incorporate existing architecture styles in new construction*
- *Limit the height of single-family residential homes to two stories*
- *Increase setbacks for active roof decks*
- *Limit maximum lot aggregation*

Lastly, I would like the above points included in both the Administration's analysis for the LUSC, and the draft Ordinance for review by the Planning Board and City Commission.

Following the City Commission's approval of the referral, I have heard the feedback of area residents, many of whom participated in the discussions at a recent Land Use and Sustainability Committee meeting, and with the approval of this referral, I'd like to amend and expand the original referral made on October 26 in item C4C to create a more comprehensive overlay for Belle Isle north of the Venetian Causeway that holistically takes into account the entire northern half of Belle Isle, and not just Century

Lane and Farrey Lane.

SUPPORTING SURVEY DATA

N/A

FINANCIAL INFORMATION

N/A

Applicable Area

South 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

Non-Applicable

Legislative Tracking

Commissioner Alex Fernandez