

# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMITTEE MEMORANDUM

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: April 3, 2019

SUBJECT: **DISCUSSION REGARDING THE ADDITION OF WATER MANAGEMENT AND CLIMATE ADAPTATION EXPERTS TO CITY LAND USE BOARDS**

### **HISTORY**

On January 16, 2019, pursuant to item C4 AG and at the request of Commissioner John Elizabeth Aleman, the City Commission referred the subject discussion item to both the Land Use and Development Committee (LUDC) and the Sustainability and Resiliency Committee (SRC).

On March 6, 2019 the LUDC discussed the item and continued it to April 3, 2019. Direction was given to the administration to further study and evolve the membership categories on the HPB and DRB for a water management expert.

### **PLANNING AND ENVIRONMENTAL ANALYSIS**

The ULI Miami Beach advisory services panel report includes a recommendation to add climate or water management experts to the city land use boards: historic preservation board (HPB), design review board (DRB) and planning board (PB). The Board of Adjustment is responsible for variances and appeals of administrative decisions, and therefore, not recommended to be changed for this purpose. City staff has had internal discussions regarding potential options for integrating water management and climate change experts into the land use board review process. Current board composition includes:

1. The land development regulations (LDR's) should be amended to add a professional with water management expertise within an existing membership category of the design review board (DRB), historic preservation board (HPB) and planning board (PB). The DRB, HPB and PB currently consist of seven (7) members with the following composition:

#### **Design Review Board**

*(1) Two architects registered in the United States;*

*(2) An architect registered in the State of Florida or a member of the faculty of a school of architecture, urban planning or urban design in the state, with practical or academic expertise in the field of design, planning, historic preservation or the history of architecture; or a professional practicing in the fields of architectural design or urban planning;*

*(3) One landscape architect registered in the State of Florida;*

- (4) One architect registered in the United States, or a professional practicing in the fields of architectural or urban design, or urban planning; or resident with demonstrated interest or background in design issues; or an attorney in good standing licensed to practice law within the United States; and*
- (5) Two citizens at large.*

#### Historic Preservation Board

- (1) A representative from the Miami Design Preservation League (MDPL), selected from three names nominated by such organization.*
- (2) A representative from Dade Heritage Trust (DHT), selected from three names nominated by such organization.*
- (3) Two at large members, who have resided in one of the city's historic districts for at least one year, and who have demonstrated interest and knowledge in architectural or urban design and the preservation of historic buildings.*
- (4) An architect registered in the State of Florida with practical experience in the rehabilitation of historic structures.*
- (5) An architect registered in the United States, a landscape architect registered in the State of Florida, a professional practicing in the field of architectural or urban design or urban planning, each of the foregoing with practical experience in the rehabilitation of historic structures; or an attorney at law licensed (to practice) in the United States, or an engineer licensed in the State of Florida, each of the foregoing with professional experience and demonstrated interest in historic preservation.*
- (6) A member of the faculty of a school of architecture in the State of Florida, with academic expertise in the field of design and historic preservation or the history of architecture, with a preference for an individual with practical experience in architecture and the preservation of historic structures.*

#### Planning Board

*All regular voting members of the board shall have considerable experience in general business, land development, land development practices or land use issues; however, the board shall at a minimum be comprised of:*

- (1) One architect registered in the State of Florida; or a member of the faculty of a school of architecture in the state, with practical or academic expertise in the field of design, planning, historic preservation or the history of architecture; or a landscape architect registered in the State of Florida; or a professional practicing in the fields of architectural or urban design, or urban planning;*
- (2) One developer who has experience in developing real property; or an attorney in good standing licensed to practice law within the United States;*
- (3) One attorney licensed to practice law in the State of Florida who has considerable experience in land use and zoning issues;*
- (4) One person who has education and/or experience in historic preservation issues. For purposes of this section, the term "education and/or experience in historic preservation issues" shall be a person who meets one or more of the following criteria:*
  - a. Has earned a college degree in historic preservation;*
  - b. Is responsible for the preservation, revitalization or adaptive reuse of historic buildings; or*
  - c. Is recognized by the city commission for contributions to historic preservation, education or planning; and*
- (5) Three persons who are citizens at large or engaged in general business in the*

*city.*

The administration recommends that the relevant code sections for each board be revised, so that a water management expert can be included by amending the at large category.

2. Additionally, the administration is creating an internal development review committee (DRC). In an effort to identify appropriate solutions for water management challenges earlier on in the planning and development process, the City Manager's READY team also recommended the creation of an internal development review committee (DRC). Based on the complexity of a proposed project, the DRC would review anything from a basic site plan and civil drawings prior to fully developed plans, prior to the application being considered by a land use board. Members of the DRC would include key city staff with knowledge of citywide water management goals, including staff from public works, CIP, environment and sustainability, and the new water management DCP (Jacobs Engineering).

The committee would be able to focus on water management and resiliency strategies and would include representation from other key disciplines, including planning, building, fire, parking and parks would ensure a holistic approach to the internal review process.

#### **UPDATE**

On March 6, 2019, the LUDC discussed the item and recommended that the water management expert be a separate membership category, with full voting rights. Currently, both the DRB and HPB have two categories each, for at large members. PB has a category for three at large seats. The administration is proposing to replace one of the at large membership categories with a water management specialist, as follows:

#### **Historic Preservation Board**

(3) ~~Two~~ One at large members, who have resided in one of the city's historic districts for at least one year, and who have demonstrated interest and knowledge in architectural or urban design and the preservation of historic buildings.

(4) A licensed professional engineer, licensed professional architect or licensed professional landscape architect, with expertise in water resources, or a person licensed by the State of Florida in hydrology, water or wastewater treatment, or a person with a degree from an accredited college or university in any water resources discipline.

#### **Design Review Board**

(5) ~~Two~~ One citizens at large.

(6) A licensed professional engineer, licensed professional architect or licensed professional landscape architect, with expertise in water resources, or a person licensed by the State of Florida in hydrology, water or wastewater treatment, or a person with a degree from an accredited college or university in any water resources discipline.

#### **Planning Board**

(5) ~~Three~~ Two persons who are citizens at large or engaged in general business in the city.

(6) A licensed professional engineer, licensed professional architect or licensed professional landscape architect, with expertise in water resources, or a person licensed

by the State of Florida in hydrology, water or wastewater treatment, or a person with a degree from an accredited college or university in any water resources discipline.

### **CONCLUSION**

In order to address the recommendations of the ULI in a holistic manner, the administration recommends that:

1. Staff shall draft an ordinance amendment to the applicable sections of the LDR's, to add the following membership category as a voting member of the DRB, HPB and PB:

*A licensed professional engineer, licensed professional architect or licensed professional landscape architect, with expertise in water resources, or a person licensed by the State of Florida in hydrology, water or wastewater treatment, or a person with a degree from an accredited college or university in any water resources discipline,*

Such amendment shall be drafted in accordance with the membership framework noted in the update section above, and shall be transmitted to the City Commission for referral to the Planning Board.

2. The administration create an internal development review committee (DRC), in accordance with the framework described above.

JLM/SMT/TRM/DJT

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