

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

COMMISSION MEMORANDUM

TO:

Mayor David Dermer and Members of the City Commission

FROM:

Jorge M. Gonzalez, City Manager

DATE:

July 11, 2007

SUBJECT: REPORT OF THE LAND USE AND DEVELOPMENT COMMITTEE MEETING OF

JUNE 11, 2007

A meeting of the Land Use and Development Committee was held on June 11, 2007, in the City Manager's Large Conference Room. Commissioners Bower and Commissioner Gross were present. Members of the City Administration and the public were also present, see attached sign-in sheet. The meeting was called to order at 4:10 p.m.

NEW BUSINESS

OCEAN FRONT LOT HEIGHT REQUIREMENTS

a) ARCHITECTURAL DISTRICT

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 142. "ZONING DISTRICTS AND REGULATIONS". ARTICLE II, "DISTRICT REGULATIONS", BY AMENDING DIVISION 3, "RESIDENTIAL MULTIFAMILY DISTRICTS", BY AMENDING SUBDIVISION V, "RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY", TO MODIFY THE MAXIMUM BUILDING HEIGHT REQUIREMENTS FOR PROPERTIES LOCATED IN THE ARCHITECTURAL DISTRICT: PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

AFTER-ACTION:

Motion: (vote 2-0) LUDC refers Ordinance to Planning Board for formal consideration as a Zoning Ordinance Amendment, subject to the following change:

The proposed addition shall be for hotel units only; a restrictive covenant, running with the land, shall be required to ensure that the units remain as hotel units for a minimum of 30 years.

b) HISTORIC DISTRICTS

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE II, "DISTRICT REGULATIONS", BY AMENDING DIVISION 3, "RESIDENTIAL MULTIFAMILY DISTRICTS", BY AMENDING SUBDIVISION V, "RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY", TO MODIFY THE MAXIMUM BUILDING HEIGHT REQUIREMENTS FOR PROPERTIES LOCATED IN HISTORIC DISTRICTS; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

AFTER-ACTION:

LUDC continued the item to the July 9, 2007 meeting in order for staff to address the following:

- 1. Images of the affected buildings shall be provided.
- 2. The proposed threshold of a 45,000 sq ft lot shall be eliminated.
- 3. For existing structures less than 5 stories in height, a proposed addition may be up to 5 stories in height.
- 2. DISCUSSION REGARDING A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE NORTH BEACH TOWN CENTER PLAN AS THE OFFICIAL NEIGHBORHOOD PLAN FOR THE AREA BOUNDED BY 73RD STREET, THE ATLANTIC OCEAN, 69TH STREET AND INDIAN CREEK; AND AUTHORIZING THE ADMINISTRATION TO PREPARE DRAFT LEGISLATION AND CAPITAL IMPROVEMENT PROJECTS, AS APPROPRIATE, TO PROMOTE IMPLEMENTATION OF THE PLAN.

AFTER-ACTION:

Motion: (vote 2-0) LUDC recommends that the City Commission endorse the plan and adopt a resolution adopting the concept plan. Any proposed amendments to the Land Development Regulations associated with the implementation of the strategies of the Plan should be brought forth to the LUDC prior to Planning Board review.

JMG/TH/JGG/cg

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LAND USE & DEVELOPMENT COMMMITTEE June 11, 2007 @ 4:00 pm City Manager's Large Conference Room

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