

MIAMI BEACH

LAND USE AND SUSTAINABILITY COMMITTEE

Hybrid Meeting - Commission Chambers and Zoom

Join webinar at: <https://miamibeachfl-gov.zoom.us/j/85059923037>

Telephone: 1.301.715.8592 or 888.475.4499 (Toll Free) Webinar ID: 850 5992 3037

April 01, 2026 - 3:00 PM

Commissioner David Suarez, Chair

Commissioner Alex Fernandez, Vice-Chair

Commissioner Tanya K. Bhatt, Board Member

Commissioner Joseph Magazine, Alternate Board Member

Thomas Mooney, Liaison

Jessica Freking, Support Staff

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PRIORITY ITEMS

1. DISCUSS THE LDR AND COMPREHENSIVE PLAN AMENDMENTS PERTAINING TO THE WASHINGTON AVENUE RESIDENTIAL PLAN
Applicable Area: South Beach
Planning
Commissioner David Suarez
February 5, 2026-R5 B and R5 C
2. REVIEW EXISTING FENCING REQUIREMENTS IN THE LAND DEVELOPMENT REGULATIONS FOR VACANT AND ABANDONED PROPERTIES, AS WELL AS CONSTRUCTION SITES; AND CONSIDER AMENDMENTS TO STREAMLINE THE EXISTING REQUIREMENTS FOR APPLICANTS AND PROPERTY OWNERS (DUAL REFERRAL TO THE PLANNING BOARD)
Applicable Area: Citywide
Planning
Commissioner Joseph Magazine
February 5, 2026-C4 T
3. DISCUSS AND REVIEW PLANNING/ZONING RESTRICTIONS THAT DELAY THE PERMIT PROCESS AND CONSIDER POSSIBLE AMENDMENTS.

Applicable Area: Citywide
Planning
Commissioner David Suarez
December 11, 2024-C4 E

REGULAR ITEMS

4. DISCUSS DEVELOPING ALL OF THE WEST LOTS LYING ALONG COLLINS AVENUE BETWEEN 79TH STREET AND 87TH STREET INTO A PLANNED CITY PARK IN NORTH BEACH.

Applicable Area: Citywide
Parks, Facilities, Fleet & Beaches
Commissioners Tanya K. Bhatt
Commissioner David Suarez
December 17, 2025-C4 E

5. DISCUSS FUTURE PROGRAMMING OF WEST LOTS

Applicable Area: Citywide
Parks, Facilities, Fleet & Beaches
Commissioner David Suarez
Commissioners Tanya K. Bhatt
September 11, 2024-C4 M

6. CONSIDER AMENDMENTS TO THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS TO INCENTIVIZE THE ABANDONMENT OF RETAIL OR PACKAGE SALES OF ALCOHOLIC BEVERAGES BY BUSINESSES LOCATED ALONG LINCOLN ROAD.

Applicable Area: South Beach
Planning
Commissioner Tanya K. Bhatt
December 17, 2025-C4 G

7. DISCUSSION ON POSSIBLE INCLUSION OF A CHARTER OR PRIVATE SCHOOL WITHIN THE 72ND STREET COMMUNITY COMPLEX PROJECT.

Applicable Area: North Beach
Capital Improvement Projects
Commissioner David Suarez
May 21, 2025 – C4F

8. DISCUSS THE NORTH BEACH WATER QUALITY AND PARK VIEW CANAL REPORT

Applicable Area: North Beach
Environment and Sustainability
Commissioner Alex Fernandez
Commissioner Tanya K. Bhatt
February 3, 2025 – C4 R

9. MONTHLY UPDATES ON HISTORIC HOTEL REDEVELOPMENT ON COLLINS AVENUE BETWEEN 14TH AND 20TH STREETS, INCLUDING AN OVERVIEW OF PENDING PERMITS AND PROGRESS UPDATES FROM DEVELOPMENT TEAMS.

Applicable Area: South Beach
Planning
Commissioner Alex Fernandez
October 30, 2024-C4 H

10. DISCUSS DEDICATED BUS LANES ON WASHINGTON AVENUE.

Applicable Area: South Beach
Transportation and Mobility
Commissioner Alex Fernandez
June 26, 2024-C4 W