C4 R REFERRAL TO THE PLANNING BOARD - AMEND THE LAND DEVELOPMENT REGULATIONS TO MODIFY THE COMPOSITION OF THE PLANNING BOARD TO REQUIRE THE CITY COMMISSION TO APPOINT AT LEAST ONE MEMBER TO THE PLANNING BOARD FROM EACH OF THE FOLLOWING AREAS: SOUTH BEACH, MID BEACH, AND NORTH BEACH.
Applicable Area:

**Committee Referrals - C4 R**

MIAMIBEACH

**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Alex Fernandez

DATE: February 5, 2026

TITLE: REFERRAL TO THE PLANNING BOARD - AMEND THE LAND DEVELOPMENT REGULATIONS TO MODIFY THE COMPOSITION OF THE PLANNING BOARD TO REQUIRE THE CITY COMMISSION TO APPOINT AT LEAST ONE MEMBER TO THE PLANNING BOARD FROM EACH OF THE FOLLOWING AREAS: SOUTH BEACH, MID BEACH, AND NORTH BEACH.

## RECOMMENDATION

Please place the above item on the City Commission agenda as a referral to the Planning Board.

The Planning Board, which is created pursuant to Chapter 2 of the Miami Beach Resiliency Code, is the City's local planning agency pursuant to the Community Planning Act, set forth in Chapter 163, Florida Statutes. Among its many powers and duties, the Planning Board is required to review any amendment to the City's Comprehensive Plan or Land Development Regulations.

I would like the City Commission to refer an amendment to the Planning Board to require that the City Commission appoint at least one member to the Planning Board from each of the following areas of the City: South Beach, Mid Beach, and North Beach. This will ensure that, particularly on matters of policy, the Planning Board's composition reflects the distinct perspectives, development patterns, and neighborhood concerns of each area of our City. This change would have no impact on the existing qualifications or professional requirements to serve on the Planning Board—if at least one member resides in South Beach, at least one resides in Mid Beach, and at least one resides in North Beach, then my proposed new requirement would be satisfied.

## BACKGROUND/HISTORY

## ANALYSIS

## FISCAL IMPACT STATEMENT

N/A

**Does this Ordinance require a Business Impact Estimate?**
(FOR ORDINANCES ONLY)

**If applicable, the Business Impact Estimate (BIE) was published on:**
**See BIE at: https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/**

**FINANCIAL INFORMATION**

**CONCLUSION**

**Applicable Area**

Citywide

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

No

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Office of Commissioner Alex Fernandez

**Sponsor(s)**

Commissioner Alex Fernandez

**Co-sponsor(s)**

**Condensed Title**

Ref: PB - Amend PB Composition, Neighborhood Residency. (Fernandez)

**Previous Action (For City Clerk Use Only)**