

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Ricky Arriola
DATE: February 22, 2023

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO
DISCUSS PERMITTING ACCESSORY DWELLING UNITS IN THE PALM
VIEW NEIGHBORHOOD.

BACKGROUND/HISTORY

I am asking for the Land Use and Sustainability Committee to discuss expanding ADU (accessory dwelling unit) permissibility to the Palm View neighborhood.

An ADU, is a small, self-contained living space attached to or separate from a primary dwelling. It is essentially a secondary dwelling that provides an additional housing option within an existing property. ADUs can bring multiple advantages to homeowners and the community as a whole. One benefit is the added flexibility in housing arrangements. ADUs can provide a separate space for extended family members, elderly parents, or adult children returning home, allowing them to maintain independence while still being close to loved ones. Additionally, ADUs can be used as a source of passive income for homeowners, as they can be rented out to tenants.

Moreover, ADUs can also contribute to solving the pressing issue of affordable housing. By adding more housing units to an area, ADUs can increase available housing supply, potentially leading to lower rent prices and making it easier for individuals and families to find affordable places to live. Additionally, the compact size of ADUs means they can be built in densely populated areas, making the most of limited space and reducing urban sprawl. This can help to preserve green spaces and maintain the character of established neighborhoods. Furthermore, ADUs can support sustainable living by using existing infrastructure and reducing the need for new construction and its associated environmental impact.

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

Neighborhoods - Prioritize historic gems and create opportunities to build resilience into historic properties.

Legislative Tracking

Commissioner Ricky Arriola