

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Laura Dominguez
DATE: March 13, 2024

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE AND THE PLANNING BOARD - AMEND RM-1 DISTRICT REGULATIONS FOR BELLE ISLE TO PERMIT A NON-CONFORMING HOTEL TO DEVELOP NEW RESIDENTIAL UNITS AND AMEND SETBACK REQUIREMENTS FOR VEHICULAR CIRCULATION/DRIVEWAYS.

BACKGROUND/HISTORY

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 name of lobbyist(s) and principal(s): N/A

ANALYSIS

Please place the above item on the March 13, 2024 City Commission meeting agenda as a referral to the Land Use and Sustainability Committee ("LUSC") and Planning Board. Currently, hotels are prohibited in the RM-1 district on Belle Isle.

The Standard Hotel at 40 Island Avenue, which is a legal nonconforming hotel, is proposing certain improvements to the property. I would like the LUSC to consider amending the RM-1 district regulations and the non-conforming use provisions applicable to hotels on the north side of Belle Isle to permit a non-conforming hotel to develop new long-term residential units; and to amend lot aggregation limits to allow for vehicular circulation/driveways. Long-term residential units on this site would be compatible with surrounding properties, which are primarily residential.

Following review by LUSC, an Ordinance can be transmitted to the Planning Board.

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

No

Does this item utilize G.O. Bond Funds?

No

Legislative Tracking
Commissioner Laura Dominguez