


COMMITTEE MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Ricardo J. Dopico, City Attorney 

DATE: February 26, 2025

SUBJECT: REFERRAL TO THE PLANNING BOARD – CLARIFY AND AMEND REGULATIONS ON THE COMMERCIAL USE OF SINGLE-FAMILY HOMES.

The purpose of this referral to the Planning Board is to review and discuss possible legislation, sponsored by Commissioner Alex Fernandez and cosponsored by Commissioner Laura Dominguez and Vice Mayor Bhatt, clarifying the City's prohibition on commercial use of single-family homes to include present day circumstances.

As presently drafted, the City's Land Use Regulations prohibit commercial use of a single-family home, but current legislation does not address certain situations that allow for large-scale, "commercial" events to take place in residential neighborhoods that have a deleterious effect on quality of life. One such example is that the current ordinance does not prohibit sponsorship of an event in a single-family home by a for-profit entity. Also, promotion on social media is not currently expressly prohibited.

Commissioner Fernandez would like the Planning Board to discuss possible legislation to better prevent commercial uses (particularly large-scale commercial parties and events) under present-day conditions in the City.

A draft ordinance prohibiting sponsorship of an event in a single-family home by a for-profit entity and prohibiting promotion on, *inter alia*, social media is attached for discussion purposes.

The draft ordinance was discussed and approved by the Land Use and Sustainability Committee (LUSC) at its February 20, 2025 meeting with a positive recommendation to advance to the Planning Board and to the City Commission for consideration.