



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Laura Dominguez

DATE: December 11, 2024

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO CONSIDER AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE (LDRS) FOR THE RO, RESIDENTIAL/OFFICE DISTRICT ALONG ALTON ROAD, BETWEEN 12TH AND 14TH STREETS, AS WELL AS APPLICABLE SECTIONS OF THE NONCONFORMANCE USE REGULATIONS, TO PERMIT ALCOHOLIC BEVERAGE ESTABLISHMENTS ON A LIMITED BASIS, AS AN ACCESSORY USE.

**RECOMMENDATION**

**BACKGROUND/HISTORY**

**ANALYSIS**

Please place the above item on the December 11, 2024 City Commission meeting agenda as a referral to the Land Use and Sustainability Committee ("LUSC").

Currently, properties along the east side of Alton Road, between 12th Street and 14th Street, are designated as RO, Residential/Office on the City's zoning map. All alcoholic beverage establishments (including restaurants that serve beer and wine) are prohibited in the RO district.

I would like the LUSC to consider amending the RO district regulations to allow for alcoholic beverage establishments on a limited basis, as an accessory use, as well as any applicable amendments to the nonconformances section of the Land Development Regulations (LDRs). As part of this discussion, the LUSC should also consider including conditions on such establishments to ensure neighborhood compatibility and mitigate impacts to residents' quality of life.

**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-notice/>

## **FINANCIAL INFORMATION**

## **CONCLUSION**

### **Applicable Area**

South Beach

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

Yes

**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?** Yes

If so, specify the name of lobbyist(s) and principal(s): Gus Gutierrez Alton Road Nursery

### **Department**

City Attorney

### **Sponsor(s)**

Commissioner Laura Dominguez

### **Co-sponsor(s)**

### **Condensed Title**

Ref: LUSC - Amend RO District, Alcoholic Beverage Establishments. (Dominguez) CA