

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: October 10, 2024

TITLE: AMENDMENT TO COMPREHENSIVE PLAN AND RESILIENCY CODE NONCONFORMING BUILDING PROVISIONS AND RM-1 DISTRICT REGULATIONS TO ALLOW INTRODUCTION OF ON-SITE PARKING AND RESIDENTIAL USES WITHIN NONCONFORMING HOTEL USE ON THE NORTH SIDE OF BELLE ISLE (DUAL REFERRAL TO THE PLANNING BOARD).

RECOMMENDATION

The Administration recommends that the Land Use and Sustainability Committee (LUSC) endorse the proposed amendments and provide a favorable recommendation to the Planning Board.

BACKGROUND/HISTORY

On September 11, 2024, at the request of Commissioner Laura Dominguez, the Mayor and City Commission (City Commission) referred the item (C4 W) to the LUSC and the Planning Board.

ANALYSIS

As noted in the attached referral memorandum, the item sponsor has requested that the LUSC discuss and consider amending the RM-1 district regulations and the non-conforming use provisions applicable to hotels on the north side of Belle Isle. The purpose of the proposal is to permit a non-conforming hotel to develop new long-term residential units and to allow aggregation of three lots for the sole purpose of improving vehicular circulation and loading.

Currently, hotels are prohibited in the RM-1 district on Belle Isle, and the Standard Hotel at 40 Island Avenue, which is a legal nonconforming hotel, is proposing certain improvements to its property. Specifically, the property owner seeks to construct additions on the site to accommodate non-transient residential units, as well as additional onsite parking. To accomplish these objectives, the following revisions to the Land Development Regulations of the City Code (LDRs) are required:

1. The non-conforming use provisions in Chapter 2 will need to be amended to allow for the expansion of a non-conforming hotel use on the north side of Belle Isle. This would expand upon the current non-conforming use provision specific to Belle Isle.
2. The maximum lot aggregation requirements for the RM-1 district in Chapter 7 will need to be amended to allow for a 3-lot aggregation on the north side of Belle Isle. Currently the maximum aggregation is 2 lots.
3. The prohibited uses for the RM-1 district in Chapter 7 will need to be amended to allow for an 'apartment-hotel' on the north side of Belle Isle. Although the subject property is currently licensed as a hotel, once residential apartments are added to the site, the building would become an 'apartment-hotel', which is prohibited in the RM-1 district.

The Administration is supportive of the proposed amendments as they would allow for a conforming use (residential apartments) to be introduced on the subject site. Additionally, the increased lot aggregation is expected to improve vehicular circulation within the property, potentially resulting in vehicular and pedestrian circulation improvements at an adjacent intersection that is very challenged.

Following review by LUSC, an ordinance encompassing these amendments can be drafted and presented to the Planning Board.

FISCAL IMPACT STATEMENT

No Fiscal Impact

Does this Ordinance require a Business Impact Estimate? NO
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

FINANCIAL INFORMATION

N/A

CONCLUSION

The Administration recommends that the Land Use and Sustainability Committee endorse the proposed amendments and provide a favorable recommendation to the Planning Board.

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? No

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

Department

Planning

Sponsor(s)

Commissioner Laura Dominguez

Co-sponsor(s)

Condensed Title

Amendment To Comprehensive Plan And Resiliency Code Nonconforming Building Provisions And RM-1 District Regulations To Allow Introduction Of On-Site Parking And Residential Uses Within Nonconforming Hotel Use On The North Side Of Belle Isle (Dual Referral To The Planning Board).