



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMITTEE MEMORANDUM

TO: Chairman and Members of the Land Use and Sustainability Committee

FROM: Ricardo J. Dopico, City Attorney

DATE: February 20, 2025

SUBJECT: DISCUSS THE REGULATION OF THE USE OF GENERATORS, SOUND SYSTEMS, AUDIOVISUAL EQUIPMENT, AND STAGES AT PRIVATE RESIDENCES USED AS PARTY HOUSES.

The purpose of this referral to the Land Use and Sustainability Committee ("LUSC") is to review and discuss possible legislation, sponsored by Commissioner Alex Fernandez and cosponsored by Commissioner Laura Dominguez, (1) clarifying the City's prohibition on commercial use of single-family homes to include present day circumstances and (2) requiring a "Special Event Permit for Large Scale Residential Parties and Events" for events during highly popular periods in the City's residential neighborhoods.

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 LUSC 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.

Also, Commissioner Fernandez would like the LUSC to discuss possible legislation formalizing a citywide "Special Event Permit for Large Scale Residential Parties and Events" modeled after the successful similar pilot program initiated by resolution for the Palm, Hibiscus, and Star Islands during Art Basel 2024.

A draft ordinance requiring a "Special Event Permit for Large Scale Residential Parties and Events" for events during highly popular periods in the City's residential neighborhoods with so many attendees and the use of institutional grade event equipment, to include large and powerful commercial grade speakers, large commercial grade party and dancefloor lighting, large and commercial grade generators, and/or commercial grade firework displays such that the party or gathering cannot reasonably proceed without various violations of City Code and other laws, impact public safety by clogging roadways such that emergency vehicles cannot respond to emergencies in a timely fashion and by concentrating such a large number of people in an area

that, by its residential nature, does not allow for adequate and effective public safety management of the crowds and the overflow from these crowds in the residential neighborhoods of the City.