

47. AN 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).

Applicable Area:

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: May 8, 2025

TITLE: AN 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

BACKGROUND/HISTORY

ANALYSIS

FISCAL IMPACT STATEMENT

N/A

Does this Ordinance require a Business Impact Estimate? (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

CONCLUSION

Applicable Area

Citywide

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

Is this item related to a G.O. Bond Project?

Yes

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

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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).