

C4 W REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE AND TO THE PLANNING BOARD OF 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.

Applicable Area:



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Laura Dominguez

DATE: September 11, 2024

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE AND TO THE PLANNING BOARD OF 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.

**RECOMMENDATION**

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

Currently, hotels are prohibited in the RM-1 district on Belle Isle. The Standard Hotel at 40 Island Avenue, which is a legal nonconforming hotel, is proposing certain improvements to its property. I would like the LUSC to consider amending the RM-1 district regulations and the non-conforming use provisions applicable to hotels on the north side of Belle Isle 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. Long-term residential units on this property would be compatible with surrounding properties, which are primarily residential. In addition, on-site parking will substantially reduce the amount of traffic on the Venetian Causeway resulting from the Standard Hotel's existing valet operations.

Following review by LUSC, an Ordinance can be transmitted to the Planning Board.

**BACKGROUND/HISTORY**

**ANALYSIS**

**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**

Citywide

**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): Michael Larkin

### **Department**

Office of Commissioner Laura Dominguez

### **Sponsor(s)**

Commissioner Laura Dominguez

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

Commissioner Joseph Magazine

### **Condensed Title**

Ref: LUSC/PB – Amend RM-1 Nonconforming Hotel Regulations. (Dominguez/Magazine)