

3. 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:



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?** No

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

Department

Office of Commissioner Laura Dominguez

Sponsor(s)

Commissioner Laura Dominguez

Co-sponsor(s)

Condensed Title

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