




MIAMI BEACH

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

COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager 

DATE: December 9, 2009

SUBJECT: **REFERRAL TO THE LAND USE AND DEVELOPMENT COMMITTEE:
DISCUSSION OF AN AMENDMENT TO SECTION 142-902 OF THE LAND
DEVELOPMENT REGULATIONS, TO PERMIT ADDITIONAL ACCESSORY
USES IN BUILDINGS ADJACENT TO, AND PROVIDING ACCESS TO A
PUBLIC BAYWALK.**

ADMINISTRATION RECOMMENDATION

Refer the item.

BACKGROUND

Section 142-902 of the Land Development Regulations governs the permitted accessory uses in various types of buildings throughout the City. For example, hotels are permitted in many zoning districts to have restaurants and retail stores as accessory uses within the building. The permitted accessory uses within apartment buildings are generally more restrictive, with some commercial uses permitted within buildings in the highest intensity zoning districts, and limited accessory uses permitted in other districts. Within these districts, there may be cases where additional accessory uses might be warranted, if these uses could be beneficial and complementary to an adjacent recreational area or similar public benefit.

ANALYSIS

An amendment to Section 142-902 would be required to expand the allowable accessory uses within buildings. If linked to the provision of additional public benefits, such as adjacent land for baywalk or recreational corridor usage, allowing some expanded level of accessory uses within buildings may be warranted. Such uses would most likely be limited in size and scope, for example to no more than a specified square footage or number of café seats. These uses might also be appropriate for further review by one of the land use boards, depending on the nature of the proposed use. These options could be explored as part of the amendment process.

CONCLUSION

It is requested that this item be added to the next available Land Use and Development Committee meeting agenda for discussion.


JMG/JGG/RGL

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Agenda Item C4D
Date 12-9-09

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