

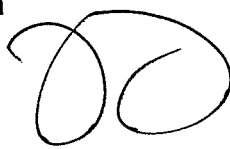


# MIAMI BEACH

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: October 19, 2011

SUBJECT: Referral to Planning Board – The Height Regulation Exceptions of the Land Development Regulations to permit small rooftop wind turbines, up to 10 feet above the main roofline.

### INTRODUCTION

At the September 21, 2011 meeting, the Land Use and Development Committee had a discussion regarding an amendment to the Land Development Regulations of the City Code to address wind turbines which was referred by the City Commission at its September 14, 2011 meeting at the request of Commissioner Tobin.

The existing interpretation for mechanical equipment limits the height to 5 feet above the roofline, which will not allow effective placement of small turbines on roofs of homes. Other rooftop structures may be permitted to reach 10 feet in height above the main roofline, and this height would allow for efficient operation of rooftop wind turbines. Amending the code to specify rooftop wind turbines as an allowable height exception for single family homes, up to 10 feet above the main roofline, would permit these turbines to be installed by homeowners. This height should not have a negative effect on surrounding residential properties as long as the proper setback requirements are respected.

### RECOMMENDATION

Refer the proposed ordinance to the Planning Board for its review and recommendation.

JMG//RGL/ML

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Agenda Item C4B  
Date 10-19-11

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