



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 *JMG*

DATE: June 6, 2012

SUBJECT: Referral to Planning Board - RM-2 Regulations: Accessory Use Regulations to Permit a Limited Number of Commercial Accessory Uses in an Apartment Building Adjacent to a Public Baywalk to be Open to the Public.

ADMINISTRATION RECOMMENDATION

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

SUMMARY

At the May 16, 2012 meeting, the Land Use and Development Committee had a discussion related to the accessory uses in the RM-2 district that explored introducing restrictions that are found elsewhere in the Land Development Regulations, primarily in the Home Based Business Office ordinance. The LUDC recommended that such an ordinance be referred to the Planning Board for its input and recommendation.

An office use on the ground floor of an apartment building in the RM-2 zoning district that was subject to the above restrictions would most likely have minimal impact upon the surrounding residential neighborhood. However, in an abundance of caution, staff would suggest that the proposal also include the requirement for Conditional Use approval by the Planning Board, to ensure compliance with the above conditions, and recourse if there were to be problems with the operation of the office in future.

JMG RL
JMG/JGG/RGL/ML

T:\AGENDA\2012\6-6-12\Referral to Planning Board- RM-2 accessory use regulations.docx

Agenda Item CYA
Date 6-6-12

THIS PAGE INTENTIONALLY LEFT BLANK