



# MIAMI BEACH

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

## COMMITTEE MEMORANDUM

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: July 22, 2013

SUBJECT: **DISCUSSION REGARDING AN AMENDMENT TO INCLUDE OFFICE USES ASSOCIATED WITH A HOTEL ON COLLINS AVENUE AS A PERMITTED USE FOR PROPERTIES IN THE RM-2 ZONING DISTRICT**

### HISTORY/BACKGROUND

On March 13, 2013, at the request of Commissioner Weithorn, the City Commission referred a discussion item to the Land Use and Development Committee, regarding a proposed amendment to expand the permitted uses in the RM-2 District to include certain types of office uses associated with a nearby hotel.

### ANALYSIS

Pursuant to Section 143-212 of the City Code, the main permitted uses in the RM-2 residential multifamily, medium intensity district are:

- Single-family detached dwellings;
- Townhomes;
- Apartments;
- Apartment-hotels; and
- Hotels.

The referral from the City Commission recommends that the permitted uses in the RM-2 district be expanded to allow for certain types of office uses, which are associated with nearby hotels on Collins Avenue. Specifically, the following language is proposed:

Sec. 142-212. - Main permitted uses.

The main permitted uses in the RM-2 residential multifamily, medium intensity district are single-family detached dwellings; townhomes; apartments; apartment-hotels; and hotels.; and offices that are incidental to and customary with a hotel in the RM-3 district fronting Collins avenue located no more than 1,200 feet from the property, measured by following a straight line from the lot on which the office is located to the lot on which the hotel is located, provided that the lot on which the office is located shall be governed by a restrictive covenant, approved as to form by the city attorney's office and recorded in the public records of the county as a covenant running with the land, stipulating that the office use shall be incidental to and customary in connection with the hotel and may only remain so long as the hotel use continues.

The intention of the subject proposal is to give hotels located in RM-3 districts along Collins Avenue the flexibility of moving back office operations to adjacent properties within the RM-2 district. This would give hotels the ability to provide more rooms with

ocean and street front views, without adding density.

The proposed language also includes safeguards to ensure that offices proposed in the RM-2 district are within 1,200 feet of a hotel located on Collins Avenue and that the offices shall only be permitted while the hotel is operational.

**CONCLUSION**

The Administration recommends that further policy direction on this issue be provided. If there is support among all affected stakeholders, the matter can be referred to the Planning Board, for consideration as an Ordinance Amendment.

JLM/JMJ/<sup>RL</sup>RGL/TRM

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# MIAMI BEACH

OFFICE OF THE MAYOR AND COMMISSION

MEMORANDUM

TO: Ms. Kathie Brooks, Interim City Manager  
Mr. Rafael Granado, City Clerk

FROM: Commissioner Deede Weithorn

DATE: March 4, 2013

SUBJECT: Referral to Land Use Committee  
Amendment to RM-2 Expanding Permitted Use

Commissioner Deede Weithorn would like to refer to the Land Use Committee an amendment to expand the permitted uses of RM-2 zone properties and to include the following proposed language:

**Sec. 142-212. - Main permitted uses.**

The main permitted uses in the RM-2 residential multifamily, medium intensity district are single-family detached dwellings; townhomes; apartments; apartment-hotels; and hotels; and offices that are incidental to and customary with a hotel in the RM-3 district fronting Collins Avenue located no more than 1,200 feet from the property, measured by following a straight line from the lot on which the office is located to the lot on which the hotel is located, provided that the lot on which the office is located shall be governed by a restrictive covenant, approved as to form by the city attorney's office and recorded in the public records of the county as a covenant running with the land, stipulating that the office use shall be incidental to and customary in connection with the hotel and may only remain so long as the hotel use continues.

Should you have any questions and/or concerns, please do not hesitate to contact me at extension 6528.

Thank you,

Alex J. Fernández,  
Commissioner Weithorn's Office

*We are committed to providing excellent public service and sales to all who live, work, and play in our vibrant city.*

Agenda Item   CYJ    
Date   3-13-13