



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: April 9, 2014

SUBJECT: **DISCUSSION: VALET SERVICES / COMMERCIAL USE IN RESIDENTIAL ZONING DISTRICTS**

BACKGROUND/ANALYSIS

On March 5, 2014, the City Commission approved a proposed Ordinance at First Reading, pertaining to the prohibition of the advertisement of unlawful occupancy and use of illegal short-term rentals in single family districts. As part of the overall discussion on the item, the Commission referred the 'valet services' portion of the proposed Ordinance to the Land Use Committee for further discussion.

Section 142-109 of the Code prohibits the commercial use of single-family homes. However, subsection 142-109(c)4 states the following:

Notwithstanding the restrictions in subsections (1)b.1-3, limited commercial use of the property by the owner or resident for the sale of goods, property or services shall be allowed under the following criteria. The event:

- i. Is by private invitation only, not publicly advertised;*
- ii. Creates no adverse impacts to the neighborhood;*
- iii. The activity and its impacts are contained on the property;*
- iv. Parking is limited to that available on-site, plus 11 vehicles legally self-parked near the property, **with no busing or valet service**; and*
- v. Frequency is no greater than one event per month;*

Concerns have been expressed with regard the manner in which the proposed Ordinance could potentially impact the use of valet parking services for larger parties or charitable events.

CONCLUSION

The Administration recommends that the Land Use Committee discuss the proposal further and provide appropriate policy direction.

JLM/JMJ/TRM

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