

CITY OF MIAMI, FLORIDA

INTER-OFFICE MEMORANDUM

TO : Irene S. Hegedus
Zoning Administrator

DATE : July 29, 2015

FILE :



FROM : Francisco J. Garcia
Planning & Zoning Director

SUBJECT : Determination No. 2015-01
Crew Quarters Incidental to
Marine Related Industrial Uses

REFERENCES :

ENCLOSURES:

Pursuant to Article 7.1.2.2 of Miami 21 Code, as amended which establishes the criteria for "Determination of Use", it is hereby determined that quarters shall be allowed, in an incidental capacity which are designed and outfitted to accommodate on a non-permanent basis the crew and/or passengers of vessels being serviced or moored at established Marinas of Marine Related Industrial Establishments each as defined in Miami 21, the Zoning Ordinance of the City of Miami, as amended.

Said "Crew Quarters" shall be incidental and supportive of the Waterfront Industrial principal uses specified above and shall be deemed not to contribute residential density. Crew Quarters are not Residential Uses or characteristics of use since individuals stationed therein shall not reside on a permanent basis. Nor are they lodging uses or characteristics of use since they are not occupied on a rental basis or in exchange for pecuniary consideration.

Crew Quarters definition:

Accommodations designed and outfitted to accommodate on a non-permanent basis the crew and/or passengers of vessels being serviced or moored at established Marinas or Marine Related Industrial Establishments allowed, in an incidental capacity, on the same property where the primary use which they support is established.

Permissibility:

Crew Quarters shall be reviewed by process of Warrant subject to restrictions set forth herein.

At the next Opportunity this department will initiate a proposed amendment to the Miami 21 Code to appropriately reflect Determination. Until final action has been taken by the City Commission on the proposed amendment, this Determination shall be binding on all officers and agencies of the City as an interim administrative ruling, and become effective upon the publication of the Determination and conclusion of the applicable appeal period, pursuant to Article 7.1.2.2 a, b and c, of the Miami 21 Code.

cc: Honorable Mayor and Commissioners
Daniel J. Alfonso City Manager
Victoria Mendez, Esq. City Attorney
Barnaby Min, Esq. Deputy City Attorney
Peter Iglesias, Senior Director
Olga Zamora, Chief of Hearing Boards