

From: [REDACTED]
Sent: Monday, January 27, 2020 6:44 PM
To: Samuelian, Mark <Mark@miamibeachfl.gov>
Cc: Gonzalez, Elias <EliasGonzalez@miamibeachfl.gov>
Subject: FW: prohibit Suites-Hotel in West Ave neighborhood

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Attn: Commissioner Mark Samuelian
Can you please check with Thomas Mooney to access progress on study about proliferation of suites-hotel.

The West Avenue Neighborhood Association Board of Directors recommends prohibiting suites hotel in the West Ave Bay Front Overlay, Sec 142-845.

Regards,

[REDACTED]

From: [REDACTED]
Sent: Monday, January 27, 2020 6:40 PM
To: Thomas Mooney Planning Dir (ThomasMooney@miamibeachfl.gov) <ThomasMooney@miamibeachfl.gov>
Cc: Mayor Dan Gelber (DanGelber@miamibeachfl.gov) <DanGelber@miamibeachfl.gov>; Chamberlin, Adrian <AdrianChamberlin@miamibeachfl.gov>
Subject: prohibit Suites-Hotel in West Ave neighborhood

Attn: Thomas Mooney

On January 7, 2020 I met with the Mayor to explain how the proliferation of suite-hotels was damaging the West Avenue neighborhood. The mayor agreed this was a matter that should be studied and on that day his aide, Adrian Chamberlain, sent a message to Thomas Mooney to look into the matter.

Here is the information I shared with the Mayor:

Problem

In the West Avenue neighborhood, 574 naturally occurring affordable rental units have been eliminated due to suite-hotel conversions (see attached map).

How did this happen?

A 2004 ordinance added suites-hotels, offices, and bed & breakfast as a use in the Bay Front West Ave Overlay District. This allows hotels in an area that otherwise prohibits hotel use.

Why Suites-Hotel Should be Prohibited

- Sec 142-845 that allows suite-hotels contradicts the law passed in 2010 that prohibits hotels in the West Avenue neighborhood
- Hundreds of full-time residents that live and work on the beach have been displaced
- West Avenue has already lost “naturally occurring “ affordable housing units at an alarming rate due to suite-hotels
- There exists 42 additional apartment buildings in the overlay district that could today convert to suite-hotel, as-of-right (see attached map)
- Neighborhood consensus is in opposition to short-term lodging, instead preferring residential development
- The West Avenue neighborhood is in danger of losing “community” if it transitions into a hotel district comprised mainly of tourists
- Recently many areas of the city have been up-zoned to allow hotel use making it an unnecessary burden to locate additional commercial hotel use in the West Avenue residential neighborhood.

Solution

Prohibit suites-hotel and allow the existing ones to be grandfathered-in.

Regards,

