MIAMIBEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Laura Dominguez
DATE: July 26, 2023

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO DISCUSS POTENTIAL INCENTIVES FOR RESIDENTIAL DEVELOPMENT, INCLUDING BOTH THE RETENTION OF EXISTING RESIDENTIAL USES AND CONVERSION OF TRANSIENT ESTABLISHMENTS (INCLUDING HOTELS, SUITE HOTELS, APARTMENT HOTELS, HOSTELS, AND SHORT-TERM RENTALS) TO LONG-TERM RESIDENTIAL USE.

ANALYSIS

Please place the above item on the July 26, 2023 City Commission meeting agenda as a referral to the Land Use and Sustainability Committee ("LUSC").

Residents and local stakeholders have raised concerns that too many residential buildings are being converted to transient hotel uses.

In recent years, the City has approved a number of development incentives for the conversion of transient establishments in the South of Fifth neighborhood to long-term residential use. These incentives are intended to promote neighborhood compatibility, increase available housing, and protect residents' quality of life.

I would like the LUSC to study whether the City Commission should adopt similar incentives for other areas of the City, so as to provide zoning or other incentives to limit the conversion of residential buildings to transient uses, and support the retention of long-term residential uses in the City.

SUPPORTING SURVEY DATA

N/A

FINANCIAL INFORMATION

N/A

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Does this item utilize G.O. Bond Funds?

Yes No

Legislative Tracking
Commissioner Laura Dominguez