MIAMIBEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Alex Fernandez
DATE: December 13, 2023

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE - DISCUSS DIFFERENT APPROACHES TO LIMITING THE PROLIFERATION OF NEW HOTEL DEVELOPMENT BY ESTABLISHING A CAP ON THE MAXIMUM NUMBER OF HOTEL ROOMS THAT MAY BE DEVELOPED IN PARTICULAR ZONING DISTRICTS, LIMITING THE DENSITY OF NEW HOTEL ROOMS IN THE CITY, AND/OR OTHER POSSIBLE AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS.

RECOMMENDATION

I would like the City Commission to refer the above matter to the Land Use and Sustainability Committee ("LUSC").

In recent years, a number of new hotels have been approved/constructed throughout the City. The City is both a vibrant residential community and thriving international tourist destination. However, the economic vitality of our tourism industry must be balanced against residents' quality of life and the City's housing needs.

In order to limit the proliferation of new hotel development, I would like the LUSC to discuss the following possible amendments to the Land Development Regulations:

1. Establish a cap on the maximum number of hotel rooms that may be developed in particular zoning districts
2. Limit which zoning districts permit hotels
3. Increase minimum and average unit size
4. Limit the density of new hotel rooms in the City

SUPPORTING SURVEY DATA

na

FINANCIAL INFORMATION

na

Applicable Area

Citywide

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 Alex Fernandez

Sponsor
Co-sponsored by Commissioner Joseph Magazine