

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Alina T. Hudak, City Manager
DATE: March 13, 2024

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE -
DISCUSS POTENTIAL INCENTIVES TO CONVERT CO-LIVING AND
TRANSIENT UNITS TO APARTMENTS IN THE NORTH BEACH TCC
DISTRICT

RECOMMENDATION

The Administration recommends that the City Commission refer the discussion item to the Land Use and Sustainability Committee (LUSC).

BACKGROUND/HISTORY

On December 13, 2023, at the request of Commissioner Alex Fernandez, the City Commission referred a discussion item pertaining to co-living unit regulations (C4 T) to the Land Use and Sustainability Committee (LUSC) and the Planning Board. Commissioners Tanya K. Bhatt and Joseph Magazine were co-sponsors of the proposal.

On February 26, 2024, the LUSC discussed the item and recommended the Planning Board transmit an ordinance removing co-living units on Washington Avenue and reducing the co-living unit cap in North Beach to the City Commission with a favorable recommendation. The LUSC, at the request of Commissioners Alex Fernandez and Tanya K. Bhatt, also recommended that the City Commission refer a separate discussion item to the LUSC to discuss potential incentives to convert existing co-living and transient units to apartments in the North Beach TC-C District.

ANALYSIS

Co-living units, which were introduced pursuant to the creation of the North Beach Town Center Central Core District (TC-C) in 2018, are defined as follows:

Co-living shall mean a small multi-family residential dwelling unit that includes sanitary facilities and provides access to kitchen facilities; however, such facilities may be shared by multiple units. Additionally, co-living buildings shall contain amenities that are shared by all users.

The following is a summary of co-living units in the North Beach TC-C district that have obtained a building permit process number as of October 1, 2023:

<u>Project Address</u>	<u>Co-Living Units</u>
7118-7114 Collins Avenue	168
7125-7145 Carlyle Avenue	121
6970 Collins Avenue	20
409 71st Street	139
6973 Indian Creek Drive	81

Total Units Proposed 529 (of a maximum 550)

Co-living units in the TC-C district are only permitted for projects that obtained a building permit process number by October 1, 2023. As such no additional co-living units, beyond 529, can be authorized and if any of the permits for the above noted projects become inactive or expire, the associated co-living units would expire and could not be re-activated.

Although no additional co-living units beyond the 529 units currently permitted would be allowed in the TC-C district, the LUSC recommended that a separate discussion take place regarding potential incentives to convert these units, as well as other types of transient units, to permanent residential units.

SUPPORTING SURVEY DATA

Expand Residential Housing Opportunities

FINANCIAL INFORMATION

No Fiscal Impact Expected

CONCLUSION

Pursuant to the recommendation of the LUSC, the Administration recommends that the City Commission refer the discussion item to the LUSC.

Applicable Area

North Beach

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

Yes

Does this item utilize G.O. Bond Funds?

No

Legislative Tracking

Planning

Sponsor

Commissioner Alex Fernandez and Commissioner Tanya K. Bhatt