

# MIAMI BEACH

## COMMISSION MEMORANDUM

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

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE – REVIEW ZONING DISTRICT REGULATIONS WHERE HOTEL DEVELOPMENT IS PERMITTED (INCLUDING ANY DISTRICTS WHERE HOTELS ARE INCENTIVIZED) AND DISCUSS WHETHER AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS ARE APPROPRIATE TO LIMIT FUTURE HOTEL OR TRANSIENT DEVELOPMENT AND INCENTIVIZE LONG-TERM RESIDENTIAL DEVELOPMENT.

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### **ANALYSIS**

Please place the above item on the December 13, 2023 City Commission meeting agenda as a referral 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 an international tourist destination, and our hotels form an integral part of our economy. However, the proliferation of new hotels, if not controlled, can negatively impact residents’ quality of life and impact housing availability and affordability.

I would like the LUSC to conduct a review of zoning districts where hotels are permitted or incentivized, and discuss whether amendments to the Land Development Regulations are appropriate. These amendments could include incentives for residential or mixed-use development, as well as limits on new hotel development. As part of this discussion, I request that the Administration present an overview of current regulations and recommend possible changes where appropriate, with a view toward incentivizing more long-term residential, and less transient development.

### **SUPPORTING SURVEY DATA**

N/A

### **FINANCIAL INFORMATION**

N/A

### **Applicable Area**

Citywide

**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

**Strategic Connection**

Non-Applicable

**Legislative Tracking**

Commissioner Joseph Magazine