

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, DIRECTING THE CITY ADMINISTRATION TO ENGAGE AN INDEPENDENT CONSULTANT TO CONDUCT A HOTEL ROOM MARKET STUDY WHICH SHALL INCLUDE ANALYSIS AND RECOMMENDATIONS OF THE MAXIMUM NUMBER OF HOTEL ROOMS AND SHORT-TERM RENTALS WHICH MAY BE ACCOMMODATED IN THE CITY OF MIAMI BEACH WITHOUT COMPROMISING INTERESTS OF RESIDENTS IN MAINTAINING THEIR QUALITY OF LIFE, AND THE PRESERVATION OF THE ENVIRONMENT; AND AS PART OF THE STUDY, TO INCLUDE UPDATED DATA WITH REGARD TO: (1) THE TOTAL NUMBER OF EXISTING HOTEL ROOMS IN THE CITY, (2) EXISTING REGISTERED SHORT-TERM RENTAL UNITS AVAILABLE FOR TRANSIENT RENTALS IN THE CITY, (3) HOTEL DEVELOPMENT PROJECTS CURRENTLY UNDER CONSTRUCTION THROUGHOUT THE CITY, AND (4) HOTEL DEVELOPMENT PROJECTS FOR WHICH LAND USE APPLICATIONS HAVE BEEN SUBMITTED FOR PLANNING REVIEW.

WHEREAS, City of Miami Beach is a world-renowned international destination; and

WHEREAS, hotels within the City continue to see strong occupancy rates, and the demand for short-term rental units continues to grow as more tourists resume travelling in 2022; and; and

WHEREAS, however, in addition to attracting more visitors, the City must identify ways in which the impact of visitors can be brought into greater harmony with the interests of the residents and preservation of the environment; and

WHEREAS, as a highly-visited destination, the City must have a long-range tourism management strategy to achieve a balance between protecting its natural beauty, and community character and livability while maintaining a vital economy; and

WHEREAS, sustainable tourism is a concept that covers the complete tourism experience, including concern for economic, social and environmental issues as well as attention to improving tourists' experiences and addressing the needs of host communities; and

WHEREAS, the four pillars of the sustainable tourism are (1) environment, (2) resident quality of life, (3) quality of the economy, and (4) visitor experience; and

WHEREAS, the Administration's recent estimates show that Miami Beach currently hosts approximately five (5) Bed & Breakfast Inns with 24 total rooms; 207 hotels with 21,186 total rooms; and over 1000 short-term rental units; and

WHEREAS, in addition, there are several hotel developments in progress throughout the City, which will further expand the total number of hotel rooms available in the City; and

WHEREAS, the Mayor and City Commission seek greater understanding of the current and projected state of the City's current hotel rooms and short-term rental market in order to regulate the tourism industry without compromising residential quality of life and preservation of the environment; and

WHEREAS, the Mayor and City Commission direct the City Administration to engage an independent consultant to conduct a hotel room market study which shall include analysis and recommendations of the maximum number hotel rooms and short-term rentals which may be accommodated in the City of Miami Beach without compromising interests of residents in maintaining their quality of life, and the preservation of the environment; and

WHEREAS, the study must include updated data with regard to: (1) existing hotel rooms in the City, (2) existing registered short-term rental units available for transient rentals in the City, (3) hotel development projects currently under construction throughout the City, and (4) hotel development projects for which land use applications have been submitted for planning review; and

WHEREAS, the findings of the market study will support the Mayor and City Commission's long-term planning efforts with regard to the City's Comprehensive Plan and Land Development Regulations, and inform sound policy decisions that improve the quality of life for the City's residents, and the experience of tourists visiting Miami Beach.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby direct the City Administration to engage an independent consultant to conduct a hotel room market study which shall include analysis and recommendations of the maximum number of hotel rooms and short-term rentals which may be accommodated in the City of Miami Beach without compromising interests of residents in maintaining their quality of life, and the preservation of the environment; and as part of the study, to include updated data with regard to (1) the total number of existing hotel rooms in the City, (2) existing registered short-term rental units available for transient rentals in the City, (3) hotel development projects currently under construction throughout the City, and (4) hotel development projects for which land use applications have been submitted for planning review.

PASSED AND ADOPTED this ____ day of _____, 2022.


Attest:

Dan Gelber, Mayor

Rafael E. Granado, City Clerk

(sponsored by Commissioner Kristen Rosen Gonzalez)

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney *ph*

1-31-22

Date