



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: The Honorable Mayor Steven Meiner and Members of the City Commission

FROM: Alina T. Hudak, City Manager

DATE: April 3, 2024

SUBJECT: **Report of the March 5, 2024, Land Use and Sustainability Committee (LUSC) Meeting.**

A Land Use and Sustainability Committee (LUSC) meeting was held on March 5, 2024. Committee Members participating were Commissioners Alex Fernandez (Chair), Tanya K. Bhatt (Vice-Chair), Laura Dominguez, and David Suarez. Commissioners Kristen Rosen Gonzalez and Joseph Magazine also participated. Members from the Administration, including Thomas Mooney, Heather Shaw, and Rickelle Williams, and Nick Kallergis from the City Attorney's Office, as well as members of the public, also participated.

The meeting was called to order at 4:05 p.m.

HOTEL ITEMS

1. REVIEW AND CONSIDER REPEALING THE 0.5 FAR INCENTIVE FOR HOTEL DEVELOPMENT IN THE CD-2, COMMERCIAL MEDIUM INTENSITY DISTRICT.

Commissioner Alex Fernandez, and Commissioners Tanya K. Bhatt, Joseph Magazine
and David Suarez
Planning
December 13, 2023 C4 N

Motion – TB/DS (4-0):

- a. Recommend that the City Commission refer an ordinance amendment to the Planning Board to repeal the .5 FAR bonus for hotels in the CD-2 district along Alton Road, as well as in the North Beach CD-2 districts on Normandy Isle and along Collins Avenue.
 - b. Continue the discussion pertaining to the .5 FAR bonus for hotels located in the CD-2 district along Washington Avenue to June 12, 2024 for the following information to be provided:
 - i. A summary of all current hotel use incentives, in all zoning districts.
 - ii. Input from the Washington Avenue BID.
 - iii. Input from the Planning Board.
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2. 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.

Commissioner Alex Fernandez, and Commissioners Tanya K. Bhatt, Joseph Magazine
and David Suarez
Planning
December 13, 2023 C4 O

Combined with Items 3 and 5 (See Item 5).

3. 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.

Commissioner Joseph Magazine, and Commissioners Tanya K. Bhatt, Alex Fernandez
and David Suarez
Planning
December 13, 2023 C4 S

Combined with Items 2 and 5 (See Item 5).

4. DISCUSS HOTEL VS RESIDENTIAL MARKET STUDY.

Commissioner Kristen Rosen Gonzalez and Commissioner Joseph Magazine
Economic Development
December 13, 2023 R9 G

Motion – By Acclamation: Conclude the item with no recommendation.

5. DISCUSS AMENDING THE HOTEL APPROVAL PROCESS.

Commissioner Joseph Magazine, and Commissioners Tanya K. Bhatt, Alex Fernandez
and Kristen Rosen Gonzalez
Planning
December 13, 2023 R9 G

Combined with Items 2 and 3

Motion – TB/DS (4-0): Move the item to the City Commission with the following recommendations:

- a. Recommend that the City Commission refer an ordinance amendment to the Planning Board to prohibit hotels in the R-PS3, R-PS4, C-PS2, CD-3 (41st Street only), TC-C, TC-1, TC-2 and TC-3 zoning districts. Prior to the City Commission considering a referral item, feedback on the proposal shall be obtained from 41st Street stakeholders, the North Beach CRA and the Washington Avenue BID.
- b. Continue the discussion pertaining to the regulation of future hotels to May 1, 2024 for the Administration to explore different options for City Commission approval of future hotels, where permitted.
- c. A separate referral to the LUSC be drafted pertaining to amending the average unit size requirements for residential buildings.

The meeting adjourned at 6:04 p.m.