

# 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

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### **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