

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: October 10, 2024

TITLE: AMEND LAND DEVELOPMENT REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS WHERE HOTELS ARE PERMITTED, TO INCREASE THE MINIMUM UNIT SIZE FOR HOTEL ROOMS (DUAL REFERRAL TO PLANNING BOARD).

RECOMMENDATION

The Administration recommends that the Land Use and Sustainability Committee (LUSC) endorse an LDR amendment to remove the current allowance for up to 15% of hotel units within a project to have a minimum unit size of 300 square feet and provide a favorable recommendation to the Planning Board.

BACKGROUND/HISTORY

On June 26, 2024, at the request of Commissioner Kristen Rosen Gonzalez, the City Commission referred the item (C4 O) to the LUSC and the Planning Board.

ANALYSIS

As noted in the attached referral memo, the item sponsor has requested that the LUSC discuss amending the Land Development Regulations of the City Code (LDR's) to increase the minimum unit size for hotel rooms throughout the City (i.e., in zoning districts where hotels are permitted). The sponsor has also indicated that the Code should continue to allow for 200 square-foot rooms in historic hotels (in historic districts only), as the original room layouts in existing, historic buildings were smaller.

Following review by the LUSC, the sponsor has requested that an ordinance be transmitted to the Planning Board.

Citywide, the following are the current regulations applicable to the minimum unit size for hotel units, as set forth in the LDR's:

- 85% of hotel units within a site have a minimum unit size of 335 square feet. 15% of hotel units within a site have a minimum unit size of 300 square feet.
- For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room configurations for these hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons.
- Hotel units within rooftop additions to contributing structures in a historic district and

individually designated historic buildings: 200 square feet.

The following are the exceptions to the above noted minimum hotel unit size requirements:

RM-2 District:

- For hotel structures located within the Collins Park District generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south: 200 square feet.

CD-2 District:

- For hotel structures located within the Collins Park District generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south: 200 square feet.
- For a property formerly zoned HD the minimum hotel unit size for is 250 square feet, provided that the property does not exceed 25,000 square feet as of March 23, 2019.
- For properties on Washington Avenue from 5th Street to 16th Street For new hotel construction or conversion to hotel use, the minimum hotel room unit size may be 175 square feet, provided that:
 1. A minimum of 20 percent (20%) of the gross floor area of the hotel consists of hotel amenity space that is physically connected to and directly accessed from the hotel. Hotel amenity space includes the following types of uses, whether indoor or outdoor, including roof decks: restaurants; bars; cafes; hotel business center; hotel retail; screening rooms; fitness center; spas; gyms; pools; pool decks; and other similar uses customarily associated with a hotel. Bars and restaurants shall count no more than 50 percent (50%) of the total hotel amenity space requirements.
 2. Windows shall be required in all hotel rooms and shall be of dimensions that allow adequate natural lighting, as determined by the historic preservation board.

CD-3 District:

- For hotel structures located within the Collins Park District generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south: 200 square feet.
- For new hotel units within attached or detached additions to contributing buildings on the north side of Lincoln Road, between Pennsylvania Avenue and Lenox Avenue, with at least 5 percent (5%) of the total floor area dedicated to amenity space: 200 square feet.

TC-C District:

- Hotel units: 300 square feet.
- Micro-hotel units: 175 square feet, provided that a minimum of 20% of the gross floor area of the building consists of amenity space that is physically connected to and directly accessed from the micro-hotel units without the need to exit the parcel.

Currently, most new hotel rooms in the City are required to have a minimum unit size of 335 square feet. One option for an LDR amendment would be to remove the current allowance for up to 15% of hotel units within a project to have a minimum unit size of 300 square feet. This would ensure that all new hotel rooms, other than those within the exception areas noted above, would be at least 335 square feet.

Since the exception areas noted above are well defined, limited and designed to serve a purpose, it is not recommended that the regulations for these areas be amended at this time. If there is consensus on removing the 15% allowance for 300 square foot units, a draft ordinance can be presented to the Planning Board.

FISCAL IMPACT STATEMENT

No Fiscal Impact Expected

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

Not Applicable

CONCLUSION

The Administration recommends that the LUSC endorse an LDR amendment to remove the current allowance for up to 15% of hotel units within a project to have a minimum unit size of 300 square feet, and provide a favorable recommendation to the Planning Board.

Applicable Area

Citywide

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Yes

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Planning

Sponsor(s)

Commissioner Kristen Rosen Gonzalez

Co-sponsor(s)

Commissioner Joseph Magazine
Commissioner David Suarez

Condensed Title

Amend Land Development Regulations Applicable To All Zoning Districts Where Hotels Are Permitted, To Increase The Minimum Unit Size For Hotel Rooms (Dual Referral to Planning Board).