

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: February 3, 2025

TITLE: LIST OF RESIDENTIAL APARTMENTS WHERE SHORT TERM RENTALS ARE PERMITTED

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING FOR PUBLICATION ON THE CITY'S WEBSITE, A MAP AND LIST OF RESIDENTIAL APARTMENT BUILDINGS APPROVED FOR, OR LOCATED ON, PROPERTIES IN ZONING DISTRICTS WHERE THE SHORT TERM RENTAL OF APARTMENT UNITS IS CURRENTLY PERMITTED.

RECOMMENDATION

The Administration recommends that the Mayor and City Commission (City Commission) adopt the attached Resolution.

BACKGROUND/HISTORY

On July 24, 2024, at the request of Commissioner Tanya K. Bhatt, the City Commission referred a discussion item (C4 Y), pertaining to the creation of a registry of planned residential developments in zoning districts where the short-term rental of apartment units (STRs) is currently permitted, to the Land Use and Sustainability Committee (LUSC). On September 5, 2024, the LUSC discussed the item and recommended that the City Commission endorse the creation of a registry framework to include existing and proposed residential buildings, located in zoning districts where STRs are currently permitted.

ANALYSIS

STRs are currently permitted in all commercial, mixed-use, as well as medium and high intensity residential zoning districts. The attached list and corresponding map include existing residential buildings, as well as applications that were approved by the Historic Preservation Board (HPB) and Design Review Board (DRB) within the last 5 years.

A location has been identified on the city website for publication of this list and map. The purpose of the list is to allow for the monitoring of buildings that permit STRs and ensure compliance with the City's STR regulations.

FISCAL IMPACT STATEMENT

Not Applicable

Does this Ordinance require a Business Impact Estimate?
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

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

FINANCIAL INFORMATION

N/A

CONCLUSION

The Administration recommends that the City Commission adopt the attached Resolution.

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 Tanya K. Bhatt

Co-sponsor(s)

Condensed Title

Registry of Residential Apartments Where Short Term Rentals are Permitted. (Bhatt) PL