

# MIAMI BEACH

## COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: September 5, 2024

TITLE: **DISCUSS CREATING A REGISTRY OF PLANNED RESIDENTIAL DEVELOPMENTS IN ZONING DISTRICTS WHERE SHORT-TERM RENTALS ARE PERMITTED, TO ENSURE PROPERTIES COMPLY WITH THE CITY'S SHORT-TERM RENTAL REGULATIONS AND FACILITATE CODE ENFORCEMENT EFFORTS, IN THE EVENT THAT ANY UNITS ON THE PROPERTY ARE RENTED ON A SHORT-TERM BASIS.**

### **RECOMMENDATION**

The Administration recommends that the Land Use and Sustainability Committee endorse the item and provide any recommendations to the Mayor and City Commission (City Commission).

### **BACKGROUND/HISTORY**

On July 24, 2024, at the request of Commissioner Tanya K. Bhatt, the City Commission referred the item (C4 Y) to the Land Use and Sustainability Committee (LUSC).

As indicated in the attached referral memo, the item sponsor has requested that the LUSC discuss creating a registry of planned residential developments in zoning districts where short-term rentals are permitted. The registry should include new applications, as well as any applications that were approved by the land use boards within the last 5 years (including, without limitation, projects recently approved in the North Beach Town Center). The purpose of the registry is to allow for monitoring, ensure compliance with the City's short-term rental regulations, and facilitate code enforcement efforts.

### **ANALYSIS**

The short-term rental of apartment units is currently permitted in all commercial, mixed-use, as well as medium and high intensity, residential districts. A summary of residential projects approved within these districts over the last 5 years can be easily generated.

The Administration recommends that the LUSC endorse the item and provide policy direction on the structure and implementation of the proposed registry.

### **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-notice/>

## **FINANCIAL INFORMATION**

N/A

## **CONCLUSION**

The Administration recommends that the Land Use and Sustainability Committee endorse the item and provide any recommendations to the City Commission.

## **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**

Discuss Creating A Registry Of Planned Residential Developments In Zoning Districts Where Short-Term Rentals Are Permitted, To Ensure Properties Comply With The City’s Short-Term Rental Regulations And Facilitate Code Enforcement Efforts, In The Event That Any Units On The Property Are Rented On A Short-Term Basis.