

C4 AB REFERRAL TO THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE  
COMMITTEE TO DISCUSS CONVERTING THE BIKINI HOSTEL PROPERTY TO  
PERMANENT AFFORDABLE HOUSING.

Applicable Area:



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner Laura Dominguez  
DATE: June 25, 2025  
TITLE: REFERRAL TO THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE TO DISCUSS CONVERTING THE BIKINI HOSTEL PROPERTY TO PERMANENT AFFORDABLE HOUSING.

**RECOMMENDATION**

**BACKGROUND/HISTORY**

**ANALYSIS**

Please place on the June 25, 2025 agenda a referral to the Public Safety and Neighborhood Quality of Life Committee to discuss converting the Bikini Hostel property to permanent affordable housing.

The future of the Bikini Hostel site remains unresolved, and one option now under discussion—demolishing the buildings and installing a park—could forfeit a rare chance to create additional affordable housing in South Beach. The site includes three existing structures: a sixteen-unit apartment building, a two-bedroom/two-bath single-family home, and a three-bedroom/two-bath single-family home. Collectively, these buildings already provide eighteen (18) dwelling units and appear to be in a good shape for habitation.

I'd like for the Committee to consider my proposal to: (1) require the developer to vacate the premises as previously pledged, and surrender the hotel license so the property can no longer operate on a transient basis; (2) deed the site to the Housing Authority of the City of Miami Beach; and (3) impose a covenant mandating that property remains as affordable housing in perpetuity. This action would preserve existing housing stock, and advance the City's affordability goals.

**FISCAL IMPACT STATEMENT**

N/A

**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-notice/>

**FINANCIAL INFORMATION**

## **CONCLUSION**

### **Applicable Area**

South Beach

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

No

**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**

Office of Commissioner Laura Dominguez

### **Sponsor(s)**

Commissioner Laura Dominguez

### **Co-sponsor(s)**

### **Condensed Title**

Ref: PSNQLC - Converting Bikini Hostel to Affordable Housing. (Dominguez)

### **Previous Action (For City Clerk Use Only)**