

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. www.miamibeachfl.gov

PLANNING DEPARTMENT
Tel: 305-673-7550, Fax: 305-673-7559

May 14, 2019

South Florida Regional Planning Council
Attn: Isabel Cosio Carballo, Executive Director
Oakwood Business Center
Hollywood, FL 33020
(954) 985-4416

RECEIVED

MAY 15 2019

SFRPC

Miami Beach
19-1ESA
(proposed)

Re: Transmittal of proposed amendment to the 2025 Miami Beach
Comprehensive Plan related to Co-Living Unit Density Calculations.

Dear Ms. Cosio Carballo:

Please find enclosed a copy of the proposed amendment to the 2025 Miami Beach Comprehensive Plan. The City Commission voted to transmit the amendment at a public hearing on May 8, 2019. The Planning Board, which serves as the City's Local Planning Agency, held a public hearing on April 30, 2019 and transmitted the proposal to the City Commission with a favorable recommendation. The City expects the amendment to be adopted by the City Commission on July 17, 2019. Please note that the City of Miami Beach is currently working on the Evaluation and Appraisal Review (EAR) update of the Comprehensive Plan. The City expects to transmit amendments for review in July 2019.

If adopted, the proposed amendment would establish a new type of housing within the Comprehensive Plan known as "Co-Living Units". Such units are less than 550 square feet and typically inhabited by a single person, as opposed to a conventional unit which are planned for an average of 2.5 people per unit. Due to the difference in impact, the amendment modifies how the maximum allowable density is calculated for such units within the "Town Center – Central Core (TC-C)" future land use category; more specifically, they would count as half a unit. Due to the expectation that co-living units will have an average of 1.25 people per unit, it is not anticipated that this amendment will result in a higher population than what is currently permitted. Based on research, the City expects that co-living units will be rented at a price that is more attainable than conventional units. The amendment also encourages redevelopment in the North Beach Town Center area, which is consistent of the intent of the TC-C category. The proposed amendment does not affect an area located in an area of critical state concern.

Included in this submission are the following documents:

- Legislation authorizing transmittal with the proposed amendment
- Commission Memorandum with Analysis
- Letter to Commission regarding Co-Living Development Research
- Planning Board Staff Report

The City respectfully requests a review of these amendments pursuant to the Expedited

State Review Process as defined in Section 163.3184(3), Florida Statutes. If you have any questions, I can be reached at (305) 673-7000, extension 6131 or by email at rmadan@miamibeachfl.gov. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rogelio Madan', with a long horizontal flourish extending to the right.

Rogelio Madan, AICP, Chief of Community Planning & Sustainability
City of Miami Beach Planning Department