

Alexander Tachmes Comments on Zoning Issue in The Real Deal

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On July 24, the Miami Beach City Commission Land Use Committee endorsed a proposal to make the International Inn in Miami Beach a historic landmark. *The Real Deal* reported that after more than two years of negotiations, owner Tsay International would not contest a historic designation for the property so long as the property can be used as a full-fledged hotel with the option to build an eight-story addition and receive related development rights.

Concurrently, the Miami Beach Land Use Committee approved a proposed development agreement between Tsay International and Miami Beach to be considered by the City Commission. According to the article, the draft agreement states that Tsay will give its voluntary consent to the historic designation upon the city approving amendments to its land use regulations that would, among other things, allow for a hotel as the main permitted use, a reduction in minimum parking requirements, a bar and restaurant, and an increase in the allowable building height from 55 feet to 80 feet.

Miami partner [Alexander Tachmes](#), who has been representing Tsay International and negotiated the development agreement on the owner's behalf, said his client sought to work out a compromise after learning of the Historic Preservation Board's vote in favor of designating the property historic. "If the city decides not to proceed, we will go back to operating the property like we have always done," Tachmes said. "[W]e are trying to work out an appropriate solution."

About Alexander I. Tachmes

[Alexander I. Tachmes](#) is a partner in the Miami office of Shutts & Bowen LLP, where he is Chair of the Land Use and Government Relations Practice Group and a member of the Real Estate Practice Group. A Martindale-Hubbell AV® rated attorney, Alex concentrates his practice on governmental matters, including land use and zoning, public-private transactions, competitive bidding and lobbying, and commercial real estate transactions, including hospitality matters.

Professionals

Alexander I. Tachmes

Practice Areas

Land Use & Zoning

Real Estate