

# Miami Beach

MULTIFAMILY  
DEVELOPMENT OPPORTUNITY

**Fairchild**  **Partners**<sup>®</sup>  
Licensed Real Estate Brokers

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AVAILABLE FOR SALE



# Investment Overview

Located in the heart of Miami Beach, this ±6,500 SF development site presents a compelling opportunity for multifamily development in one of the region's most supply-constrained and high-demand housing markets. Positioned just steps from the Miami Beach Convention Center and within walking distance to Collins and Washington Avenue(s), Lincoln Road, and the Atlantic Ocean, the Site is primed for boutique multifamily development. Zoned RM-2 (Residential Multifamily, Medium Intensity), the parcel allows for up to 14 units, 60 feet in height, and a maximum FAR of 2.0—ideal for developers seeking to capitalize on strong rental demand, walkable amenities, and long-term value appreciation in the Miami Beach market.

# Investment Highlights



Prime Multifamily Development Site in the heart of Miami Beach, surrounded by world-class amenities and cultural landmarks



RM-2 Zoning allows for up to 14 residential units, 60 feet in height, and a 2.0 FAR



±6,500 SF Lot (50' x 130') offering efficient development potential for mid-rise or boutique-style projects



Exceptional Walkability to the Miami Beach Convention Center, Collins Avenue, Collins Park, Lincoln Road, and the beachfront



Located within one of the most supply-constrained multifamily submarkets in South Florida, with sustained tenant demand and robust rent and population growth



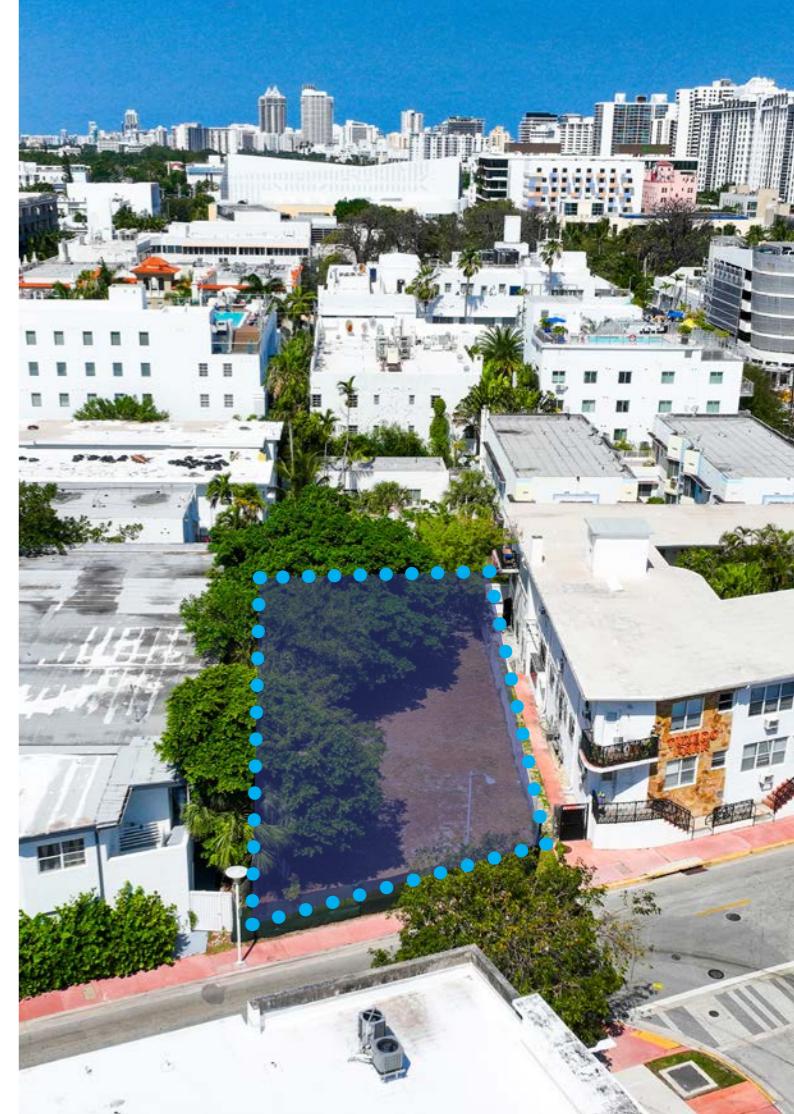
Potential for developers targeting short-term rental, long-term residential, or luxury boutique housing concepts in a globally recognized destination (per zoning approval)



Located a few blocks from the infamous South Beach near a plethora of hotels, retail, entertainment and diverse amenities and demand drivers



Potential to tap into a dynamic trade area with attractive demographics; 3-mile radius boasts a ±\$689k median home value, ±\$107k average household income and ±74,400 residents



## Property Details

**PROPERTY TYPE**  
Raw Land

**FOLIO**  
02-3226-001-0250

**ADDRESS**  
1900 Liberty Ave, Miami Beach

**PRIMARY ZONE**  
4000 Multi-Family - 63-100 U/A

**ZONING**  
RM-2 Residential Multifamily, Medium Intensity District

**LOT SIZE**  
6,500 Square Feet (50' X 130')

**COMMUNITY REDEVELOPMENT AREA**  
Miami Beach City Center

**PROPERTY TAXES**  
\$25,886.43 (2024, Paid)

# RM-2 Zoning



[Click Here for  
More Info on  
Miami Beach's  
RM-2 Zoning](#)

The RM-2 zoning designation, or "Residential Multifamily, Medium Intensity District," is intended to accommodate mid-density residential development in the City of Miami Beach. This zoning classification allows for a variety of residential building types, including apartments, multifamily residences, and townhomes. While primarily residential in nature, certain accessory and conditional uses may also be permitted under specific circumstances.

The RM-2 district allows for a maximum Floor Area Ratio (FAR) of 2.0, which on a ±6,500 SF lot enables development of up to ±13,000 buildable square feet with up to 14 total units. The maximum height is 60 feet, subject to design and neighborhood compatibility standards. **Given the site's location within the RM-2 zoning district and its proximity to top-tier lifestyle, cultural, and commercial destinations, the Miami Beach Multifamily Development site offers a flexible and highly desirable opportunity for low/mid-rise residential development in one of the region's most supply-constrained and high-demand housing markets.**

## Zoning Summary: Residential Multifamily, Medium Intensity

### PRIMARY USE

Multifamily residential (apartments, townhomes, condos)

### CONDITIONAL/ANCILLARY USES (require approvals)

Places of worship, Educational institutions, Daycares/Adult care facilities, and Bed & Breakfast establishments

### Number of Units

Nine (9) to Fourteen (14) Units

### MAXIMUM FAR

2.0

### MAX BUILDING HEIGHT

60 feet

### PARKING REQUIREMENTS

Determined by unit count and bedroom mix; may be reduced with shared parking or waivers

### SETBACK REQUIREMENTS

20 feet + 1 foot for every 1 foot increase in height above 50 feet; subject to city design review

### DESIGN REVIEW

Projects are subject to the City of Miami Beach Design Review Board (DRB) for approval



# Miami Beach Florida

Located on a barrier island between Biscayne Bay and the Atlantic Ocean, Miami Beach is one of the most recognized and sought-after coastal cities in the world. Renowned for its Art Deco architecture, world-class hospitality, luxury retail, and international tourism, Miami Beach blends cultural sophistication with beachfront living—offering an unmatched quality of life for residents and a dynamic setting for real estate investment.

**The city is home to ±80,000 residents and draws over 18 million visitors annually, many of whom are high-spending domestic and international travelers.** It serves as a global hub for major events such as Art Basel Miami Beach, the South Beach Wine & Food Festival, and Swim Week, all of which generate substantial economic activity and year-round demand for hospitality, retail, and residential offerings.

Miami Beach continues to benefit from sustained population growth in the greater Miami region, a robust employment base, and one of the most active real estate markets in the U.S. Its location, just minutes from Downtown Miami and Miami International Airport, further enhances its global accessibility. **With limited land availability, strict zoning regulations, and high barriers to entry, Miami Beach remains a supply-constrained market that supports long-term property value appreciation.**

Recent investments in public infrastructure, including the \$640 million renovation of the Miami Beach Convention Center and the planned Convention Center Hotel, have further reinforced the city's position as a global business and cultural destination. From luxury condos to boutique multifamily and adaptive reuse, developers continue to target Miami Beach for projects that combine lifestyle, location, and long-term performance.



Source(s): The Greater Miami Convention & Visitors Bureau (GMCVB)'s 2023 Visitor Industry Overview AND <https://www.census.gov/quickfacts/fact/table/miamibeachcityflorida>



**±80,000**

Residents live in Miami Beach and the population is growing



**±10,350**

Miami Beach has a population density of ±10,350 people per square mile



**±60,500**

Housing Units in Miami Beach with more on the way (as of July 1, 2023)



**±27.2M**

Greater Miami and Miami Beach Attracted 27.2+M Total Visitors in 2023



**±\$21.1B**

Visitors generated an estimated \$21.1 billion in visitor spending

# Miami Beach Convention Center

Located in the heart of South Beach and **1-Block from the Property**, the newly reimagined Miami Beach Convention Center was revitalized by a **\$640 million transformation** and known as a world class hub of culture, commerce, and connectivity—capturing the energy and vibrancy of Miami Beach.



In 2024, the MBCC hosted a record 60+ events, including Art Basel Miami Beach (±80,000 attendees) and the Miami International Boat Show (100,000+ visitors), both driving significant economic impact and reinforcing the venue's global prominence.

## The Miami Beach Convention Center Offers:

- ±1.4 Million Total Square Feet, Including ±500,000 SF of Flexible Exhibit Space
- ±60,000 SF Grand Ballroom and a ±20,000 SF Junior Ballroom
- 84 Meeting Rooms and Breakout Spaces Equipped for Scalability and Flow
- ±\$10.2 million worth of art curated by the City of Miami Beach Art in Public Places
- A Six-Acre (Pride Park) and Three-Acre (Collins Canal Park) Public Green Space That Can Serve as Incremental Event Space
- State-of-the-Art AV Technology with Soundproofing and Broadcast Capabilities
- Leed Silver-Certified For Sustainability And Energy Efficiency
- GBAC Star™ Accredited For Best-In-Class Health & Safety Standards
- Only ±12 Miles or ±25 Minutes From Miami International Airport
- Short Walk to Lincoln Road, the Art Deco District and Spectacular Beaches

The Miami Beach Convention Center is in the heart of South Beach, with easy access to world-class dining and nightlife, incredible shopping and cultural activities. Best of all, it's only steps away from some of the most gorgeous beaches in the world.

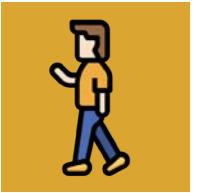
Area highlights include:

1. **Grand Hyatt Miami Beach Headquarter Hotel**  
Coming in 2023/2024, the Miami Beach Convention Center will be home to a stunning 800-room hotel directly connected to the Center.
2. **Pride Park**  
Completed in Fall 2019, this beautiful new park faces the Miami Beach Convention Center with open lawns and stunning public art.
3. **New World Symphony and Soundscape Park**  
Home to live performances by the New World Symphony, including large-screen broadcasts outdoors in Soundscape Park.
4. **Lincoln Road Mall**  
Famed for the best people-watching in the city, it is Miami Beach's premier outdoor shopping, dining and entertainment destination.
5. **The Bass and Collins Park**  
Miami Beach's renowned contemporary art museum, founded in 1964 by the City of Miami Beach and situated on Collins Park. Collins Park is a natural flow over for Art Basel Miami Beach events.
6. **The Fillmore Miami Beach at the Jackie Gleason Theater**  
State-of-the-art theater showcasing the biggest names in live entertainment.
7. **Miami Beach Botanical Garden**  
An urban oasis featuring subtropical plants from all around the world.
8. **Miami Beach Golf Club**  
An 18-hole golf course featuring 6,903 yards of golf from the longest tees for a par of 72.
9. **Holocaust Memorial Miami Beach**  
Take a self-guided tour or arrange for a group visit to this unforgettable monument.

# Lincoln Road

A 1-mile road stretching from Alton Road to Washington Avenue in the heart of South Beach

## Strategically located just a $\frac{1}{2}$ Mile from Lincoln Road



This Miami Beach Multifamily Development site is located just 0.5 miles from Lincoln Road, placing it within easy walking distance of one of the region's most dynamic cultural and commercial corridors.



This proximity allows future residents or guests to enjoy direct access to Lincoln Road's 200+ shops, restaurants, galleries, and entertainment venues—offering unmatched lifestyle convenience and long-term value.



As the City invests in \$20 million into streetscape improvements, the surrounding pedestrian experience will only continue to improve, enhancing connectivity between the Property, Lincoln Road, and nearby demand drivers like the Convention Center.

Located just steps from the Atlantic Ocean, Lincoln Road stands as one of America's original pedestrian promenades and remains a defining landmark of the Miami Beach experience. Originally envisioned in the mid-20th century as a walkable cultural and commercial spine, Lincoln Road has evolved into a nationally recognized destination that bridges Miami Beach's rich architectural heritage with its progressive vision for urban life. **To ensure its continued vitality, the City of Miami Beach has committed to a  $\pm\$20M$  capital improvement plan aimed at modernizing Lincoln Road's infrastructure.** Planned upgrades include enhanced lighting, native landscaping, public gathering spaces, and stormwater management features—all while preserving its Art Deco charm and historic significance.

**In 2024, Lincoln Road welcomed approximately 10.8 million annual visitors, making it one of the highest-trafficked pedestrian corridors in the southeastern United States.** Its open-air design, tropical landscaping, and integrated public art installations create an engaging, highly walkable environment that continues to attract both global tourism and local foot traffic at scale. **Positioned just  $\pm0.4$ -miles from the Property,** Lincoln Road plays a critical role in shaping the surrounding district's identity, vibrancy, and real estate value. It serves as a connective thread between the Miami Beach Convention Center, Collins Avenue, Washington Avenue and Alton Road anchoring the region's tourism economy while supporting residential and commercial growth.

With its central location, proven drawing power, and strategic role in the city's long-term development vision, Lincoln Road remains a cornerstone of Miami Beach's urban fabric—offering unmatched connectivity, cultural richness, and long-term potential for adjacent developments such as the Miami Beach Multifamily Development site.

**In 2024, Lincoln Road attracted  $\pm10.8$  million visitors, reinforcing its global appeal.**



### RETAIL

Lincoln Road's retail anchors include Florida's only Nike flagship store, the largest H&M and Zara stores in the Southeast U.S., and one of the busiest Apple Stores in the country.

The district continues to evolve with upcoming openings such as Negroni, Prince Street Pizza, Meduza Mediterránea by Noble 33, and The Nice Guy, enhancing its culinary scene. Major retailers including Foot Locker, Zara, Ray-Ban, Guess, Starbucks, Crocs, Oakley, and Victoria's Secret are planning significant renovations, reflecting a commitment to providing an enhanced shopping experience.



### ARTS + ENTERTAINMENT

Lincoln Road is also an epicenter for the arts and cultural activity and its venues contribute significantly to the area's year-round event calendar and economic activity, drawing tens of thousands of patrons to performances, concerts, exhibitions, and educational programming.



The Fillmore alone welcomes over 125,000 concertgoers annually, the Colony Theatre brings in 35,000+ attendees, and the New World Symphony also welcomes thousands of visitors to its Symphony and WALLCAST® Concert Series.



### OFFICE

Beyond its renowned tourism and entertainment offerings, Lincoln Road serves as a significant professional and commercial corridor in Miami Beach. **The district boasts over one million square feet of office space,** fostering a robust weekday population who contribute to the area's vibrant economy by working, dining, and shopping in the district.

Notable office properties include 407 Lincoln Road, a 13-story tower offering 120,000 SF, and 420 Lincoln Road, which provides over 50,000 SF of adaptable office space suitable for various business needs.



# Diverse Demand Drivers

Lincoln Road lies at the heart of Miami Beach near diverse demand drivers offering seamless access to Downtown Miami, Miami International Airport, and PortMiami's cruise terminals.

**±0.08-Mi**  
Miami Beach Convention Center

**±0.15-Mi**  
Bass Art Museum + Collins Park

**±0.25-Mi**  
Soundscape Park & New World Center

**±0.21-Mi**  
The Fillmore

**±0.25-Mi**  
Miami Beach 'The Sand'

**±0.3-Mi**  
Miami Beach Botanical Garden



**±0.33-Mi**  
Miami Beach City Hall

**±0.6-Mi**  
Espanola Way

**±0.6-Mi**  
Miami Beach Golf Club

**±1-Mi**  
Lummus Park

**±2-Mi**  
South Pointe Pier + Park

**±1.3-Mi**  
Mount Sinai

**92**  
WALK SCORE

**59**  
TRANSIT SCORE

**71**  
BIKE SCORE

# Top Ranked Destination

Where Global Tourism, Record-Setting Hotels, and Rising Home Values/Rental Rates Converge.

**A world-renowned destination attracting ±27 million annual visitors, supported by a thriving hospitality sector and a resilient, high-demand residential market.**



## Robust and Booming Tourism Industry

Miami Beach continues to thrive as a premier global destination, attracting millions of visitors annually and significantly contributing to the local economy.

- **Visitor Numbers:** In 2023, Greater Miami and Miami Beach welcomed over 27.2 million visitors, generating an estimated \$21.1 billion in spending, marking a 2% increase over the previous year.
- **International Visitors:** In 2023, Miami welcomed approximately 6.21 million international visitors. The region saw a steady growth of ±6% in visitation from the United Kingdom, with 222,000 UK visitors in 2023, ranking fourth among international overnight visitors.
- **Cruise Passengers:** PortMiami, known as the “Cruise Capital of the World,” set a new record in the fiscal year 2024 (October 1, 2023 – September 30, 2024) by hosting ±8,233,056 cruise passengers, a ±12.79% increase from the previous record of ±7,299,294 passengers in fiscal year 2023.
- **Airport Passengers:** In 2023, MIA served over 52.3 million passengers, marking a 3.3% increase from the previous year and setting a new annual record. MIA ranked 3rd in the U.S. for international passenger traffic, with over 21 million international travelers in 2023.



## The Miami Beach Hotel Market

Miami Beach is a premier destination with a diverse range of accommodations, from boutique Art Deco hotels to world-renowned luxury resorts.

- **Hotel Room Nights Sold:** In 2023, the Greater Miami & Miami Beach area recorded approximately 17.3 million hotel room nights sold, marking a slight increase of 0.3% from the previous year.
- **Occupancy Rates:** As of September 2024, the year-to-date occupancy rate for Miami Beach hotels stood at ±72.6%, compared to 77.2% in September 2019.
- **Average Daily Rate (ADR):** In September 2024, the ADR for Miami Beach hotels was \$283.38, up from \$230.98 in September 2019.
- **Hotel Development:** Miami Beach had 646 rooms in the construction pipeline for 2023 and 2024, reflecting a ±2.9% inventory growth over the two-year period.



## Miami Beach's Residential Market Overview

The Miami Beach residential market has exhibited notable trends over the past year, characterized by rising home prices, evolving inventory levels, and shifts in sales activity across various segments.

- **Median Home Prices:** According to Rocket, as of March 2025, the median sold price for homes in Miami Beach reached \$682,619, marking a 20.9% increase compared to the previous year.
- **Luxury Segment:** According to The Condo Black Book, the luxury condo market in Miami Beach experienced a 2.8% year-over-year increase in median price per square foot, reaching \$1,157 in Q4 2024.
- **Rental Market:** According to Rent.com, as of April 2025, average apartment rents in Miami Beach continue to rise with two-bedroom apartments now leasing for approximately \$4,362/month, highlighting the area's ongoing demand.

# Miami-Dade County

## A Blueprint for Opportunity



### Miami, Florida

Spanning 34 municipalities, the Greater Miami area is home to approximately 2.7 million residents and provides access to a regional workforce of ±3.1 million. The City of Miami—Florida's second-largest city—is home to ±460,000 residents, making it the most populous urban center in the region, followed by Hialeah and Miami Gardens. Located within Miami-Dade County, Miami serves as the cultural, financial, and economic hub of South Florida, functioning as a regional gateway for commerce, trade, innovation, and lifestyle.

With an average temperature of 77°F and 248 sunny days per year, Miami's subtropical climate offers year-round appeal for residents, businesses, and tourists alike. In 2024, the New York Post ranked Miami #3 among the most fun cities in the U.S., citing its dynamic entertainment scene, professional sports teams, and award-winning beaches. The city was named Bon Appétit's Food City of the Year, with multiple Michelin-starred restaurants reflecting its rising culinary scene.

At the center of Miami's connectivity is Miami International Airport (MIA), a top-tier global hub with an annual economic impact of ±\$118 billion, supporting over 700,000 local jobs. In 2023, MIA served a record ±52.3 million passengers, up 3.2% from the previous year. As the busiest U.S. airport for international freight, MIA also handles ±43% of all U.S. flights to South America, reinforcing Miami's strength in trade and travel.

Miami continues to draw major corporate investment thanks to its business-friendly tax climate, strong infrastructure, and access to world-class educational institutions. It supports a growing tech ecosystem, with an expanding pipeline of startups, venture capital, and high-wage job opportunities. From fast-scaling companies to Fortune 500 firms, businesses are increasingly choosing Miami as a base for expansion and innovation.

Recognized as one of the Top 100 cities in the world (#23 in 2024), Miami is also consistently ranked as a "Top Place to Live" and "Best City to Retire." Its mix of global access, strong demographics, diverse economy, and unmatched lifestyle continues to make Miami one of the most desirable destinations in the U.S. for long-term growth and investment.



### Business & Tax Friendly Environment

Miami-Dade County, as well as the State of Florida, are known for their business and tax-friendly environments. Both the State of Florida and Miami-Dade County (as well as its municipalities) have made major changes to its regulatory environment, making it one of the most business-friendly areas in the United States benefiting from:

- ▶ NO local corporate income taxes
- ▶ NO state personal income taxes
- ▶ NO local personal income taxes
- ▶ NO property tax on business inventories
- ▶ NO corporate tax on limited partnerships
- ▶ NO property tax on goods in transit for up to 180 days
- ▶ NO sales and use tax on goods manufactured/produced in the state for export outside the state
- ▶ NO sales/use tax on boiler fuels
- ▶ NO sales/use tax on co-generation of electricity
- ▶ NO sales tax on purchases of raw materials incorporated in a final product for resale
- ▶ NO franchise tax on capital stock
- ▶ Sales/use tax exemption for aircraft modification, maintenance and repair
- ▶ Sales tax exemption on labor component of R&D expenditures
- ▶ Sales/use tax exemption for the entertainment industry
- ▶ Foreign source dividends are deleted from the corporate income tax base



### Global Business Hub

Miami's strategic location and international connectivity position it as a premier gateway for global commerce. Long recognized as the Gateway to Latin America, the city serves as a launch point for companies expanding across the Americas. With **more than 80 foreign consulates, trade offices, and bi-national chambers of commerce, and over 1,200 multinational firms headquartered in Miami-Dade County for Latin American operations**, Miami offers a well-established platform for international business growth.



### Business-Friendly Environment

Miami's low-tax, pro-business policies continue to attract companies looking to launch, relocate, or expand. Industry leaders such as SoftBank, Blackstone, Ryder Systems, and NBC Universal Telemundo have chosen Miami as a base for their operations, citing its favorable regulatory climate, access to talent, and unmatched quality of life.



### Vast Labor Force

With a **population of over 6.18 million residents and a workforce exceeding 3.1 million**, the Miami Metropolitan Statistical Area (MSA) proves itself as an ideal destination for companies valuing access to a diverse, highly skilled talent pool. The region's multicultural and multilingual workforce provides businesses with seamless integration into international operations. **Miami's labor force expanded by ±1.4% in 2024**, reflecting strong economic vitality and continued job market expansion.



### Financial Powerhouse

Miami has emerged as a major U.S. financial center, home to 60+ international banks—the largest concentration outside New York City. **Miami's booming finance sector employs ±150,000 people with an annual wage averaging around \$115,000, and contributes ±\$27.7 billion annually to the local economy**. Miami's fintech ecosystem ranks 11th globally, with over 500 startups, while major institutions like JPMorgan Chase and Citigroup reinforce the city's growing reputation as a global financial hub.



### Thriving Tech & Investment Sector

Miami leads the nation in foreign direct investment per capita, making it one of the fastest-growing destinations for global business. The city's **tech ecosystem is booming, with venture capital funding reaching ±\$4.6 billion in 2024, marking a ±35% year-over-year increase**. This rapid expansion has attracted major players in fin-tech, blockchain, and health tech, reinforcing Miami's reputation as an emerging innovation hub. **With ±2,500 startups, ±90,000 jobs, and 6+ unicorns, the whole startup ecosystem has been valued at \$95B**.



### Logistics & Trade Leader

Miami is a global logistics hub and the leading U.S. trade gateway to Latin America and the Caribbean—handling nearly one-third of all U.S. exports to the region. **PortMiami plays a vital role, moving ±9.7 million tons of cargo annually and generating ±\$45.5 billion in economic impact**. It's also among the world's busiest cruise ports, with **2024 passenger volume exceeding ±7.3 million**. **Miami International Airport (MIA), the nation's top airport for international freight, recorded 10.6 million international arrivals through August 2024**—a 9.6% year-over-year increase—reinforcing Miami's global trade and travel reach.

# Planned + Proposed Developments



## MBCC Hotel: Grand Hyatt Miami Beach ±0.1-mi from the Property

To complement the \$620 million renovation of the Miami Beach Convention Center, plans are underway for the Grand Hyatt Miami Beach, an 800-room hotel slated to open in late 2027. This state-of-the-art facility will feature ±90,000 square feet of indoor meeting space, multiple dining options, and direct connectivity to the convention center via a climate-controlled pedestrian bridge. The development aims to enhance Miami Beach's appeal as a premier destination for conventions and large-scale events.



## Shore Club Private Collection ±0.17-mi from the Property

Witkoff, in partnership with Monroe Capital, is developing the Shore Club Private Collection, a luxury project featuring 49 condominium units and a 75-key hotel on Miami Beach's "Billionaires' Beach." Designed by Robert A.M. Stern Architects, the development integrates a restored 1939 building with a new 20-story tower. **The project is approximately 90% presold, with record-breaking penthouse sales, underscoring its prominence in the luxury market.**



## The Raleigh Hotel and Residences ±0.15-mi from the Property

Developer Michael Shvo is leading the restoration and expansion of the iconic Raleigh Hotel at 1775 Collins Avenue. The project includes a new luxury condominium tower designed by architect Peter Marino, **44 exclusive residences**, each offering refined interiors, ocean views, and top-tier amenities. **Once completed, the property will operate under the Rosewood Hotels & Resorts brand**, further elevating its prestige.



## 1250 West Ave Condominium Tower ±1.1-mi from the Property

Plans have been unveiled for a striking 420-foot condominium tower at 1250 West Avenue, positioned directly adjacent to the award-winning Monad Terrace development by JDS Development. **Set to become one of the tallest residential buildings in South Beach, the proposed 29-story tower will include approximately 100 luxury residences, a 180-seat waterfront restaurant, and elevated outdoor spaces** — further enhancing the residential transformation of West Avenue.



## Global Recognition + Prestigious Accolades

Greater Miami and Miami Beach have received numerous prestigious accolades, underscoring the area's exceptional appeal as a premier destination including:

- **World Travel Awards named Miami Beach the 2023 World's Leading Lifestyle Destination**
- **World Travel Awards also recognized Miami Beach as North America's Leading Beach Destination and Leading City Destination in 2023**
- **The 2023 Travvy Awards bestowed Gold for Best City Destination – Domestic and Best Tourism Board – U.S., and Silver for Best Culinary Destination – U.S.**
- **Miami received the Award of Excellence in Corporate Incentive Travel**
- **TripAdvisor ranked Miami in the Top 5 'Best of the Best Destinations' in its 2023 Travelers' Choice Awards**
- **Travel Weekly's Magellan Awards honored Miami Beach with Gold for LGBTQ+ Destination and Destination App, and Silver for Best Beaches, Adventure Destination, and Hospitality Social Media**
- **Miami Beach Convention Center received the 2023 Distinctive Achievement Award from Association Conventions & Facilities Magazine**
- **Miami Beach was recognized for its innovative visitor experience and digital tools, further enhancing its global reputation**



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