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## Legal Ads and Public Notices

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**Aviso Público - Aviso De Elección Especial De Voto Por Correo - Desde El 1 De Marzo Del 2025 Al 30 De Abril Del 2025 - Creación Del Distrito Tributario Especial Conocido Como "South Beach Business Improvement District" Y El Cronograma De La Junta De Escrutinio. [Quinto Aviso] (/resources/legal-ads/municipalities/miami-beach/5SBBID Aviso de Eleccion FINAL5.pdf)**

**Miami Beach | Publish Date: Feb 17, 2025**

¿Deberá crearse el South Beach Business Improvement District por un período de 10 años, con un presupuesto anual estimado de \$2,147,242, a fin de estabilizar y mejorar el distrito comercial minorista de Ocean Drive y Collins Avenue, generalmente ubicado en un distrito histórico reconocido a nivel nacional, por medio de la promoción, gestión, comercialización y otros servicios similares, cuyo Distrito se financiará con tributos especiales por cobrar a los inmuebles beneficiados, con tributos aumentando de acuerdo con el Índice de Precios al Consumidor, hasta un 2% anual? \_\_\_\_ SÍ [PARA CREAR EL DISTRITO] \_\_\_\_ NO [PARA NO CREAR EL DISTRITO]

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**Public Notice - Notice Of Special Mail Ballot Election – From March 1, 2025 To April 30, 2025 - Creation Of A Special Assessment District To Be Known As "South Beach Business Improvement District" And Canvassing Board Schedule. [Fifth Notice] (/resources/legal-ads/municipalities/miami-beach/5SBBID Notice of Election FINAL5.pdf)**

**Miami Beach | Publish Date: Feb 17, 2025**

Shall the South Beach Business Improvement District be created for a 10-year term, with an estimated annual budget of \$2,147,242, to stabilize and improve the Ocean Drive and Collins Avenue retail business district, generally located within a nationally recognized historic district, through promotion, management, marketing, and similar services, which District shall be funded by special assessments against benefited properties, with assessments increasing pursuant to the Consumer Price Index, up to 2% annually? \_\_\_\_ YES [CREATE THE DISTRICT] \_\_\_\_ NO [DO NOT CREATE THE DISTRICT]

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**Public Hearing 1 - Ocean Terrace MXE Zoning District Change To CD-2 – Flum Amendment (/resources/legal-ads/municipalities/miami-beach/04-02262025-01 -04232025-01-oceanterflum.pdf)**

**Miami Beach | Publish Date: Feb 15, 2025**

NOTICE IS HEREBY GIVEN that on February 26, 2025, at 5:01 p.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a First Reading/Public Hearing on the following proposed Ordinance: OCEAN TERRACE MXE ZONING DISTRICT CHANGE TO CD-2 – FLUM AMENDMENT

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**Public Hearing 1 - Washington Avenue Residential Plan - Comprehensive Plan Amendment (/resources/legal-ads/municipalities/miami-beach/08-02262025-05wavecompplan.pdf)**

**Miami Beach | Publish Date: Feb 15, 2025**

NOTICE IS HEREBY GIVEN that on February 26, 2025, at 9:35 a.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a First Reading/Public Hearing on the following proposed Ordinance: WASHINGTON AVENUE RESIDENTIAL PLAN - COMPREHENSIVE PLAN AMENDMENT

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**Public Hearing 2 - Ocean Terrace MXE Zoning District Change To CD-2 – Zoning Map Amendment (/resources/legal-ads/municipalities/miami-beach/05-02262025-02-04232025-02oceanterzoningmap.pdf)**

**Miami Beach | Publish Date: Feb 15, 2025**

NOTICE IS HEREBY GIVEN that on February 26, 2025, at 5:02 p.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a First Reading/Public Hearing on the following proposed Ordinance: OCEAN TERRACE MXE ZONING DISTRICT CHANGE TO CD-2 – ZONING MAP AMENDMENT

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**Public Hearing 2 - Washington Avenue Residential Plan - LDR Amendment (/resources/legal-ads/municipalities/miami-beach/09-02262025-06waveldr.pdf)**

**Miami Beach | Publish Date: Feb 15, 2025**

NOTICE IS HEREBY GIVEN that on February 26, 2025, at 9:40 a.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a First Reading/Public Hearing on the following proposed Ordinance: WASHINGTON AVENUE RESIDENTIAL PLAN - LDR AMENDMENT

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**Public Hearing - C-PS2 Development Regulations - 6th Street Overlay (/resources/legal-ads/municipalities/miami-beach/10-02262025-076stoverlay.pdf)**

**Miami Beach | Publish Date: Feb 15, 2025**

NOTICE IS HEREBY GIVEN that on February 26, 2025, at 5:03 p.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a First Reading/Public Hearing on the following proposed Ordinance: C-PS2 DEVELOPMENT REGULATIONS - 6TH STREET OVERLAY

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**Public Meeting - How A Person May Participate During The February 26, 2025 Hybrid City Commission Meeting (/resources/legal-ads/municipalities/miami-beach/04-02262025-03avm.pdf)**

**Miami Beach | Publish Date: Feb 15, 2025**

On February 26, 2025, commencing at 8:30 a.m., the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the Commission Chamber at 1700 Convention Center, 3rd Floor, Miami Beach, Florida, 33139.

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**Public Notice 1 - Notice Of Public Hearings - February 26, 2025 Hybrid City Commission Meeting** [./resources/legal-ads/municipalities/miami-beach/06-02262025-04longherald.pdf](/resources/legal-ads/municipalities/miami-beach/06-02262025-04longherald.pdf)

**Miami Beach | Publish Date: Feb 15, 2025**

On February 26, 2025, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the Commission Chamber, located at 1700 Convention Center Drive, 3rd Floor, Miami Beach, Florida 33139.

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**Public Notice 2 - Notice of Public Hearings - February 26, 2025 Hybrid City Commission Meeting** [./resources/legal-ads/municipalities/miami-beach/07-02262025-08longwebsite.pdf](/resources/legal-ads/municipalities/miami-beach/07-02262025-08longwebsite.pdf)

**Miami Beach | Publish Date: Feb 15, 2025**

On February 26, 2025, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the Commission Chamber, located at 1700 Convention Center Drive, 3rd Floor, Miami Beach, Florida 33139.



# **CITY OF MIAMI BEACH**

## **HOW A PERSON MAY PARTICIPATE DURING THE FEBRUARY 26, 2025 HYBRID CITY COMMISSION MEETING**

### **In-Person Participation:**

On **February 26, 2025**, commencing at 8:30 a.m., the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the Commission Chamber at **1700 Convention Center, 3<sup>rd</sup> Floor**, Miami Beach, Florida, 33139.

### **Providing Spoken Public Comment:**

Applicants and members of the public who wish to attend this Commission Meeting or provide public comment in person may appear at the Commission Chamber. Applicants and members of the public who wish to participate or provide comment virtually during the Commission Meeting may join the webinar at: <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at: 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Applicants and members of the public wanting to speak virtually on an Item during the meeting must click the "raise hand" icon if using the Zoom app or press \*9 on the telephone to raise their hand.

### **Observing the Commission Meeting:**

The Commission Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at, <https://www.miamibeachfl.gov/government/mbtv/> as well as on Breezeline Cable channel 660 or 2004 (HD), AT&T U-verse channel 99, Hotwire Communications channel 395, and ROKU device on PEG.TV channel. Closed captioning displays of the audio portion of the Commission Meeting are available in English and Spanish on MBTV. The Commission Meeting will also be broadcast live on social media at [facebook.com/cityofmiamibeach](https://facebook.com/cityofmiamibeach). Closed captioning displays of the audio portion of the Commission Meeting are available in English on Facebook.

### **Submitting Written Public Comment Before the Commission Meeting:**

There are two ways for the public to submit written comments on a Commission Meeting Item:

- You may submit eComments once the agenda is published by visiting <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda> and clicking the comment bubble icon in the "Current and Upcoming Meetings" section to comment on specific agenda items. eComments are accepted until 5:00 p.m. the day before the meeting.
- Alternatively, the public may submit written comments by sending an email to [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) by 5:00 p.m. the day before the Commission Meeting. Please identify the Agenda Item Number in the email subject line.

Comments received, in either format, will be forwarded to the Mayor and Commissioners and will be included as a part of the meeting record.

### **DR. STANLEY SUTNICK CITIZEN'S SPEAKERS FORUM**

The times for the public comment period, known as the Dr. Stanley Sutnick Citizen's Forum, are 8:30 a.m. and 1:00 p.m., or as soon as possible thereafter. Approximately thirty minutes will be allocated to each session, with individuals being limited to no more than two minutes or for a period established by the Mayor. No appointment or advance notification is needed to speak to the Commission during this Forum. During the Dr. Stanley Sutnick Citizen's Forum, the public may address any issues and/or concerns.

## **AUDIO/VISUAL PRESENTATIONS**

Audio/visual (AV) materials relating to Agenda Items at City Commission meetings may be presented by utilizing the City's AV equipment, provided that materials are submitted to the Department of Marketing and Communications by 8:30 a.m., one (1) business day before the meeting. Advance submittal of a presentation will allow the Communications Department to plan for the use of the appropriate AV equipment. AV materials must be submitted via email at [communications@miamibeachfl.gov](mailto:communications@miamibeachfl.gov). The body of the email must include a notation listing the name or group, contact person, daytime telephone number, email address, description/title of the presentation, and Agenda Item Title as well as the Agenda Item Number. Please reference "Audio/Visual Material" in the email subject line. Acceptable formats for electronic submission are .pdf, .ppt, .pptx, .pps, .ppsx, .wmv, .avi, and .mov. (Note that .pdf is the preferred format for PowerPoint presentations.)

Before every Commission meeting, an Agenda and backup materials are published by the Administration. The Agenda and backup materials are available on the City's website: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda> the Thursday before a regularly scheduled Commission Meeting. Interested parties are invited to take part in this meeting or be represented by an agent. This meeting, or any Item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

To request this material in an alternate format, a sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service).

*To review the Business Impact Estimates for proposed Ordinances in this meeting, please visit <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>*

### **Parking**

Meeting attendees can park at the City Hall Garage, 1755 Meridian Avenue, Miami Beach, Florida, 33139.

MIAMIBeach

Rafael E. Granado, City Clerk  
City of Miami Beach  
[CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411

**AD: 02262025-01 AVM**

**CITY OF MIAMI BEACH  
NOTICE OF PUBLIC HEARINGS  
OCEAN TERRACE MXE ZONING DISTRICT CHANGE  
TO CD-2 – FLUM AMENDMENT**

**ORDINANCE AMENDING THE FUTURE LAND USE  
MAP OF THE COMPREHENSIVE PLAN BY CHANGING  
THE FUTURE LAND USE CATEGORY FOR THE MXE  
(MIXED-USE ENTERTAINMENT) DISTRICT IN NORTH  
BEACH LOCATED ALONG OCEAN TERRACE  
BETWEEN 73RD AND 75TH STREETS, WHICH IS  
COMPRISED OF LESS THAN 10 ACRES, FROM THE  
CURRENT DESIGNATION OF MXE, “MIXED USE  
ENTERTAINMENT,” TO THE FUTURE LAND USE  
CATEGORY OF CD-2, “COMMERCIAL, MEDIUM  
INTENSITY”**

**FEBRUARY 26, 2025 AND APRIL 23, 2025  
CITY COMMISSION MEETINGS**

NOTICE IS HEREBY GIVEN that on **February 26, 2025**, at **5:01 p.m.**, or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a First Reading/Public Hearing on the following proposed Ordinance:

**OCEAN TERRACE MXE ZONING DISTRICT CHANGE TO CD-2 – FLUM  
AMENDMENT**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 2.4.1 OF THE MIAMI BEACH RESILIENCY CODE, AND PURSUANT TO SECTIONS 163.3181 AND SECTION 163.3187, FLORIDA STATUTES, FOR THE MXE (MIXED-USE ENTERTAINMENT) DISTRICT IN NORTH BEACH LOCATED ALONG OCEAN TERRACE BETWEEN 73RD AND 75TH STREETS, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF MXE, “MIXED USE ENTERTAINMENT,” TO THE FUTURE LAND USE CATEGORY OF CD-2, “COMMERCIAL, MEDIUM INTENSITY”; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.*

If this proposed Ordinance is approved on First Reading, then on **April 23, 2025**, at **9:15 a.m.**, or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a **Second Reading/Public Hearing** on the proposed Ordinance.

During the February 26, 2025, and April 23, 2025 Hybrid Commission Meetings, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the **Commission Chamber at 1700 Convention Center Drive, 3<sup>rd</sup> Floor, Miami Beach, Florida 33139.**

Members of the public who wish to attend this Commission Meeting or provide public comment in person may appear at the Commission Chamber. Applicants and members of the public who want to participate or provide comment virtually during the Commission Meeting may join the webinar at <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Members of the public wanting to speak virtually on an Item during the meeting must click the "raise hand" icon if using the Zoom app or press \*9 on the telephone to raise their hand.

INTERESTED PARTIES are invited to participate in this meeting or be represented by an agent. The public may submit written comments on Commission Meeting Items by either submitting an eComment through the agenda page at <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda> and clicking the comment bubble icon in the "Current and Upcoming Meetings" section or by emailing [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) with the Agenda Item Number in the subject line. Comments received in either format will be accepted until 5:00 p.m. the day before the meeting. All submissions will be forwarded to the Mayor and Commissioners and included in the meeting record.

Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda>. This meeting, or any Item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission concerning any matter considered at its meeting or its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent from the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in an alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service).

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*To review the Business Impact Estimates for the above proposed Ordinance, please visit <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>.*

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**MIAMIBEACH**

Rafael E. Granado, City Clerk  
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305.673.7411

**AD: 02262025-01 / 04232025-01**

**CITY OF MIAMI BEACH  
NOTICE OF PUBLIC HEARINGS**

**OCEAN TERRACE MXE ZONING DISTRICT CHANGE  
TO CD-2 – ZONING MAP AMENDMENT**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING  
DISTRICT MAP, BY CHANGING THE ZONING  
DISTRICT CLASSIFICATION FOR THE MXE (MIXED-  
USE ENTERTAINMENT) DISTRICT LOCATED IN  
NORTH BEACH ALONG OCEAN TERRACE BETWEEN  
73RD AND 75TH STREETS, WHICH IS COMPRISED OF  
LESS THAN 10 ACRES, FROM THE CURRENT ZONING  
CLASSIFICATION OF MXE “MIXED-USE  
ENTERTAINMENT,” TO CD-2, “COMMERCIAL,  
MEDIUM INTENSITY”**

**FEBRUARY 26, 2025 AND APRIL 23, 2025  
CITY COMMISSION MEETINGS**

NOTICE IS HEREBY GIVEN that on **February 26, 2025**, at **5:02 p.m.**, or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a First Reading/Public Hearing on the following proposed Ordinance:

**OCEAN TERRACE MXE ZONING DISTRICT CHANGE TO CD-2 – ZONING  
MAP AMENDMENT**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 7.2.1.2 OF THE MIAMI BEACH RESILIENCY CODE, ENTITLED “DISTRICT MAP,” PURSUANT TO SECTION 2.5.1, ENTITLED “CHANGE TO ZONING DISTRICT BOUNDARIES (REZONING),” BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE MXE (MIXED-USE ENTERTAINMENT) DISTRICT LOCATED IN NORTH BEACH ALONG OCEAN TERRACE BETWEEN 73RD AND 75TH STREETS, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF MXE “MIXED USE ENTERTAINMENT,” TO CD-2, “COMMERCIAL, MEDIUM INTENSITY”; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.*

If this proposed Ordinance is approved on First Reading, then on **April 23, 2025**, at **9:16 a.m.**, or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a **Second Reading/Public Hearing** on the proposed Ordinance.

During the February 26, 2025, and April 23, 2025 Hybrid Commission Meetings, the City



of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the **Commission Chamber at 1700 Convention Center Drive, 3<sup>rd</sup> Floor, Miami Beach, Florida 33139.**

Members of the public who wish to attend this Commission Meeting or provide public comment in person may appear at the Commission Chamber. Applicants and members of the public who want to participate or provide comment virtually during the Commission Meeting may join the webinar at <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Members of the public wanting to speak virtually on an Item during the meeting must click the "raise hand" icon if using the Zoom app or press \*9 on the telephone to raise their hand.

INTERESTED PARTIES are invited to participate in this meeting or be represented by an agent. The public may submit written comments on Commission Meeting Items by either submitting an eComment through the agenda page at <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda> and clicking the comment bubble icon in the "Current and Upcoming Meetings" section or by emailing [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) with the Agenda Item Number in the subject line. Comments received in either format will be accepted until 5:00 p.m. the day before the meeting. All submissions will be forwarded to the Mayor and Commissioners and included in the meeting record.

Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda>. This meeting, or any Item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

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*To review the Business Impact Estimates for the above proposed Ordinance, please visit <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>.*

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**MIAMIBEACH**

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City of Miami Beach  
[CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411

**AD: 02262025-02 / 04232025-02**

**CITY OF MIAMI BEACH  
NOTICE OF PUBLIC HEARINGS**

**FEBRUARY 26, 2025  
HYBRID CITY COMMISSION MEETING**

On **February 26, 2025**, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the **Commission Chamber, located at 1700 Convention Center Drive, 3<sup>rd</sup> Floor, Miami Beach, Florida 33139**.

Members of the public who wish to attend this Commission Meeting or provide public comment in person may appear at the Commission Chamber. Applicants and members of the public who wish to participate or provide comment virtually during the Commission Meeting may join the webinar at: <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at: 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Members of the public wanting to speak virtually on an Item during the meeting must click the "raise hand" icon if using the Zoom app or press \*9 on the telephone to raise their hand.

**NOTICE IS HEREBY GIVEN** that the following Public Hearings will be heard by the Mayor and City Commissioners of the City of Miami Beach, Florida, on **February 26, 2025**, at the times listed or as soon thereafter as the matter can be heard. For questions, please contact the Office of the City Clerk at 305.673.7411.

**9:15 a.m. First Reading Public Hearing**

**PRIDE PARK - COMPREHENSIVE PLAN AND FLUM AMENDMENT**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN PURSUANT TO SECTION 2.4.1 OF THE LAND DEVELOPMENT REGULATIONS, BY AMENDING THE "RESILIENT LAND USE & DEVELOPMENT ELEMENT," GOAL RLU 1, ENTITLED "LAND USE," OBJECTIVE RLU 1.1, ENTITLED "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES" AT TABLE RLU 1.1, AND BY CREATING POLICY RLU 1.1.18.B ENTITLED "RECREATION AND OPEN SPACE - CIVIC AND CONVENTION CENTER (ROS-CCC); AND PURSUANT TO FLORIDA STATUTES, SECTIONS 163.3181 AND SECTION 163.3187, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT PRIDE PARK, WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF "PUBLIC FACILITIES - CONVENTION CENTER FACILITIES (PF-CCC)," TO THE FUTURE LAND USE CATEGORY OF RECREATION AND OPEN SPACE - CIVIC AND CONVENTION CENTER (ROS-CCC); PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.*

**9:20 a.m. Second Reading Public Hearing**

**RESIDENTIAL USE INCENTIVES – READOPTION OF COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS OF SECTION 163.3184(3), FLORIDA STATUTES, BY AMENDING THE "RESILIENT LAND USE & DEVELOPMENT ELEMENT," GOAL RLU 1, ENTITLED "LAND USE," OBJECTIVE RLU 1.1, ENTITLED "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES" AT TABLE RLU 1.1 TO PROVIDE CONSISTENCY WITH FLOOR AREA RATIO (F.A.R.) REGULATIONS; AT POLICY RLU 1.1.5, ENTITLED "LOW DENSITY MULTI FAMILY RESIDENTIAL (RM-1)," TO PROVIDE FAR INCENTIVES TO ENCOURAGE THE CONVERSION OF LEGALLY ESTABLISHED TRANSIENT USES TO RESIDENTIAL USES IN THE "WEST AVENUE BAYFRONT OVERLAY"; BY AMENDING POLICY RLU 1.1.6 ENTITLED "MEDIUM DENSITY MULTI FAMILY RESIDENTIAL (RM-2)," TO PROVIDE FAR INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF RESIDENTIAL USES AND THE CONVERSION OF EXISTING TRANSIENT USES TO RESIDENTIAL USES FOR PROPERTIES LOCATED IN THE "MID BEACH RESIDENTIAL USE

INCENTIVE AREA,” AND TO PROVIDE FAR INCENTIVES TO ENCOURAGE THE CONVERSION OF LEGALLY ESTABLISHED TRANSIENT USES TO RESIDENTIAL USES IN THE “WEST AVENUE BAYFRONT OVERLAY”; BY AMENDING POLICY RLU 1.1.7 ENTITLED “HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3),” TO PROVIDE FAR INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF RESIDENTIAL USES AND THE CONVERSION OF EXISTING TRANSIENT USES TO RESIDENTIAL USES FOR PROPERTIES LOCATED IN THE “MID BEACH RESIDENTIAL USE INCENTIVE AREA”; BY AMENDING POLICY 1.1.25, ENTITLED “HIGH DENSITY RESIDENTIAL PERFORMANCE STANDARD (R-PS-4),” TO PROVIDE FAR INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF RESIDENTIAL USES AND THE CONVERSION OF EXISTING TRANSIENT USES TO RESIDENTIAL USES; BY AMENDING OBJECTIVE 1.2, ENTITLED “LAND USE REGULATION,” TO ESTABLISH POLICY 1.2.8, ENTITLED “RESIDENTIAL USE INCENTIVES,” TO PROVIDE MINIMUM STANDARDS FOR OBTAINING THE FAR INCENTIVES SET FORTH IN THIS ORDINANCE; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.*

#### **9:25 a.m. First Reading Public Hearing**

##### **MINIMUM HOTEL UNIT SIZE REQUIREMENTS**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” ARTICLE I, ENTITLED “GENERAL TO ALL ZONING DISTRICTS,” BY AMENDING SECTION 7.1.5, ENTITLED “UNIT SIZES,” AT SUBSECTION 7.1.5.2, ENTITLED “UNIT SIZE STANDARDS,” BY MODIFYING THE MINIMUM LODGING AND HOTEL UNIT SIZES CITY-WIDE; BY AMENDING CHAPTER 7, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” ARTICLE II, ENTITLED “DISTRICT REGULATIONS,” BY AMENDING SECTION 7.2.4, ENTITLED “RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY,” AT SUBSECTION 7.2.4.3, ENTITLED “DEVELOPMENT REGULATIONS (RM-1),” BY MODIFYING THE MINIMUM LODGING AND HOTEL UNIT SIZE; BY AMENDING SECTION 7.2.5, ENTITLED “RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY,” AT SUBSECTION 7.2.5.3, ENTITLED “DEVELOPMENT REGULATIONS (RM-2),” BY MODIFYING THE MINIMUM LODGING AND HOTEL UNIT SIZE; BY AMENDING SECTION 7.2.6, ENTITLED “RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY,” AT SUBSECTION 7.2.6.3, ENTITLED “DEVELOPMENT REGULATIONS (RM-3),” BY MODIFYING THE MINIMUM LODGING AND HOTEL UNIT SIZE; BY AMENDING SECTION 7.2.10, ENTITLED “CD-1 COMMERCIAL, LOW INTENSITY DISTRICT,” AT SUBSECTION 7.2.10.3, ENTITLED “DEVELOPMENT REGULATIONS (CD-1),” BY MODIFYING THE MINIMUM LODGING AND HOTEL UNIT SIZE; BY AMENDING SECTION 7.2.11, ENTITLED “CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT,” AT SUBSECTION 7.2.11.3, ENTITLED “DEVELOPMENT REGULATIONS (CD-2),” BY MODIFYING THE MINIMUM LODGING AND HOTEL UNIT SIZE; BY AMENDING SECTION 7.2.12, ENTITLED “CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT,” AT SUBSECTION 7.2.12.3, ENTITLED “DEVELOPMENT REGULATIONS (CD-3),” BY MODIFYING THE MINIMUM LODGING AND HOTEL UNIT SIZE; BY AMENDING SECTION 7.2.13, ENTITLED “MIXED USE ENTERTAINMENT DISTRICT,” AT SUBSECTION 7.2.13.3, ENTITLED “DEVELOPMENT REGULATIONS (MXE),” BY MODIFYING THE MINIMUM LODGING AND HOTEL UNIT SIZE; BY AMENDING SECTION 7.2.14, ENTITLED “NORTH BEACH TOWN CENTER-CORE DISTRICT (TC),” BY MODIFYING SUBSECTION 7.2.14.4, ENTITLED “DEVELOPMENT REGULATIONS (TC),” BY MODIFYING THE MINIMUM LODGING AND HOTEL UNIT SIZE AND BY MODIFYING SUBSECTION 7.2.14.6, ENTITLED “TOWN CENTER-CENTRAL CORE (TC-C) DISTRICT,” BY REMOVING ‘MICRO-HOTEL’ AS A PERMITTED USE, ALONG WITH ASSOCIATED REFERENCES; BY AMENDING SECTION 7.2.15, ENTITLED “PERFORMANCE STANDARD DISTRICT (PS),” AT SUBSECTION 7.2.15.2, ENTITLED “RESIDENTIAL PERFORMANCE STANDARDS DISTRICTS (R-PS),” BY MODIFYING THE MINIMUM LODGING AND HOTEL UNIT SIZE; AND BY AMENDING SUBSECTION 7.2.15.3, ENTITLED “COMMERCIAL PERFORMANCE STANDARDS DISTRICTS (C-PS),” BY MODIFYING THE MINIMUM LODGING AND HOTEL UNIT SIZE; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, APPLICABILITY; AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.*

#### **9:30 a.m. First Reading Public Hearing**

## HOTEL USE APPROVAL CLARIFICATION – LDR TEXT AMENDMENT

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” ARTICLE II, ENTITLED “DISTRICT REGULATIONS,” BY AMENDING SECTION 7.2.4, ENTITLED “RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY,” AT SUBSECTION 7.2.4.2, ENTITLED “USES (RM-1),” AND BY AMENDING SECTION 7.2.5, ENTITLED “RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY,” AT SUBSECTION 7.2.5.2, ENTITLED “USES (RM-2),” AND BY AMENDING SECTION 7.2.6, ENTITLED “RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY,” AT SUBSECTION 7.2.6.2, ENTITLED “USES (RM-3),” AND BY AMENDING SECTION 7.2.10, ENTITLED “CD-1 COMMERCIAL, LOW INTENSITY DISTRICT,” AT SUBSECTION 7.2.10.2, ENTITLED “USES (CD-1),” AND BY AMENDING SECTION 7.2.11, ENTITLED “CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT,” AT SUBSECTION 7.2.11.2, ENTITLED “USES (CD-2),” AND BY AMENDING SECTION 7.2.12, ENTITLED “CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT,” AT SUBSECTION 7.2.12.2, ENTITLED “USES (CD-3),” AND BY AMENDING SECTION 7.2.13, ENTITLED “MIXED USE ENTERTAINMENT DISTRICT,” AT SUBSECTION 7.2.13.2, ENTITLED “USES (MXE),” AND BY AMENDING SECTION 7.2.14, ENTITLED “NORTH BEACH TOWN CENTER-CORE DISTRICT (TC),” AT SUBSECTION 7.2.14.2, ENTITLED “USES (TC-1, TC-2),” AND BY AMENDING SUBSECTION 7.2.14.3, ENTITLED “USES (TC-3),” AND BY AMENDING SUBSECTION 7.2.14.6, ENTITLED “TOWN CENTER-CENTRAL CORE (TC-C) DISTRICT,” AND BY AMENDING SECTION 7.2.15, ENTITLED “PERFORMANCE STANDARD DISTRICT (PS),” AT SUBSECTION 7.2.15.2, ENTITLED “RESIDENTIAL PERFORMANCE STANDARDS DISTRICTS (R-PS),” AND BY AMENDING SUBSECTION 7.2.15.3, ENTITLED “COMMERCIAL PERFORMANCE STANDARDS DISTRICTS (C-PS),” BY REFERENCING THE HOTEL APPROVAL PROCESS ESTABLISHED UNDER SECTION 2.7.2, AND CONFORMING THE REGULATIONS FOR EACH RESPECTIVE ZONING DISTRICT TO REFLECT THAT THE APPROVAL OF A WARRANT BY THE CITY COMMISSION SHALL BE REQUIRED PRIOR TO THE REVIEW OF A LAND USE BOARD APPLICATION OR BUILDING PERMIT FOR A HOTEL, SUITE HOTEL, APARTMENT HOTEL, OR HOSTEL, SUBJECT TO EXCEPTIONS, AND SUBJECT TO THE PROCEDURAL REQUIREMENTS AND REVIEW CRITERIA IN SECTION 2.7.2; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, APPLICABILITY; AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.*

### **5:00 p.m. First Reading Public Hearing**

#### OCEAN TERRACE MXE ZONING DISTRICT CHANGE TO CD-2 - LDR OVERLAY

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 7 OF THE MIAMI BEACH RESILIENCY CODE, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” ARTICLE III, ENTITLED “OVERLAY DISTRICTS,” AT SECTION 7.3.6, “OCEAN TERRACE OVERLAY,” TO AMEND THE OCEAN TERRACE OVERLAY REGULATIONS TO CLARIFY THAT REGULATIONS APPLICABLE TO PROPERTIES THAT WERE PREVIOUSLY ZONED MXE WILL CONTINUE TO APPLY TO PROPERTIES FRONTING OCEAN TERRACE; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.*

INTERESTED PARTIES are invited to take part in this meeting or be represented by an agent. The public may submit written comments on Commission Meeting Items by either submitting an eComment through the agenda page at <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda> and clicking the comment bubble icon in the "Current and Upcoming Meetings" section or by emailing [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) with the Agenda Item Number in the subject line. Comments received, in either format, will be accepted until 5:00 p.m. the day before the meeting. All submissions will be forwarded to the Mayor and Commissioners and included in the meeting record.

Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda> This meeting, or any Item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides

to appeal any decision made by the City Commission concerning any matter considered at its meeting or its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent from the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in an alternate format, a sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service).

The City Commission Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeachfl.gov/government/mbtv/>, as well as on Breezeline Cable channel 660 or 2004 (HD), AT&T U-verse channel 99, Hotwire Communications channel 395, and ROKU device on PEG.TV channel, and on social media at <https://www.facebook.com/cityofmiamibeach>.

*To review the Business Impact Estimates for proposed Ordinances, please visit <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>.*

*To access additional advertisements and notices, visit Miami-Dade County's designated website at <http://legalads.miamidade.gov/> and filter by municipality.*

#### **Parking**

Meeting attendees can park at the City Hall Garage, 1755 Meridian Avenue, Miami Beach, Florida 33139.

# MIAMIBEACH

**AD: 02262025-04**

Rafael E. Granado, City Clerk  
City of Miami Beach  
[CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411



**CITY OF MIAMI BEACH  
NOTICE OF PUBLIC HEARINGS**

**FEBRUARY 26, 2025  
HYBRID CITY COMMISSION MEETING**

On **February 26, 2025**, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the **Commission Chamber, located at 1700 Convention Center Drive, 3<sup>rd</sup> Floor, Miami Beach, Florida 33139**.

Members of the public who wish to attend this Commission Meeting or provide public comment in person may appear at the Commission Chamber. Applicants and members of the public who wish to participate or provide comment virtually during the Commission Meeting may join the webinar at: <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at: 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Members of the public wanting to speak virtually on an Item during the meeting must click the "raise hand" icon if using the Zoom app or press \*9 on the telephone to raise their hand.

**NOTICE IS HEREBY GIVEN** that the following Public Hearings will be heard by the Mayor and City Commissioners of the City of Miami Beach, Florida, on **February 26, 2025**, at the times listed or as soon thereafter as the matter can be heard. For questions, please contact the Office of the City Clerk at 305.673.7411.

**9:45 a.m. Second Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 62 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED, "HUMAN RELATIONS," BY AMENDING ARTICLE II, ENTITLED "DISCRIMINATION," BY AMENDING SECTION 62-35 THEREOF, ENTITLED "MEMBERSHIP," TO AMEND THE HUMAN RIGHTS COMMITTEE MEMBER TERM LIMITS; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**9:50 a.m. Second Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 2 OF THE MIAMI BEACH CITY CODE, ENTITLED "ADMINISTRATION," BY AMENDING ARTICLE III, ENTITLED "AGENCIES, BOARDS AND COMMITTEES," BY AMENDING DIVISION 14, ENTITLED "NEXT GENERATION COUNCIL," BY AMENDING SECTION 2-176, ENTITLED "ESTABLISHED; PURPOSE," SECTION 2-177, ENTITLED "POWERS AND DUTIES," AND SECTION 2-178, ENTITLED "COMPOSITION," TO REVISE THE REQUIREMENTS FOR SERVICE ON THE NEXT GENERATION COUNCIL; AND, PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**9:55 a.m. Second Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 6 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED "ALCOHOLIC BEVERAGES," ARTICLE I, ENTITLED "IN GENERAL," BY AMENDING SECTION 6-3 THEREOF, ENTITLED "HOURS OF SALE/VIOLATIONS," BY AMENDING SUBSECTION (a)(9) THEREOF, TO UPDATE THE REQUIREMENTS OF THIS SUBSECTION; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**10:05 a.m. Public Hearing**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE SECOND AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA. JOINT CITY COMMISSION AND NBCRA. *This Resolution is being heard pursuant to §§166.041 and 166.241 F.S. and City Code Sections 34-81 to 34-86. Inquiries may be directed to the Office of Management and Budget at 305.673.7510.*

**10:15 a.m. First Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 12 OF THE MIAMI BEACH CITY CODE, ENTITLED "ARTS, CULTURE AND ENTERTAINMENT," BY AMENDING ARTICLE II, ENTITLED "SPECIAL EVENTS," BY CREATING SECTION 12-5.2 THEREOF, ENTITLED "SPECIAL EVENT PERMIT REQUIRED FOR LARGE SCALE RESIDENTIAL PARTIES AND EVENTS"; AND, PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**10:20 a.m. First Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 2 OF THE MIAMI BEACH CITY CODE, ENTITLED "ADMINISTRATION," BY AMENDING ARTICLE IV, ENTITLED "OFFICERS AND EMPLOYEES," BY AMENDING DIVISION 5 THEREOF, ENTITLED "OFFICE OF INSPECTOR GENERAL", BY AMENDING SECTION 2-256 THEREOF, ENTITLED "OFFICE OF INSPECTOR GENERAL," TO AUTHORIZE "RED FLAG" REVIEW BY THE OFFICE OF THE INSPECTOR GENERAL OF PROPOSED OR IMPENDING CITY ACTION; AND, PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**10:25 a.m. Second Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 58 OF THE MIAMI BEACH CITY CODE, ENTITLED "HOUSING," BY AMENDING ARTICLE III, ENTITLED "PROPERTY MAINTENANCE STANDARDS," BY AMENDING SECTION 58-298 THEREOF TO REQUIRE PROPERTY OWNERS OF COMMERCIAL, HISTORICALLY DESIGNATED BUILDINGS IN ALL OTHER HISTORIC DISTRICTS (AS DEFINED) TO MAINTAIN THE HISTORIC CHARACTER BY PROMPTLY ADDRESSING EXTERIOR MAINTENANCE, UNAPPROVED SIGNAGE OR AWNINGS, AND OTHER VISUAL BLIGHT VIOLATIONS; AND, PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**10:30 a.m. Second Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CREATING "THE HOUSING PROTECTION ORDINANCE," BY AMENDING CHAPTER 58 OF THE MIAMI BEACH CITY CODE, ENTITLED "HOUSING," BY AMENDING ARTICLE IV, ENTITLED "RENTAL HOUSING," BY AMENDING DIVISION 3, ENTITLED "TERMINATION OF TENANCY," BY AMENDING SECTION 58-386, ENTITLED "WRITTEN NOTICE OR TERMINATION OF TENANCY," TO REQUIRE RESIDENTIAL LANDLORDS TO PROVIDE AT LEAST 90 DAYS WRITTEN NOTICE TO THE CITY OF PROPOSED INCREASES IN TENANTS' MONTHLY RENT PAYMENT OF TEN PERCENT OR MORE FOR SPECIFIED RECIPIENTS OF CITY SERVICES; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**10:35 a.m. First Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 58 OF THE MIAMI BEACH CITY CODE, ENTITLED "HOUSING," BY AMENDING ARTICLE I, ENTITLED "IN GENERAL," BY CREATING SECTION 58-2, THEREOF, TO BE ENTITLED "FAIR APPROVAL PROCESS" REQUIRING CONDOMINIUM ASSOCIATIONS TO APPROVE OR DISAPPROVE AN APPLICATION FROM A POTENTIAL RESIDENT WITHIN FIFTEEN (15) BUSINESS DAYS; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**10:40 a.m. Second Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 70 OF THE CITY CODE, ENTITLED "MISCELLANEOUS OFFENSES," BY AMENDING ARTICLE II, ENTITLED "PUBLIC PLACES," BY AMENDING DIVISION 2, ENTITLED "BICYCLING, SKATEBOARDING, ROLLER SKATING, IN-LINE SKATING, MOTORIZED MEANS OF TRANSPORTATION, ELECTRIC BICYCLES, MOPEDS, MOTORCYCLES, MOTORIZED BICYCLES, AND MOTORIZED SCOOTERS," BY AMENDING SECTION 70-66, ENTITLED "DEFINITIONS," BY CONFORMING THE DEFINITION OF MOTORIZED SCOOTER TO STATE LAW; AND BY AMENDING SECTION 70-67, ENTITLED "PROHIBITED ACTIVITIES," BY PROHIBITING MOTORIZED MEANS OF TRANSPORTATION, BICYCLING, IN-LINE SKATING, ROLLER SKATING, AND SKATEBOARDING ON THE BAYWALK; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**10:45 a.m. First Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 106 OF THE CITY CODE, ENTITLED "TRAFFIC AND VEHICLES," BY AMENDING ARTICLE III, ENTITLED "PUBLIC OFF-STREET PARKING FACILITIES," BY CREATING SECTION 106-119 THEREOF, ENTITLED "REQUIREMENTS FOR PRIVATE PROPERTIES USED FOR PAID MOTOR VEHICLE PARKING; PENALTIES," BY REQUIRING OWNERS AND OPERATORS OF PRIVATE PROPERTIES THAT ARE OPEN TO THE PUBLIC FOR PAID MOTOR VEHICLE PARKING TO PLACE CERTAIN SIGNAGE IN SUCH PRIVATE PARKING FACILITIES; BY IMPOSING CERTAIN REQUIREMENTS FOR THE ISSUANCE OF PRIVATE PARKING INVOICES; BY REQUIRING SPECIFIED APPEAL PROCEDURES FOR PRIVATE PARKING INVOICES; BY REQUIRING A 15-MINUTE GRACE PERIOD AT PRIVATE PARKING FACILITIES; BY PROHIBITING PRIVATE PARKING FACILITIES FROM SELLING, OFFERING TO SELL, OR TRANSFERRING ANY PERSONAL INFORMATION OBTAINED FROM A PARTY USING THE PRIVATE PROPERTY FOR PARKING SERVICES; BY PROVIDING CIVIL PENALTIES FOR VIOLATION; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**10:50 a.m. First Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 82 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED "PUBLIC PROPERTY," BY AMENDING ARTICLE VI, ENTITLED "NAMING OF PUBLIC FACILITIES AND ESTABLISHMENT OF MONUMENTS OR MEMORIALS," BY AMENDING SECTION 82-503 THEREOF, ENTITLED "NAMING OF PUBLIC FACILITIES; CO-NAMING AND RE-NAMING OF STREETS," BY AMENDING SUBSECTIONS (C)(1)(A) AND (C)(2)(A) TO PROVIDE ADDITIONAL CRITERIA AND PROCEDURES FOR THE CO-NAMING OF STREETS IN HONOR OF AN INDIVIDUAL WHO MADE LASTING AND SIGNIFICANT CONTRIBUTIONS TO THE CITY OF MIAMI BEACH COMMUNITY THROUGH HEALTHCARE PHILANTHROPY, AND ARTS AND CULTURE; PROVIDING SUNSET PROVISIONS THEREOF; PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*



**10:55 a.m. First Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 86 OF THE MIAM BEACH CITY CODE, ENTITLED "SALES," BY AMENDING ARICLE II, ENTITLED "GARGAE SALES," BY AMENDING SECTION 86-58, ENTITLED "CONDITIONS FOR ISSUANCE," BY AMENDING SUBSECTION (A) TO PROVIDE THAT A GARAGE SALE PERMIT AS REQUIRED BY SECTION 86-56 SHALL BE ISSUED FOR A GARAGE SALE LOCATED IN ANY SINGLE-FAMILY RESIDENCE OR MULTIFMILY BUILDING ON NO MORE THAN TWO OCCASIONS DURING ANY 12-MONTH PERIOD, AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Finance Department at 305.673.7420.*

**11:00 a.m. First Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING MIAMI BEACH CITY CODE CHAPTER 2, ENTITLED "ADMINISTRATION," SECTION 2-1 THEREOF, ENTITLED "REASONABLE OPPORTUNITY TO BE HEARD," SECTION 2-2 THEREOF, ENTITLED "ALTERNATIVE PUBLICATION OF LEGAL NOTICES ONLINE" AND SECTION 2-14 THEREOF, ENTITLED "MEETING PROCEDURES AND AGENDAS," FOR THE PURPOSE OF CONFORMING/IMPLEMENTING INTO THE CODE VOTER-APPROVED AMENDMENTS TO THE CITY CHARTER AND CITIZENS' BILL OF RIGHTS CONCERNING INCREASED PUBLIC RIGHT TO BE HEARD VIA TWO (2) STANLEY SUTNICK CITIZENS' FORUMS AT REGULAR CITY COMMISSION MEETINGS, ALTERNATIVE PUBLICATION OF LEGAL NOTICES ONLINE, AND AMENDED PROCEDURE FOR DEFERRAL OF COMMISSION ITEMS AS WELL AS REQUIREMENT FOR TWO PUBLIC HEARINGS FOR CITY ORDINANCES (EXCEPT EMERGENCY ORDINANCES AND PROPOSED ORDINANCES SUBJECT TO ADOPTION PROCEDURES ESTABLISHED IN CITY'S ZONING ORDINANCE); AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**11:05 a.m. First Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING MIAMI BEACH CITY CODE CHAPTER 38, ENTITLED "ELECTIONS," SECTION 38-4 THEREOF, ENTITLED "ACCEPTANCE OF ELECTION RETURNS; INSTALLATION OF NEW OFFICERS," FOR THE PURPOSE OF CONFORMING/IMPLEMENTING INTO THE CODE VOTER-APPROVED AMENDMENTS TO THE CITY CHARTER CONCERNING RUNOFF ELECTION DATE AND DATE OF INSTALLATION AND COMMENCEMENT OF TERMS; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**11:10 a.m. First Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 2 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED "ADMINISTRATION," BY AMENDING ARTICLE III, ENTITLED "AGENCIES, BOARDS, AND COMMITTEES," BY AMENDING DIVISION 1, ENTITLED "GENERALLY," AT SECTION 2-22 THEREOF, ENTITLED "GENERAL REQUIREMENTS," TO ADOPT RESTRICTIONS ON THE APPOINTMENT OF A CITY VENDOR, INCLUDING A PRINCIPAL OR EMPLOYEE OF A VENDOR, TO A CITY BOARD OR COMMITTEE; AND PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**1:30 p.m. Second Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, REPEALING ORDINANCE NO. 2023-4567, BY AMENDING CHAPTER 102 OF THE MIAMI BEACH CITY CODE, ENTITLED "TAXATION," BY AMENDING ARTICLE V, ENTITLED "LOCAL BUSINESS TAX," BY REPEALING SECTION 102-388 THEREOF, ENTITLED "LEVY, COLLECTION AND ADMINISTRATION OF 1% LOCAL OPTION FOOD AND BEVERAGE TAX (HOMELESS AND DOMESTIC VIOLENCE TAX)," THEREBY STRIKING FROM THE CITY CODE ALL PROVISIONS AUTHORIZING MIAMI-DADE COUNTY TO LEVY, COLLECT, AND ADMINISTER THE 1% LOCAL OPTION FOOD AND BEVERAGE TAX (ALSO KNOWN AS THE "HOMELESS AND DOMESTIC VIOLENCE TAX") WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MIAMI BEACH, AS PROVIDED IN SECTION 212.0306 OF THE FLORIDA STATUTES; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**1:35 p.m. First Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH EMPLOYEES' RETIREMENT PLAN CREATED BY ORDINANCE NO. 2006-3504, AS SUBSEQUENTLY AMENDED, TO AMEND THE PROVISIONS APPLICABLE TO ELECTED OFFICIALS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**2:00 p.m. Public Hearing**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE THIRD AMENDMENT TO THE GENERAL FUND, ENTERPRISE FUNDS, INTERNAL SERVICE FUNDS, AND SPECIAL REVENUE FUNDS BUDGETS FOR FISCAL YEAR 2025 AS SET FORTH IN THIS RESOLUTION AND IN THE ATTACHED EXHIBIT "A." *This Resolution is being heard pursuant to §§166.041 and 166.241 F.S. Inquiries may be directed to the Office of Management and Budget at 305.673.7510.*

**2:05 p.m. Public Hearing**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FOURTH AMENDMENT TO THE CAPITAL BUDGET FOR FISCAL YEAR 2025 AS SET FORTH IN ATTACHMENTS A, "PROJECTS"; B, "SOURCE OF FUNDS"; AND C "PROGRAMS." *This Resolution is being heard pursuant to §§166.041 and 166.241 F.S. Inquiries may be directed to the Office of Management and Budget at 305.673.7510.*

INTERESTED PARTIES are invited to take part in this meeting or be represented by an agent. The public may submit written comments on Commission Meeting Items by either submitting an eComment through the agenda page at <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda> and clicking the comment bubble icon in the "Current and Upcoming Meetings" section or by emailing [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) with the Agenda Item Number in the subject line. Comments received, in either format, will be accepted until 5:00 p.m. the day before the meeting. All submissions will be forwarded to the Mayor and Commissioners and included in the meeting record.

Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda> This meeting, or any Item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

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*To review the Business Impact Estimates for proposed Ordinances, please visit <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>.*

MIAMI BEACH

**AD: 02262025-08**

Rafael E. Granado, City Clerk  
City of Miami Beach  
[CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411

**CITY OF MIAMI BEACH  
NOTICE OF PUBLIC HEARING**

**WASHINGTON AVENUE RESIDENTIAL PLAN -  
COMPREHENSIVE PLAN AMENDMENT**

**AN ORDINANCE AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN, TO PROVIDE FLOOR AREA RATIO (F.A.R.) AND DENSITY INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF NON-TRANSIENT RESIDENTIAL USES AND THE CONVERSION OF EXISTING TRANSIENT USES TO NON-TRANSIENT RESIDENTIAL USES FOR APPLICABLE PROPERTIES LOCATED ON WASHINGTON AVENUE AND TO EXPAND THE MINIMUM STANDARDS FOR OBTAINING THE F.A.R. AND DENSITY INCENTIVES SET FORTH IN THIS ORDINANCE**

**FEBRUARY 26, 2025  
CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on **February 26, 2025**, at **9:35 a.m.**, or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a **First Reading/Public Hearing** on the following proposed Ordinance:

**WASHINGTON AVENUE RESIDENTIAL PLAN - COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS OF SECTION 163.3184(3), FLORIDA STATUTES, BY AMENDING THE "RESILIENT LAND USE & DEVELOPMENT ELEMENT," GOAL RLU 1, ENTITLED "LAND USE," OBJECTIVE RLU 1.1, ENTITLED "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES," AT TABLE RLU 1.1 TO CONFORM TABLE RLU 1.1 WITH THE AMENDED FLOOR AREA RATIO (FAR) REGULATIONS FOR EACH RESPECTIVE FUTURE LAND USE CATEGORY; BY AMENDING POLICY RLU 1.1.6, ENTITLED "MEDIUM DENSITY MULTI FAMILY RESIDENTIAL (RM-2)," POLICY RLU 1.1.9, ENTITLED "MEDIUM INTENSITY COMMERCIAL (CD-2)," POLICY RLU 1.1.10, ENTITLED "HIGH INTENSITY COMMERCIAL (CD-3)," AND POLICY RLU 1.1.28, ENTITLED "GENERAL MIXED USE COMMERCIAL PERFORMANCE STANDARD (C-PS2)," TO PROVIDE FAR AND DENSITY INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF NON-TRANSIENT RESIDENTIAL USES AND THE CONVERSION OF EXISTING TRANSIENT USES TO NON-TRANSIENT RESIDENTIAL USES FOR APPLICABLE PROPERTIES LOCATED ON WASHINGTON AVENUE; BY AMENDING OBJECTIVE RLU 1.2, ENTITLED "LAND USE REGULATION," TO AMEND POLICY 1.2.8, ENTITLED "RESIDENTIAL USE INCENTIVES," TO AMEND THE MINIMUM STANDARDS FOR OBTAINING THE FAR AND DENSITY INCENTIVES SET FORTH

IN THIS ORDINANCE; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.*

During the **February 26, 2025**, Commission Meeting, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the **Commission Chamber, located at 1700 Convention Center Drive, 3<sup>rd</sup> Floor, Miami Beach, Florida 33139.**

Members of the public who wish to attend this Commission Meeting or provide public comment in person may appear at the Commission Chamber. Applicants and members of the public who wish to participate or provide comment virtually during the Commission Meeting may join the webinar at: <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at: 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Members of the public wanting to speak virtually on an Item during the meeting must click the “raise hand” icon if using the Zoom app or press \*9 on the telephone to raise their hand.

INTERESTED PARTIES are invited to take part in this meeting or be represented by an agent. The public may submit written comments on Commission Meeting Items by either submitting an eComment through the agenda page at <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda> and clicking the comment bubble icon in the "Current and Upcoming Meetings" section or by emailing [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) with the Agenda Item Number in the subject line. Comments received, in either format, will be accepted until 5:00 p.m. the day before the meeting. All submissions will be forwarded to the Mayor and Commissioners and included in the meeting record.

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*To review the Business Impact Estimates for the above proposed Ordinance, please visit <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>.*

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## **Parking**

Meeting attendees can park at the City Hall Garage, 1755 Meridian Avenue, Miami Beach, FL 33139.

MIAMI BEACH

Rafael E. Granado, City Clerk  
City of Miami Beach  
[CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411

**AD: 02262025-05**

**CITY OF MIAMI BEACH  
NOTICE OF PUBLIC HEARING**

**WASHINGTON AVENUE RESIDENTIAL PLAN - LDR  
AMENDMENT**

**AN ORDINANCE AMENDING THE MIAMI BEACH  
RESILIENCY CODE, BY AMENDING THE DEFINITION OF  
FLOOR AREA AND CREATING A DEFINITION FOR  
MICRO-MOBILITY STATION; TO ESTABLISH  
RESIDENTIAL USE INCENTIVES SPECIFIC TO  
PROPERTIES FRONTING WASHINGTON AVENUE FROM  
5TH STREET TO 17TH STREET; TO ESTABLISH  
RESIDENTIAL USE INCENTIVES SPECIFIC TO  
PROPERTIES IN APPLICABLE RM-2 ZONING DISTRICTS  
FRONTING WASHINGTON AVENUE FROM 6TH STREET  
TO 7TH STREET; TO MODIFY EXISTING DEVELOPMENT  
REGULATIONS SPECIFIC TO PROPERTIES FRONTING  
WASHINGTON AVENUE AND TO CREATE A  
RESIDENTIAL INCENTIVE AREA SPECIFIC TO  
WASHINGTON AVENUE**

**FEBRUARY 26, 2025  
CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on **February 26, 2025**, at **9:40 a.m.**, or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a **First Reading/Public Hearing** on the following proposed Ordinance:

**WASHINGTON AVENUE RESIDENTIAL PLAN - LDR AMENDMENT**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 1, ENTITLED "GENERAL PROVISIONS," ARTICLE II, ENTITLED "DEFINITIONS," SECTION 1.2.1, ENTITLED "GENERAL DEFINITIONS," BY AMENDING THE DEFINITION OF FLOOR AREA AND CREATING A DEFINITION FOR MICRO-MOBILITY STATION; BY AMENDING CHAPTER 5, ENTITLED "OFF-STREET PARKING," ARTICLE II, ENTITLED "VEHICLE PARKING, BICYCLE PARKING AND OFF-STREET LOADING REQUIREMENTS," AT SECTION 5.2.4, ENTITLED "VEHICLE OFF-STREET PARKING REQUIREMENTS," BY AMENDING THE PARKING REQUIREMENTS FOR PARKING TIER 2; BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE I, ENTITLED "GENERAL TO ALL ZONING DISTRICTS," BY AMENDING SECTION 7.1.11, ENTITLED "RESIDENTIAL USE INCENTIVES," TO ESTABLISH RESIDENTIAL USE INCENTIVES SPECIFIC TO PROPERTIES FRONTING

WASHINGTON AVENUE FROM 5TH STREET TO 17TH STREET; BY AMENDING ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.5, ENTITLED "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," AT SUBSECTION 7.2.5.5, ENTITLED "MID BEACH RESIDENTIAL USE INCENTIVE AREA (RM-2)," TO ESTABLISH RESIDENTIAL USE INCENTIVES SPECIFIC TO PROPERTIES IN APPLICABLE RM-2 ZONING DISTRICTS FRONTING WASHINGTON AVENUE FROM 6TH STREET TO 7TH STREET; BY AMENDING SECTION 7.2.11, ENTITLED "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," AT SUBSECTION 7.2.11.5, ENTITLED "WASHINGTON AVENUE (CD-2)," TO MODIFY EXISTING DEVELOPMENT REGULATIONS SPECIFIC TO PROPERTIES FRONTING WASHINGTON AVENUE AND TO CREATE A RESIDENTIAL INCENTIVE AREA SPECIFIC TO WASHINGTON AVENUE; BY AMENDING SECTION 7.2.12, ENTITLED "CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT," BY CREATING SUBSECTION 7.2.12.5, ENTITLED "WASHINGTON AVENUE RESIDENTIAL INCENTIVE AREA (CD-3)," TO CREATE A RESIDENTIAL INCENTIVE AREA SPECIFIC TO WASHINGTON AVENUE; BY AMENDING SECTION 7.2.15, ENTITLED "PERFORMANCE STANDARD DISTRICT (PS)," AT SUBSECTION 7.2.15.3, ENTITLED "COMMERCIAL PERFORMANCE STANDARDS DISTRICTS (C-PS)," TO CREATE A RESIDENTIAL INCENTIVE AREA SPECIFIC TO WASHINGTON AVENUE; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.*

During the **February 26, 2025**, Commission Meeting, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the **Commission Chamber, located at 1700 Convention Center Drive, 3<sup>rd</sup> Floor, Miami Beach, Florida 33139.**

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MIAMIBEACH

Rafael E. Granado, City Clerk  
City of Miami Beach  
[CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411

**AD: 02262025-06**

**CITY OF MIAMI BEACH  
NOTICE OF PUBLIC HEARING**

**C-PS2 DEVELOPMENT REGULATIONS - 6TH STREET  
OVERLAY**

**AN ORDINANCE AMENDING THE RESILIENCY CODE OF  
THE CITY OF MIAMI BEACH, TO AMEND THE  
PERMITTED, CONDITIONAL AND SUPPLEMENTAL USE  
REGULATIONS, AS WELL AS DEVELOPMENT  
REGULATIONS, INCLUDING MAXIMUM PERMITTED  
BUILDING HEIGHT, WITHIN THE C-PS2 ZONING  
DISTRICT**

**FEBRUARY 26, 2025  
CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on **February 26, 2025**, at **5:03 p.m.**, or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a **First Reading/Public Hearing** on the following proposed Ordinance:

**C-PS2 DEVELOPMENT REGULATIONS - 6TH STREET OVERLAY**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS, ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.15, ENTITLED "PERFORMANCE STANDARD DISTRICT (PS)," AT SUB-SECTION 7.2.15.3, ENTITLED "COMMERCIAL PERFORMANCE STANDARDS DISTRICTS (C-PS)," TO AMEND THE PERMITTED, CONDITIONAL AND SUPPLEMENTAL USE REGULATIONS, AS WELL AS DEVELOPMENT REGULATIONS, INCLUDING MAXIMUM PERMITTED BUILDING HEIGHT, WITHIN THE C-PS2 ZONING DISTRICT; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.*

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MIAMI BEACH

Rafael E. Granado, City Clerk  
City of Miami Beach  
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