

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARINGS****APRIL 23, 2025
HYBRID CITY COMMISSION MEETING**

On April 23, 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.**

Members of the public who wish to attend this Commission Meeting or provide public comment in person may do so 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/81392557671> or via telephone at: 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392557671. 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 **April 23, 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.

9:14 a.m. Second Reading Public Hearing

OCEAN TERRACE MIXE 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 II, ENTITLED "OVERLAY DISTRICTS," AT SECTION 7.3.8, "OCEAN TERRACE OVERLAY," TO AMEND THE OCEAN TERRACE OVERLAY REGULATIONS TO CLARIFY THAT REGULATIONS APPLICABLE TO PROPERTIES THAT WERE PREVIOUSLY ZONED MIXE 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.

9:15 a.m. Second Reading Public Hearing

OCEAN TERRACE MIXE DISTRICT CHANGE TO CD-2 - PLUM 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 MIXE (MIXED-USE ENTERTAINMENT) DISTRICT IN NORTH BEACH LOCATED ALONG OCEAN TERRACE BETWEEN 73RD AND 75TH STREETS, AND WHICH IS COMPREHENDED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF MIXE "MIXED-USE ENTERTAINMENT," TO THE FUTURE LAND USE CATEGORY OF 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.

9:16 a.m. Second Reading Public Hearing

OCEAN TERRACE MIXE 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 2.3.1, ENTITLED "CHANGE TO ZONING DISTRICT BOUNDARIES (REZONING)," BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE MIXE (MIXED-USE ENTERTAINMENT) DISTRICT LOCATED IN NORTH BEACH ALONG OCEAN TERRACE BETWEEN 73RD AND 75TH STREETS, AND WHICH IS COMPREHENDED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF MIXE "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.

9:25 a.m. Second Reading Public Hearing

HOUSING IMPACT STATEMENT REQUIREMENT FOR DEVELOPMENT APPLICATIONS - 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 HOUSING ELEMENT AT GOAL HE 1, ENTITLED "EQUITABLE COMMUNITY," OBJECTIVE HE 1.1, ENTITLED "CREATION AND/OR PRESERVATION OF WORKFORCE AND AFFORDABLE HOUSING," BY CREATING POLICY HE 1.1.13 PERTAINING TO A HOUSING IMPACT STATEMENT, 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.

9:30 a.m. Second Reading Public Hearing

HOUSING IMPACT STATEMENT REQUIREMENT FOR DEVELOPMENT APPLICATIONS - LDR AMENDMENT.
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, SUBPART B, ENTITLED "MIAMI BEACH RESILIENCY CODE," BY AMENDING CHAPTER 1, ENTITLED "GENERAL PROVISIONS," ARTICLE II, ENTITLED "DEFINITIONS," SECTION 1.2.2, ENTITLED "USE DEFINITIONS," AT SUBSECTION 1.2.2.1, ENTITLED "RESIDENTIAL," BY CREATING A DEFINITION FOR "HOUSING IMPACT STATEMENT"; AND BY AMENDING CHAPTER 2, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE V, ENTITLED "REZONINGS AND DEVELOPMENT APPROVALS," AT SECTIONS 2.5.2, "CONDITIONAL USE," AND 2.5.3, "DESIGN REVIEW," TO AMEND THE PLANNING BOARD AND DESIGN REVIEW BOARD APPLICATION REQUIREMENTS AND REVIEW CRITERIA TO INCLUDE A HOUSING IMPACT STATEMENT; AND BY AMENDING ARTICLE VII, ENTITLED "VARIANCES," TO AMEND THE BOARD OF ADJUSTMENT APPLICATION REQUIREMENTS AND REVIEW CRITERIA TO INCLUDE A HOUSING IMPACT STATEMENT; AND BY AMENDING ARTICLE XII, ENTITLED "HISTORIC PRESERVATION," AT SECTION 2.13.7, "ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DOWNSIDE OF APPROPRIATENESS FOR DEMOLITION," TO AMEND THE HISTORIC PRESERVATION BOARD APPLICATION REQUIREMENTS AND REVIEW CRITERIA TO INCLUDE A HOUSING IMPACT STATEMENT; 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@miambeachfl.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 289.0105, Fla. Stat., the City hereby advises the public that if a person desires 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 (two-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 305.604.2404 (TDD) 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 Breaking Cable channel 660 or 2004 (HDC), AT&T U-verse channel 99, Motorola Communications channel 786, 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://legislature.miamidade.gov/> and filter by municipality.

Parking

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

Rabiel E. Gonzalez, City Clerk
City of Miami Beach
CityClerk@miambeachfl.gov
305.673.7411
AD-04232025-09

MIAMI BEACH

SUNDAY APRIL 13 2025

NEIGHBORS

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**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARINGS
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9:35 a.m. Second 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 7.2.1, ENTITLED "UNIT SIZES," AT SUBSECTION 7.2.1.2, ENTITLED "UNIT SIZE STANDARDS," BY MODIFYING THE MINIMUM LOGGING AND HOTEL UNIT SIZES CITY-WIDE, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE I, 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 AMENDING SECTION 7.2.5, ENTITLED "RM-2 RESIDENTIAL MULTIFAMILY MEDIUM INTENSITY," AT SUBSECTION 7.2.5.3, ENTITLED "DEVELOPMENT REGULATIONS (RM-2)," 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 AMENDING SECTION 7.2.10, ENTITLED "CD-1 COMMERCIAL, LOW INTENSITY DISTRICT," AT SUBSECTION 7.2.10.3, ENTITLED "DEVELOPMENT REGULATIONS (CD-1)," 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 AMENDING SECTION 7.2.12, ENTITLED "CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT," AT SUBSECTION 7.2.12.3, ENTITLED "DEVELOPMENT REGULATIONS (CD-3)," BY AMENDING SECTION 7.2.13, ENTITLED "MIXED USE ENTERTAINMENT DISTRICT," AT SUBSECTION 7.2.13.3, ENTITLED "DEVELOPMENT REGULATIONS (MXE)," 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)," TO MODIFY THE MINIMUM LOGGING AND HOTEL UNIT SIZE, AND BY MODIFYING SUBSECTION 7.2.14.6, ENTITLED "TOWN CENTER CENTRAL CORE (TC-C) DISTRICT," BY REMOVING "MIXED-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 STANDARD DISTRICTS (R-PS)," TO MODIFY THE MINIMUM LOGGING AND HOTEL UNIT SIZE, AND BY AMENDING SUBSECTION 7.2.15.3, ENTITLED "COMMERCIAL PERFORMANCE STANDARD DISTRICTS (C-PS)," TO MODIFY THE MINIMUM LOGGING 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.

9:40 a.m. Second Reading Public Hearing

HOTEL USE APPROVAL CLARIFICATION – LHM 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 I, 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 STANDARD DISTRICTS (R-PS)," AND BY AMENDING SUBSECTION 7.2.15.3, ENTITLED "COMMERCIAL PERFORMANCE STANDARD 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.

9:45 a.m. Second Reading Public Hearing

HISTORIC PRESERVATION BOARD FEE WAIVER FOR SINGLE FAMILY HOME APPLICATIONS

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, SUBPART B, ENTITLED "MIAMI BEACH RESILIENCY CODE," BY AMENDING CHAPTER 2, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE I, ENTITLED "GENERAL DEVELOPMENT APPLICATION AND HEARING PROCEDURES," SECTION 2.2.3, ENTITLED "DEVELOPMENT APPLICATION SUBMISSION AND REVIEW," BY AMENDING SECTION 2.2.3.3, ENTITLED "FEES FOR THE ADMINISTRATION OF LAND DEVELOPMENT REGULATIONS," TO PROVIDE A FEE WAIVER FOR CERTIFICATE OF APPROPRIATENESS APPLICATIONS IN SINGLE FAMILY ZONING DISTRICTS, AND PROVIDING FOR REPEALER, CODIFICATION, 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.

10:10 a.m. Second 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 RESIDENT LAND USE & DEVELOPMENT ELEMENT, COM, RL1, ENTITLED "LAND USE," OBJECTIVE RL1.1, ENTITLED "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES" AT TABLE RL1.1.1, AND BY CREATING POLICY RL1.1.1.8, ENTITLED "RECREATION AND OPEN SPACE – CIVIC AND CONVENTION CENTER (RPS-COC), 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 (PP-COC)," TO THE FUTURE LAND USE CATEGORY OF "RECREATION AND OPEN SPACE – CIVIC AND CONVENTION CENTER (RPS-COC)," 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.

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Parking

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Rafael E. Granado, City Clerk
City of Miami Beach
CityClerk@miamibeachfl.gov
305.673.7411
AD: 04232025-10

MIAMI BEACH

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARINGS****APRIL 23, 2025
HYBRID CITY COMMISSION MEETING**

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10:15 a.m. Second Reading Public Hearing

COURTESY NOTICE REQUIREMENTS FOR RESIDENTIAL TENANTS
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, SUBPART B, ENTITLED "MIAMI BEACH RESILIENCY CODE," CHAPTER 2, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE II, ENTITLED "GENERAL DEVELOPMENT APPLICATION AND HEARING PROCEDURES," SECTION 2.2.4, ENTITLED "PUBLIC HEARING," SECTION 2.2.4.1, ENTITLED "PUBLIC NOTIFICATION," BY CREATING A COURTESY NOTICE REQUIREMENT SPECIFIC TO RESIDENTIAL TENANTS OF PROPERTIES THAT ARE THE SUBJECT OF A CITY LAND USE BOARD APPLICATION; 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 305.673.7556.

10:35 a.m. First Reading Public Hearing

COMMERCIAL USE OF SINGLE-FAMILY HOMES
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," BY AMENDING ARTICLE II, ENTITLED "DISTRICT REGULATIONS," BY AMENDING SECTION 7.2.2, ENTITLED "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS" BY AMENDING SUBSECTION 7.2.2.2, ENTITLED "USES (RS)" TO CLARIFY AND AMEND REGULATIONS ON THE COMMERCIAL USE OF SINGLE-FAMILY HOMES; AND, PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, 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 305.673.7556.

10:40 a.m. First Reading Public Hearing

DISTANCE SEPARATION EXEMPTIONS FOR ADULT MATERIAL IN RETAIL COSMETICS STORES
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 1, ENTITLED "GENERAL PROVISIONS," ARTICLE II, ENTITLED "DEFINITIONS," SECTION 1.2.2, ENTITLED "USE DEFINITIONS," BY ADDING A DEFINITION FOR "COSMETICS STORE," AND BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE V, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," SECTION 7.5.5, ENTITLED "SUPPLEMENTARY USE REGULATIONS," SECTION 7.5.5.2, ENTITLED "ADULT ENTERTAINMENT," BY CREATING EXEMPTIONS FROM THE DISTANCE SEPARATION REQUIREMENTS FOR COSMETIC STORES, WHERE ADULT MATERIAL CONSTITUTES LESS THAN 20% OF THE FLOOR AREA OF THE ESTABLISHMENT; 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 305.673.7556.

10:45 a.m. First Reading Public Hearing

WEBSITE ADVERTISING FOR LDR AMENDMENTS
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, SUBPART B, ENTITLED "MIAMI BEACH RESILIENCY CODE," CHAPTER 2, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE IV, ENTITLED "AMENDMENTS TO COMPREHENSIVE PLAN AND TO THE TEXT OF THE LAND DEVELOPMENT REGULATIONS," SECTION 2.4.2, ENTITLED "AMENDMENT TO THE TEXT OF LAND DEVELOPMENT REGULATIONS," BY MODIFYING THE PUBLISHED NOTICE REQUIREMENTS FOR AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE; 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 305.673.7556.

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 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 680 or 2004 (HD), AT&T U-verse channel 59, Hixline 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.

Rafael E. Granado, City Clerk
City of Miami Beach
CityClerk@miamibeachfl.gov
305.673.7411
AD: 04232025-11

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING
NORTH BEACH OCEANFRONT OVERLAY -
COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE AMENDING THE CITY OF MIAMI BEACH YEAR 2040

**COMPREHENSIVE PLAN, CREATING THE NORTH BEACH OCEANFRONT OVER-
LAY LAND USE OVERLAY CATEGORY PROVIDING AUTHORITY TO ESTABLISH
FLOOR AREA INCENTIVES FOR PARTIAL RECONSTRUCTION OF CONTRIBUT-
ING BUILDINGS; AND DESIGNATING THE NORTH BEACH OCEANFRONT OVER-
LAY DISTRICT ON THE 2040 FUTURE LAND USE MAP.**

**APRIL 23, 2025
CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on **April 23, 2025, at 9:20 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 following proposed Ordinance:

**NORTH BEACH OCEANFRONT OVERLAY - 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 SMALL SCALE PROCEEDURES IN SECTION 163.01(2), FLORIDA STATUTES, BY AMENDING GOAL, RULE 1, LAND USE, ORDINANCE RULE 1.1, ESTABLISHMENT OF FUTURE LAND USE OUTLOOKS, POLICY 11.7, HIGH DENSITY MULTI-FAMILY RESIDENTIAL, PHASE, CREATING THE NORTH BEACH OCEANFRONT OVERLAY LAND USE OVERLAY CATEGORY PROVIDING AUTHORITY TO ESTABLISH FLOOR AREA INCENTIVES FOR PARTIAL RECONSTRUCTION OF CONTRIBUTING BUILDINGS; AND DESIGNATING THE NORTH BEACH OCEANFRONT OVERLAY DISTRICT ON THE 2040 FUTURE LAND USE MAP, PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, RETRAILER, SEVERABILITY, AND AN EFFECTIVE DATE. This Ordinance is being filed pursuant to Chapter 2, Article IV of the Revisory Code. Inquiries may be directed to the Planning Department at 305-672-7595.

During the **April 23, 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 at 1700 Convention Center Drive, 3rd 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://onmeet.miamibeachfl.gov/join>, via telephone at 1-305-225-1999 (U.S.) or 888-475-4459 (toll-free), Webinar ID: 813708576718. Members of the public wishing to speak virtually on an item during the meeting must click the "raise hand" icon if using the Zoom app or press "I" 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 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 served.

Pursuant to Section 256.01(5), Fla. Stat., the City hereby advises the public that if a person desires 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 exhibits upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or submission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request the material in an alternate format, sign language interpreter (due city notice required), information on process for persons with disabilities, and/or any accommodation to receive any document or participate in any City-sponsored proceedings, call 305-684-2406 (TDD) and leave 1 for English or 2 for Spanish. TTY users may call toll-free 1-877-674-6436 (Voice) Services.

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>. Decisions Cable channel 660 or 2004 in DCA, MBTV channel 18, Future Communications channel 285, and RGNL on cable on PEG TV channel, and on social media at <https://news.miamibeachfl.gov/city-websites/>.

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

Parking

Meeting attendees can park at the City Hall Garage, 1705 Marlin Avenue, Miami Beach, Florida 33139.

Robert E. Granado, City Clerk
City of Miami Beach
CityClerk@miamibeachfl.gov
305-672-7411
ADJ 04822025-12

MIAMI BEACH

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING****NORTH BEACH OCEANFRONT OVERLAY - LDR AMENDMENT****ORDINANCE AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH
TO REFERENCE MODIFIED DEVELOPMENT REGULATIONS FOR THE NORTH
BEACH OCEANFRONT OVERLAY, AND TO ESTABLISH DEVELOPMENT REGULA-
TIONS THAT INCENTIVIZE DEVELOPMENTS INCLUDING THE PARTIAL RECON-
STRUCTION OF CONTRIBUTING BUILDINGS ON CERTAIN EXISTING OCEAN-
FRONT LOTS WITHIN THE NORTH BEACH RESORT LOCAL HISTORIC DISTRICT.****APRIL 23, 2025****CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on **April 23, 2025, at 9:21 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 following proposed Ordinance:

NORTH BEACH OCEANFRONT OVERLAY - LDR AMENDMENT

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, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," SECTION 7.2.6, "RM-3 RESIDENTIAL, MULTIFAMILY, HIGH INTENSITY," SUBSECTION 7.2.6.3, "DEVELOPMENT REGULATIONS (RM-3)," TO REFERENCE MODIFIED DEVELOPMENT REGULATIONS FOR THE NORTH BEACH OCEANFRONT OVERLAY, FURTHER AMENDING CHAPTER 7, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "OVERLAY DISTRICTS," BY CREATING SECTION 7.3.11, ENTITLED "NORTH BEACH OCEANFRONT OVERLAY DISTRICT," TO ESTABLISH DEVELOPMENT REGULATIONS THAT INCENTIVIZE DEVELOPMENTS INCLUDING THE PARTIAL RECONSTRUCTION OF CONTRIBUTING BUILDINGS ON CERTAIN EXISTING OCEANFRONT LOTS WITHIN THE NORTH BEACH RESORT LOCAL HISTORIC 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.

During the April 23, 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 at 1700 Convention Center Drive, 3rd 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/81392957671> or via telephone at 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392957671. 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> or by emailing 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 by 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 305.604.2424 (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/>, Broczone Cable channel 660 or 2004 (HD), AT&T U-verse channel 99, Hotwire Communications channel 395, and Roku device on PEO-TV channel, and on social media at <https://www.facebook.com/cityofmiamibeach>.

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

Parking

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

City of Miami Beach
CityClerk@miamibeachfl.gov
305.673.7411
AD: 04232025-13

MIAMI BEACH

**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****APRIL 23, 2025
CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on April 23, 2025, at 9:50 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 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.

During the **April 23, 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, 3rd 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 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 226.0105, 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 iDresoline Cable channel 660 or 2004 (HD), AT&T U-verse channel 99, Hologram 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 the above proposed Ordinance, 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, FL 33139.

Rafael E. Granado, City Clerk
City of Miami Beach
CityClerk@miamibeachfl.gov
305.673.7411
AD: 04232025-00

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARINGS
ALTON BEACH BAYFRONT OVERLAY DISTRICT -
COMPREHENSIVE PLAN AMENDMENT**

**ORDINANCE AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPRE-
HENSIVE PLAN CREATING THE ALTON BEACH BAYFRONT OVERLAY LAND USE
OVERLAY CATEGORY, PROVIDING FLOOR AREA BONUSES FOR DEVELOP-
MENTS THAT INCLUDE CERTAIN PUBLIC BENEFITS.**

**APRIL 23, 2025 AND MAY 21, 2025
CITY COMMISSION MEETINGS**

NOTICE IS HEREBY GIVEN that on **April 23, 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:

ALTON BEACH BAYFRONT OVERLAY DISTRICT - 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 SMALL SCALE PROCEDURES IN SECTION 163.3187, FLORIDA STATUTES, BY AMENDING GOAL RLU 1, "LAND USE," OBJECTIVE RLU 1.1, "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES," POLICY 1.1.7, "HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)," TO CREATE THE ALTON BEACH BAYFRONT OVERLAY LAND USE CATEGORY, PROVIDING FLOOR AREA RATIO BONUSES FOR DEVELOPMENTS THAT INCLUDE CERTAIN PUBLIC BENEFITS; 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, the Mayor and City Commissioners of the City of Miami Beach will hold a **Second Reading/Public Hearing on May 21, 2025, at 9:15 a.m.**, or as soon thereafter as the matter can be heard. The Second Reading/Public Hearing at this date and time is contingent upon the City Commission approving a waiver of the zoning cycle requirement.

During the April 23, 2025 and the May 21, 2025 Hybrid Commission Meetings, the City Commission will be physically present in the **Commission Chamber at 1700 Convention Center Drive, 3rd Floor, Miami Beach, Florida 33139**. Applicants and members of the public who wish to attend these Commission Meetings 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(s) 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(s) 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 these meetings 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 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>. These meetings, 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 meetings or its hearings, 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 by 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).

The City Commission Meetings will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeachfl.gov/government/mbtv/>, 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 the above proposed Ordinance, 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://legals.miamidade.gov/> and filter by municipality.

Parking

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

Rafael E. Granado, City Clerk
City of Miami Beach
CityClerk@miamibeachfl.gov
305.673.7411

AD: 04232025-05 / 05212025-01

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARINGS****ALTON BEACH BAYFRONT OVERLAY DISTRICT – LDR AMENDMENTS****ORDINANCE AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH
TO PROVIDE DEVELOPMENT REGULATIONS THAT INCENTIVIZE NON-TRAN-
SIENT RESIDENTIAL USES FOR LOT 3, BLOCK 80 OF BAY GARDEN MANOR
CONDO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6,
PAGE 12 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.****APRIL 23, 2025 AND MAY 21, 2025
CITY COMMISSION MEETINGS**

NOTICE IS HEREBY GIVEN that on **April 23, 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:

ALTON BEACH BAYFRONT OVERLAY DISTRICT – LDR AMENDMENTS

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, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," SECTION 7.2.6, "RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY," SUBSECTION 7.2.6.3, "DEVELOPMENT REGULATIONS (RM-3)," TO REFERENCE MODIFIED DEVELOPMENT REGULATIONS FOR THE ALTON BEACH BAYFRONT OVERLAY, FURTHER AMENDING ARTICLE II, "OVERLAY DISTRICTS," BY CREATING SECTION 7.3.12, ENTITLED "ALTON BEACH BAYFRONT OVERLAY DISTRICT," TO CREATE DEVELOPMENT REGULATIONS THAT INCENTIVIZE NON-TRANSIENT RESIDENTIAL DEVELOPMENT ON LOT 3, BLOCK 80 OF BAY GARDEN MANOR CONDO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 12 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE, 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, the Mayor and City Commissioners of the City of Miami Beach will hold a **Second Reading/Public Hearing on May 21, 2025, at 9:16 a.m.**, or as soon thereafter as the matter can be heard. The Second Reading/Public Hearing at this date and time is contingent upon the City Commission approving a waiver of the zoning cycle requirement.

During the April 23, 2025 and the May 21, 2025 Hybrid Commission Meetings, the City Commission will be physically present in the **Commission Chamber at 1700 Convention Center Drive, 3rd Floor, Miami Beach, Florida 33139**. Applicants and members of the public who wish to attend these Commission Meetings 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 Meetings may join the webinar at <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at 1.305.224.1948 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 813928576712. Members of the public wanting to speak virtually on an item during the meeting(s) 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 these meetings 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 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>. These meetings, 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 meetings or its hearings, 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 by 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 305.604.2424 (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service).

The City Commission Meetings will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeachfl.gov/government/mbtv/>, 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 the above proposed Ordinance, 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.

Rafael E. Granado, City Clerk
City of Miami Beach
CityClerk@miamibeachfl.gov
305.673.7411

AD: 04232025-06 / 05212025-02



Public Notice

NOTICE OF SALE

Questions? Visit the People and Internal Operations Department Web Site at: <http://www.miamidade.gov/countystore/>
Miami-Dade County is conducting an online auction for various surplus items as listed below and which can be viewed at the following link: <http://www.govdeals.com/index.cfm?file=Main.AdvSearchResultsNew&agency=7167>
The online auction will begin on **April 18, 2025 until April 25, 2025.**

Miami-Dade County People and Internal Operations Department Surplus Equipment

The viewing times and locations of items are listed in each individual auction. Property may be inspected **BY APPOINTMENT ONLY**, or during the specified times listed on the respective auctions. Please call contact persons for appointment before attempting to inspect property. Please ensure that you have read and understand all the Terms & Conditions included with each item listing prior to placing a bid.

THE PROPERTY IS BEING SOLD "AS IS, WHERE IS" AND THERE IS NO GUARANTEE, WRITTEN, EXPRESS, IMPLIED OR OTHERWISE. BIDDERS ARE CAUTIONED TO INSPECT THE PROPERTY PRIOR TO SUBMITTING A BID. THERE WILL BE NO REFUNDS. MIAMI-DADE COUNTY MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO QUANTITY, KIND, CHARACTER, QUALITY, WEIGHT, SIZE, OR DESCRIPTION OF ANY OF THE PROPERTY, OR ITS FITNESS FOR ANY USE OR PURPOSE. ALL PROPERTY, WHETHER OFFERED AS AN INDIVIDUAL ITEM, LOT, OR SYSTEM MAY ACTUALLY BE INCOMPLETE WITH COMPONENTS MISSING, DEFECTIVE, DAMAGED OR ALTERED OR HAVE LATENT DEFECTS OR OTHERWISE REQUIRE EXTENSIVE REPAIRS OR SERVICING FOR WHICH MIAMI - DADE COUNTY WILL NOT BE RESPONSIBLE. IT IS STRONGLY RECOMMENDED THAT BIDDERS VIEW ITEMS PRIOR TO BIDDING.

This sale is subject to all the terms, requirements and conditions contained in the Notice of Sale, and the Terms and Conditions included with each item listing. The People and Internal Operations Department Director or designees reserves the right to waive any informalities in or to reject any or all bids.

The following items are available for sale and listed by auction number below. Property may be inspected BY APPOINTMENT ONLY, or during the specified times listed on the respective auctions. Please call contact persons listed for an appointment before attempting to inspect property.

DC# 26-0287/ 2007 Sterling Acterra, Grapple truck. SW 25-14 #6

BOARD OF COUNTY COMMISSIONERS | MIAMI-DADE COUNTY, FLORIDA
By: Raymond Hall, Director | People and Internal Services Department

For legal ads online, go to legalsads.miamidade.gov

CITY OF HIALEAH

ADVERTISEMENT & INVITATION FOR BIDS

The City of Hialeah, Florida, will receive electronic (sealed) bids for the project entitled: **NORTH COMPLEX, FUEL DISPENSER UPGRADE PROGRAM** until **Friday, May 16, 2025**, the bids must be submitted electronically in the manner specified below and in no other manner. Bids submitted in any other manner will not be considered.

NORTH COMPLEX, FUEL DISPENSER UPGRADE PROGRAM
BID #2024-25-017

Contract documents, including drawings, technical specifications, addendums, and proposal forms may be obtained on the City's e-Procurement Portal located at <https://procurement.opengov.com/portal/cityofhialeah>

The City of Hialeah Fleet Maintenance Department seeks a responsible contractor to assist with a portion of the Fueling Station enhancement project at 5601 E 8th Avenue Hialeah, FL 33013. This solicitation aims to enhance the City's fuel systems' operational efficiency, safety, and reliability by updating the current four (4) fuel dispensers while ensuring compliance with local, state, and federal regulations. As such, the selected contractor will supply the necessary materials, tools, staffing, and equipment to execute the Fuel Dispenser upgrades outlined herein.

Each Bid shall be submitted electronically via the City's e-Procurement Portal located at <https://procurement.opengov.com/portal/cityofhialeah> no later than the date and time specified below. Bids received after said date and time will not be considered and no time extensions will be granted.

The City's schedule for this Solicitation is as follows:		
Event	Date	Time
Advertisement Date	April 13, 2025	
Pre-Bid Meeting	April 29, 2025	10:00 AM
Last Date for Receipt of Written Questions	May 9, 2025	2:00 PM
Deadline for Submittal of Bids	May 16, 2025	11:00 AM

(The City reserves the right to delay or modify scheduled dates and will notify Bidders in writing of all changes in scheduled dates.) Bid bond will be required. The bid surety will be in the amount of 5% of the bid or you may submit a certified check or bank draft payable to the City of Hialeah. Should the contractor fail to submit the bid bond, the bid will automatically be forfeited. If the contract amount exceeds \$200,000.00, such bond is required. If the contract amount exceeds \$100,000, yet does not exceed \$200,000 such bond is required unless waived by addendum issued by the City. Performance and Payment Bonds will be required in the form prescribed by Section 255.05, Fla. Stat. and should be in the amount of the contract, and must be submitted for review and acceptance by the City Risk Management Division Manager prior to the Notice to Proceed.

The City of Hialeah reserves the right to reject any and all bids or to waive any informalities or minor irregularities, technicalities, or omissions, in the bidding. Bids may be held over by the City of Hialeah Purchasing Division, at its sole discretion, for a period not to exceed one hundred eighty (180) days from the date of opening for the purpose of reviewing the bids and investigating the qualifications of the bidders, prior to consideration of the awarding of the contract.

Please be advised that this Solicitation is issued subject to the City of Hialeah's Code of Ordinances. The Miami-Dade County Code of Silence Ordinance, codified as 2-11.1 (f) of the Miami-Dade County Code, is deemed as being incorporated by reference in this solicitation. Communications with the Mayor, City Council, and City Staff are restricted.

City of Hialeah, Florida, **MRS. A. STAVES**, Luis A. Suarez, Purchasing Division Director.

CITY OF MIAMI BEACH

NOTICE OF LAND USE BOARD VACANCY

HISTORIC PRESERVATION BOARD

The City of Miami Beach is currently seeking applications to fill a vacancy on the Historic Preservation Board. The Board is composed of seven voting members. The current vacancy is for one **at-large member who has resided in one of the city's historic districts for at least one year and who has demonstrated interest and knowledge in architectural or urban design and the preservation of historic buildings.**

The Historic Preservation Board has the following powers and duties:

- Recommend to the Planning Board and City Commission, the designation of historic buildings, structures, improvements, landscape features, public interiors, and historic sites or districts.
- Prepare and recommend for adoption specific guidelines for each designated site or district to be used to evaluate the appropriateness and compatibility of proposed alteration or development within designated historic sites or historic districts.
- Issue or deny certificates of appropriateness, certificates to dig and certificates of appropriateness for demolition in accordance with procedures specified in this division, excluding certificates of appropriateness for demolition for city-owned buildings and other improvements as hereinafter specified on city-owned property and public rights-of-way, and property owned by the Miami Beach Redevelopment Agency, for which properties the historic preservation board shall serve as advisor to the city commission. This authority shall include review and approval of design and location within public rights-of-way inside of locally designated historic districts of all wireless communications facilities as defined in chapter 104 of General Ordinances, "Telecommunications," article I, "Communications rights-of-way" under the standards provided therein, at subsection 118-104-6(f).
- Recommend restoration of property to its prior condition as required by section 2.13.4 when the property has been altered in violation of this division.
- To authorize, upon application, such variance from the terms of these land development regulations, where authorized by section 2.8.1, pursuant to the requirements in chapter 2 of these land development regulations, as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of a provision of these land development regulations would result in an unnecessary and undue hardship.
- Facilitate the redevelopment of historic sites and districts by directing the planning department, and other city departments, to provide advisory and technical assistance to property owners, applicants for certificates of appropriateness.
- Make and prescribe by-laws and application procedures that are reasonably necessary and appropriate for the proper administration and enforcement of the provisions of this division. The board shall prescribe forms for use by applicants when requesting action under this division. The board may authorize any one of its members to administer oaths and to certify official documents.
- Award historic markers or plaques upon the recommendation of the city manager and with the consent of the City Commission.
- Update and revise the historic properties database.
- Advocate that the city administration explores and advises the historic preservation board and the building official as to alternatives available for stabilizing and preserving inadequately maintained or unsafe buildings or structures within the city's designated historic districts or on designated historic sites.
- Review all new construction, alterations, modifications and improvements to any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with section 2.13.9, or located within an historic district.
- To review and recommend to the city commission any and all amendments to these land development regulations affecting historic preservation issues; specifically, section 2.1.4 entitled "historic preservation board," and article XII entitled "historic preservation." The review and recommendation process by the historic preservation shall follow the procedures in section 2.4.1(e).
- Serve as the city's footprint management board for applications concerning properties within its jurisdiction, and shall have the authority to exercise all powers and perform all duties assigned to such board pursuant to section 54-31, et seq., Resolution No. 93-20598, and in accordance with the procedures set forth therein as such ordinance and resolution may be amended from time to time. For the purposes of determining jurisdiction, the criteria in section 2.8.1, for a variance shall be utilized.

For more information on the Historic Preservation Board, please see the City Charter, viewable at https://library.municode.com/fl/miami_beach/codes/code_of_ordinances and Section 2.1.4 of the Miami Beach Resiliency Code, viewable at <https://codehub.gridcos.com/us/fl/miami-beach>

The Historic Preservation Board members are appointed for a term of two years by a majority vote of the City Commission. All members of the board except the architect, university faculty member, and water management expert shall be residents of the city; provided, however, that the City Commission may waive the residency requirement (if applicable) by a 5/7ths vote, in the event a person not meeting the residency requirements is available to serve on the board and is exceptionally qualified by training or experience in historic preservation matters. All appointments shall be made on the basis of civic pride, integrity, experience, and interest in the field of historic preservation.

Each voting member of the Historic Preservation Board shall be required to complete an architectural walking tour offered by the Miami Design Preservation League (MDPL), which includes the National Register Architectural District in South Beach and a historic district in North Beach. In the event that tours offered by MDPL are no longer available, this requirement may be satisfied by completing a similar architectural tour conducted by an educational non-profit organization as may be approved by a resolution of the city commission. Members shall use their reasonable best efforts to complete the tour within sixty (60) days of their initial appointment.

The members of the Historic Preservation Board are subject to all applicable State, County, and City ethics laws, as well as Sections 2-21 through 2-27 of the City Code.

Interested persons with the applicable qualifications may submit their application, resume, photograph, and professional license(s) at <https://apps.miamibeachfl.gov/BacApp/Account/Login>. For questions, please call 305.673.7411 or email CityClerksOffice@miamibeachfl.gov.

All Board or Committee members serve without compensation. All Board or Committee members receive an annual parking decal.

Rafael E. Granado, City Clerk
City of Miami Beach
305.673.7411
CityClerksOffice@miamibeachfl.gov
Ad No. 04132025-01 HPB