

19. PB24-0730. Increase of Minimum Hotel Unit Size Citywide.

MIAMIBEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: February 4, 2025

FROM: Thomas R. Mooney, AICP
Planning Director

^{DS}
 for TRM

SUBJECT: **PB24-0730. Increase of Minimum Hotel Unit Size Citywide**

RECOMMENDATION

Transmit the proposed ordinance amendment to the City Commission with a favorable recommendation.

HISTORY

On June 26, 2024, at the request of Commissioner Kristen Rosen Gonzalez, the Mayor and City Commission (City Commission) referred a proposal pertaining to minimum hotel unit size (C4 O) to the Land Use and Sustainability Committee (LUSC) and the Planning Board. On October 14, 2024, the LUSC recommended that the Planning Board transmit an amendment to the Land Development Regulations of the City Code (LDR's) to the City Commission in accordance with the following:

1. Remove the 85% and 15% thresholds and have a uniform minimum hotel unit size of 335 square feet in all applicable zoning districts, as noted in the LUSC Memorandum.
2. Remove the current allowance of micro-hotel units, with a minimum unit size of 175 square feet, in the TC-C district.

REVIEW CRITERIA

Pursuant to Section 2.4.2 of the Resiliency Code, in reviewing a request for an amendment to these land development regulations (LDRs), the board shall consider the following when applicable:

1. **Whether the proposed change is consistent and compatible with the comprehensive plan and any applicable neighborhood or redevelopment plans.**

Consistent – The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan.

2. **Whether the proposed change would create an isolated district unrelated to adjacent or nearby districts.**

Not applicable – The proposed amendment does not modify district boundaries.

3. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

Not applicable – The proposed Ordinance does not affect the overall scale of development.

4. Whether the proposed change would tax the existing load on public facilities and infrastructure.

Consistent – The proposed amendment does not increase loads on public facilities or infrastructures.

5. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Not applicable – The proposed change does not modify existing district boundaries.

6. Whether changed or changing conditions make the passage of the proposed change necessary.

Consistent – The proposed change is necessary in order to ensure that potential negative impacts from hotel uses are sufficiently reviewed and mitigated.

7. Whether the proposed change will adversely influence living conditions in the neighborhood.

Consistent – The proposed ordinance amendment will not adversely affect living conditions in the neighborhood.

8. Whether the proposed change will create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.

Consistent – The proposed change will not increase traffic congestion.

9. Whether the proposed change will seriously reduce light and air to adjacent areas.

Consistent – The proposed change will not reduce light and air to adjacent areas.

10. Whether the proposed change will adversely affect property values in the adjacent area.

Consistent – The proposed change will not adversely affect property values in the adjacent areas.

11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

Consistent – The proposed change will not be a deterrent to the improvement or

development of adjacent properties.

12. **Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.**

Not applicable

13. **Whether it is impossible to find other adequate sites in the city for the proposed use in a district already permitting such use.**

Not applicable.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4 of the LDRs establishes the following review criteria when considering ordinances, adopting resolutions, or making recommendations:

1. **Whether the proposal affects an area that is vulnerable to the impacts of sea level rise, pursuant to adopted projections.**

Consistent – The proposal does affect areas that are vulnerable to the impacts of sea level rise in the long term.

2. **Whether the proposal will increase the resiliency of the City with respect to sea level rise.**

Consistent – The proposal does not affect the resiliency of the City.

3. **Whether the proposal is compatible with the City's sea level rise mitigation and resiliency efforts.**

Consistent – The proposal is compatible with the City's sea level rise mitigation and resiliency efforts.

ANALYSIS

Citywide, the following are the current regulations applicable to the minimum unit size for hotel units, as set forth in the LDRs:

- 85% of hotel units within a site have a minimum unit size of 335 square feet. 15% of hotel units within a site have a minimum unit size of 300 square feet.
- For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room configurations for these hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons.

- Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings: 200 square feet.

The following are the exceptions to the above noted minimum hotel unit size requirements:

RM-2 District:

- For hotel structures located within the Collins Park District generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south: 200 square feet.

CD-2 District:

- For hotel structures located within the Collins Park District generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south: 200 square feet.
- For a property formerly zoned HD the minimum hotel unit size for is 250 square feet, provided that the property does not exceed 25,000 square feet as of March 23, 2019.
- For properties on Washington Avenue from 5th Street to 16th Street For new hotel construction or conversion to hotel use, the minimum hotel room unit size may be 175 square feet, provided that:
 1. A minimum of 20 percent (20%) of the gross floor area of the hotel consists of hotel amenity space that is physically connected to and directly accessed from the hotel. Hotel amenity space includes the following types of uses, whether indoor or outdoor, including roof decks: restaurants; bars; cafes; hotel business center; hotel retail; screening rooms; fitness center; spas; gyms; pools; pool decks; and other similar uses customarily associated with a hotel. Bars and restaurants shall count no more than 50 percent (50%) of the total hotel amenity space requirements.
 2. Windows shall be required in all hotel rooms and shall be of dimensions that allow adequate natural lighting, as determined by the historic preservation board.

CD-3 District:

- For hotel structures located within the Collins Park District generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south: 200 square feet.
- For new hotel units within attached or detached additions to contributing buildings on the north side of Lincoln Road, between Pennsylvania Avenue and Lenox Avenue, with at least 5 percent (5%) of the total floor area dedicated to amenity space: 200 square feet.

TC-C District:

- Hotel units: 300 square feet.
- Micro-hotel units: 175 square feet, provided that a minimum of 20% of the gross floor area of the building consists of amenity space that is physically connected to and directly

accessed from the micro-hotel units without the need to exit the parcel.

Currently, most new hotel rooms in the city are required to have a minimum unit size of 335 square feet. As recommended by the LUSC, the proposed ordinance removes the current allowance for up to 15% of hotel units within a project to have a minimum unit size of 300 square feet. This would ensure that all new hotel rooms, other than those within the exception areas noted above, would be at least 335 square feet. Additionally, as further recommended by the LUSC, the provision for micro-hotel units (minimum unit size of 175 square feet) has been removed from the TC-C district.

Lastly, as a clean-up to the CD-1 regulations, where hotel use is not permitted, references to hotel units and minimum hotel unit sizes has been eliminated.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the Planning Board transmit the proposed ordinance to the City Commission with a favorable recommendation.

Increasing Minimum Hotel Unit Sizes citywide – 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 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.

WHEREAS, the health, safety, and well-being of hotel guests are priorities for the city, and adequate space in hotel rooms is critical to ensuring comfort, functionality, and accessibility; and

WHEREAS, overcrowded or undersized hotel units can negatively impact a guest's experience, leading to reduced satisfaction and potentially harming the city's reputation as a premier travel destination; and

WHEREAS, increasing minimum hotel unit sizes can enhance the quality of lodging

options, making them more competitive and attractive in both domestic and international markets; and

WHEREAS, larger hotel units contribute to a more inclusive lodging environment by accommodating individuals and families with diverse needs, including those with disabilities; and

WHEREAS, the amendments set forth below are necessary to accomplish all of the above objectives.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA.

SECTION 1. Chapter 7 of the Resiliency Code, entitled “Zoning Districts and Regulations,” is hereby amended as follows:

**CHAPTER 7
ZONING DISTRICTS AND REGULATIONS
ARTICLE I: GENERAL TO ALL ZONING DISTRICTS**

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7.1.5 UNIT SIZES

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7.1.5.2 Unit Size Standards

The following unit sizes shall apply. Where these units sizes are in conflict with those associated with a specific zoning district or overlay district, then those associated with the zoning district or overlay district shall prevail.

UNIT SIZE TABLE		
UNIT TYPE	MINIMUM UNIT SIZE (Square Feet)	MINIMUM AVERAGE UNIT SIZE (Square Feet)
Single Family Detached House	1,800 SF (1)	N/A
Apartments/Multi-family Units		
New Construction	550 SF	800 SF (3) (4)
Non-elderly and elderly low and moderate income housing	400 SF	400 SF (3) (4)
Workforce Housing	400 SF	400 SF (3) (4)
Rehabilitated Buildings	400 SF	550 SF (3) (4)
Lodging and Hotel Units	15%: 300 SF — 335 SF (2) 85%: 335 SF + (2)	N/A

UNIT SIZE TABLE

1. Excluding Accessory Building.
2. For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons. Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings—200 square feet.
3. The number of units may not exceed the maximum density set forth in the [comprehensive plan](#).
4. Developments located in zoning districts that do not prohibit the short-term rental of residential apartment units shall be eligible for an exemption from the average unit size requirements established above, subject to the following conditions:
 - **Density.** The development shall not be permitted to exceed the maximum residential density established in the [Comprehensive Plan](#) or Land Development Regulations.
 - **Minimum Unit Size.** This incentive shall not be construed to permit any unit that is smaller than the minimum allowable unit size for the type of unit being proposed.
 - **Covenant.** In order to be eligible for this voluntary average unit size incentive, the property owner, at the owner's sole discretion, shall voluntarily execute a restrictive covenant running with the land, in a form approved by the City Attorney, affirming that in perpetuity no residential units on the property shall be leased or rented for a period of less than six months and one day.

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ARTICLE II: DISTRICT REGULATIONS

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7.2.4 RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY

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7.2.4.3 DEVELOPMENT REGULATIONS (RM-1)

a. The development regulations in the RM-1 residential multifamily, low density district are as follows:

DEVELOPMENT REGULATIONS TABLE (RM-1)	
Maximum FAR	1.25

DEVELOPMENT REGULATIONS TABLE (RM-1)	
west side of Collins Avenue between 76th and 79th Streets (MAP EXHIBIT-5)	1.4
Public and private institutions: Lot area equal to or less than 15,000 square feet	1.25
Public and private institutions: lot area greater than 15,000 square feet	1.4
Maximum Density (Dwelling Units per Acre)	60 DUA (80% bonus for workforce or affordable units)
MINIMUM UNIT SIZE (SQUARE FEET)	
Single Family Detached House	1,800 SF (4)
Apartments/Multi-family Units	
New Construction	550 SF
Non-elderly and elderly low and moderate income housing	400 SF
Workforce Housing	400 SF
Rehabilitated Buildings	400 SF
Lodging and Hotel Units	15%: 300 SF — 335 SF (5) 85%: 335 SF + (5)
Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings	200 SF

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(5) For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons.

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7.2.5 RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY

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7.2.5.3 DEVELOPMENT REGULATIONS (RM-2)

- a. The development regulations in the RM-2 residential multifamily, medium intensity district are as follows:

DEVELOPMENT REGULATIONS TABLE (RM-2)	
Maximum FAR	2.0
Maximum Density (Dwelling Units Per Acre)	100 DUA (80% bonus for workforce or affordable units)
MINIMUM UNIT SIZE (SQUARE FEET)	
Single Family Detached House	1,800 SF (2)
Apartments/Multi-family Units	
New Construction	550 SF
Non-elderly and elderly low and moderate income housing	400 SF
Workforce Housing	400 SF
Rehabilitated Buildings	400 SF
Lodging and Hotel Units	15%: 300 SF — 335 SF (3) 85%: 335 SF + (3)
For hotel structures located within the Collins Park District generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south (MAP EXHIBIT-11)	200 SF
Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings	200 SF

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(3) For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons.

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7.2.6 RM-3 Residential Multifamily, High Intensity

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7.2.6.3 DEVELOPMENT REGULATIONS (RM-3)

- a. The development regulations in the RM-3 residential multifamily, medium intensity district are as follows:

DEVELOPMENT REGULATIONS TABLE (RM-3)	
Maximum FAR	
Lot area equal to or less than 45,000 square feet	2.25 (1) (2)
Lot area greater than 45,000 square feet	2.75 (1) (2)
Oceanfront lots with lot area greater than 45,000 square feet	3.0 (1) (2)
Maximum Density (Dwelling Units per acre)	150 DUA (80% bonus for workforce or affordable units)
MINIMUM UNIT SIZE (SQUARE FEET)	
Single Family Detached House	1,800 SF (7)
Apartments/Multi-family Units	
New Construction	550 SF
Non-elderly and elderly low and moderate income housing	400 SF
Workforce Housing	400 SF
Rehabilitated Buildings	400 SF
Lodging and Hotel Units	15%: 300 SF — 335 SF (8) 85%: 335 SF + (8)
Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings	200 SF

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(8) For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons.

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7.2.10 CD-1 Commercial, Low Intensity District

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7.2.10.3 DEVELOPMENT REGULATIONS (CD-1)

- a. The development regulations in the CD-1 Commercial, Low Intensity District are as follows:

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DEVELOPMENT REGULATIONS TABLE (CD-1)	
Maximum FAR	1.0
Mixed Use Buildings (When more than 25 percent (25%) of the total area of a building is used for residential or hotel units)	1.25
Maximum Density (Dwelling Units per Acre)	60 DUA (80% bonus for workforce or affordable units)
MINIMUM UNIT SIZE (SQUARE FEET)	
Apartments/Multi-family Units	
New Construction	550 SF
Non-elderly and elderly low and moderate income housing	400 SF
Workforce Housing	400 SF
Rehabilitated Buildings	400 SF
Lodging and Hotel Units	15%: 300 SF — 335 SF 85%: 335 SF +
Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings	200 SF

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7.2.11 CD-2 Commercial, Medium Intensity District

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7.2.11.3 DEVELOPMENT REGULATIONS (CD-2)

- a. The development regulations in the CD-2 Commercial, Medium Intensity District are as follows:

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DEVELOPMENT REGULATIONS TABLE (CD-2)	
Maximum FAR	1.5 (5)
Mixed Use Buildings (When more than 25 percent (25%) of the total area of a building is used for residential or hotel units)	2.0 (5)
Maximum Density (Dwelling Units Per Acre)	100 DUA (80% bonus for workforce or affordable units)
MINIMUM UNIT SIZE (SQUARE FEET)	
Apartments/Multi-family Units	

DEVELOPMENT REGULATIONS TABLE (CD-2)	
New Construction	550 SF
Non-elderly and elderly low and moderate income housing	400 SF
Workforce Housing	400 SF
Rehabilitated Buildings	400 SF
Lodging and Hotel Units	15%: 300 SF — 335 SF (6) 85%: 335 SF + (6)
For contributing hotel structures located within the Collins Park District, generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south (MAP EXHIBIT-7)	200 SF
Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings	200 SF

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- (6) For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are being renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration shall be permitted, provided all rooms are a minimum of 200 square feet. Additionally, existing room configurations for the above-described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons. In addition, the minimum hotel unit size for a property formerly zoned HD is 250 square feet, provided that the property does not exceed 25,000 square feet as of March 23, 2019.

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7.2.12 CD-3 Commercial, High Intensity District

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7.2.12.3 DEVELOPMENT REGULATIONS (CD-3)

- a. The development regulations in the CD-2 Commercial, Medium Intensity District are as follows:

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DEVELOPMENT REGULATIONS TABLE (CD-3)	
Maximum FAR	
Lot area equal to or less than 45,000 SF	2.25

DEVELOPMENT REGULATIONS TABLE (CD-3)	
Lot area greater than 45,000 SF	2.75
Lots located between Drexel Avenue and Collins Avenue and between 16th Street and 17th Street (MAP EXHIBIT-5)	2.75
Residential and hotel development within the architectural district	2.5
Maximum Density (Dwelling Units per Acre)	150 DUA (80% bonus for workforce or affordable units)
MINIMUM UNIT SIZE (SQUARE FEET)	
Apartments/Multi-family Units	
New Construction	550 SF
Non-elderly and elderly low and moderate income housing	400 SF
Workforce Housing	400 SF
Rehabilitated Buildings	400 SF
Lodging and Hotel Units	15%: 300 SF — 335 SF (4) 85%: 335 SF + (4)
For hotel structures located within the Collins Park District, generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south (MAP EXHIBIT-12)	200 SF
For new hotel units within attached or detached additions to contributing buildings on the north side of Lincoln Road, between Pennsylvania Avenue and Lenox Avenue (MAP EXHIBIT-13), with at least 5 percent (5%) of the total floor area dedicated to amenity space	200 SF
Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings	200 SF

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- (4) For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet

minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons.

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7.2.13 MXE Mixed Use Entertainment District

7.2.13.3 DEVELOPMENT REGULATIONS (MXE)

a. The development regulations in the MXE Mixed Use Entertainment District are as follows:

DEVELOPMENT REGULATIONS TABLE (MXE)	
Maximum FAR	2.0
Convention hotel development	3.5
Maximum Density (Dwelling Units per Acre)	100 DUA (80% bonus for workforce or affordable units)
MINIMUM UNIT SIZE (SQUARE FEET)	
Apartments/Multi-family Units	
New Construction	500 SF
Non-elderly and elderly low and moderate income housing	400 SF
Workforce Housing	400 SF
Rehabilitated Buildings	400 SF
Lodging and Hotel Units	15%: 300 SF — 335 SF 85%: 335 SF +
Hotel Units (in a local historic district/site)	200 SF
Hotel Units within rooftop additions or within ground level additions to contributing structures in a historic district and individually designated historic buildings	200 SF

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7.2.14 North Beach Town Center-Core District (TC)

7.2.14.4 DEVELOPMENT REGULATIONS (TC)

a. The development regulations in the TC-1, TC-2 and TC-3 town center districts are as follows:

DEVELOPMENT REGULATIONS TABLE (TC-1 TOWN CENTER CORE)	
Maximum FAR	2.25 - For lots equal to or less than 45,000 square feet

DEVELOPMENT REGULATIONS TABLE (TC-1 TOWN CENTER CORE)	
	2.75 - For lots greater than 45,000 square feet.
Maximum Density (Dwelling Units per Acre)	150 DUA (80% bonus for workforce or affordable units)
MINIMUM UNIT SIZE (SQUARE FEET)	
Apartments/Multi-family Units	
New Construction	550 SF
Non-elderly and elderly low and moderate income housing	400 SF
Workforce Housing	400 SF
Rehabilitated Buildings	550 SF
Lodging and Hotel Units	15%: 300 SF — 335 SF 85%: 335 SF +

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DEVELOPMENT REGULATIONS TABLE (TC-2 TOWN CENTER MIXED-USE)	
Maximum FAR	1.5
Mixed-Use Buildings (where more than 25 percent (25%) of the total area of a building is used for residential or hotel units)	2.0
Maximum Density (Dwelling Units per Acre)	100 DUA (80% bonus for workforce or affordable units)
MINIMUM UNIT SIZE (SQUARE FEET)	
Apartments/Multi-family Units	
New Construction	550 SF
Non-elderly and elderly low and moderate income housing	400 SF
Workforce Housing	400 SF
Rehabilitated Buildings	550 SF
Lodging and Hotel Units	15%: 300 SF — 335 SF 85%: 335 SF +

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DEVELOPMENT REGULATIONS TABLE (TC-3 TOWN CENTER RESIDENTIAL OFFICE)	
Maximum FAR	1.25
Maximum Density (Dwelling Units per Acre)	60 DUA (80% bonus for workforce or affordable units)
MINIMUM UNIT SIZE (SQUARE FEET)	
Apartments/Multi-family Units	

DEVELOPMENT REGULATIONS TABLE (TC-3 TOWN CENTER RESIDENTIAL OFFICE)	
New Construction	550 SF
Non-elderly and elderly low and moderate income housing	400 SF
Workforce Housing	400 SF
Rehabilitated Buildings	400 SF
Lodging and Hotel Units	15%: 300 SF — 335 SF 85%: 335 SF +

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7.2.14.6 Town Center-Central Core (TC-C) District

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b. Uses (TC-C)

1. The main permitted, accessory, conditional and prohibited uses are as follows:

USES TABLE (TC-C)	
RESIDENTIAL	
Single family detached dwelling	P
Apartments	P*
Townhomes	P*
Co-living	P*
Live-work	P*
LODGING	
Hotels	P*
Micro-hotel	P* <u>Pro</u>

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*See Supplemental Use Regulations below

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c. Development Regulations (TC-C)

The development regulations for the Town Center Central Core District are as follows:

DEVELOPMENT REGULATIONS TABLE (TC-C (TOWN CENTER CENTRAL CORE))	
Maximum FAR	3.5
Maximum Density (Dwelling Units per Acre)	150 DUA (80% bonus for workforce or affordable units) (4) (5)
MINIMUM UNIT SIZE (SQUARE FEET)	
Apartments/Multi-family Units	
New Construction	550 SF

DEVELOPMENT REGULATIONS TABLE (TC-C (TOWN CENTER CENTRAL CORE))

Non-elderly and elderly low and moderate income housing	400 SF
Workforce Housing	400 SF
Rehabilitated Buildings	400 SF
Co-living Units	375 SF with a minimum of 20% of the gross floor area of the building consisting of amenity space on the same site. (6)
Lodging and Hotel Units	
Hotel Units	300 SF
Micro-Hotel Units	175 SF provided that a minimum of 20% of the gross floor area of the building consists of amenity space that is physically connected to and directly accessed from the micro-hotel units without the need to exit the parcel. (7)

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(6) Amenity space includes the following types of uses, whether indoor or outdoor, including roof decks: restaurants; bars; cafes; kitchens; club rooms; business center; retail; screening rooms; fitness center; spas; gyms; pools; pool decks; and other similar uses whether operated by the condo or another operator. Bars and restaurants shall count no more than 50 percent (50%) of the total co-living amenity space requirements. ~~These amenities may be combined with the amenities for micro-hotels, provided residents and hotel guests have access.~~ No variances are permitted from these provisions.

(7) Amenity space includes the following types of uses, whether indoor or outdoor, including roof decks: restaurants; bars; cafes; hotel business center; hotel retail; screening rooms; fitness center; spas; gyms; pools; pool decks; and other similar uses customarily associated with a hotel uses whether operated by the hotel or another operator. Bars and restaurants shall count no more than 50 percent (50%) of the total amenity space requirements. These amenities may be combined with the amenities for co-living units, provided residents and hotel guests have access. No variances are permitted from these provisions.

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7.2.15 PERFORMANCE STANDARD DISTRICT (PS)

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7.2.15.2 RESIDENTIAL PERFORMANCE STANDARDS DISTRICTS (R-PS)

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F. Residential Performance Standard Area Requirements (R-PS)

The development standards for residential performance standard districts are as follows:

DEVELOPMENT REGULATIONS TABLE (R-PS)				
	R-PS1	R-PS2	R-PS3	R-PS4
Maximum FAR	1.25	1.50	1.75	2.0

DEVELOPMENT REGULATIONS TABLE (R-PS)				
Maximum Density (Dwelling Units per Acre)	57 DUA (80% bonus for workforce or affordable units)	70 DUA (80% bonus for workforce or affordable units)	85 DUA (80% bonus for workforce or affordable units)	102 DUA (80% bonus for workforce or affordable units)
MINIMUM UNIT SIZES (SQUARE FEET)	R-PS1	R-PS2	R-PS3	R-PS4
Apartments/Multi-family Units				
New Construction	700 SF	650 SF	600 SF	550 SF
Non-elderly and elderly low and moderate income housing	400 SF			
Workforce Housing	400 SF			
Rehabilitated Buildings	400 SF			
Lodging and Hotel Units	N/A	N/A	15%: 300 SF — 335 SF 85%: 335 SF +	15%: 300 SF — 335 SF 85%: 335 SF +

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7.2.15.3 COMMERCIAL PERFORMANCE STANDARDS DISTRICTS (C-PS)

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F. Commercial Performance Standard Area Requirements (C-PS)

The development standards for residential performance standard districts are as follows:

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DEVELOPMENT REGULATIONS TABLE (C-PS)				
	C-PS1	C-PS2	C-PS3	C-PS4
Maximum FAR	1.0 1.5 for the Block 51 Properties (MAP EXHIBIT-3) and Block 52 Properties (MAP EXHIBIT-5) 2.0 for the Block 1 Properties (MAP EXHIBIT-6)	2.0	2.5	2.5

DEVELOPMENT REGULATIONS TABLE (C-PS)				
FAR Residential and/or hotel development	1.5 (4)	1.75 (5)	2.5 (6) (except on the Goodman Terrace and Hinson Parcels (MAP EXHIBIT-7), the FAR shall be that necessary to achieve 305,500 square feet (estimated at 3.2 FAR), and 300 feet height maximum for the Goodman Terrace and Hinson Parcels, and open space ratio 0.60 measured at or above grade)	2.5 (6) (open space ratio shall be 0.60 measured at or above grade)
Maximum Density (Dwelling Units per Acre)	80 DUA (80% bonus for workforce or affordable units)	106 DUA (80% bonus for workforce or affordable units)	125 DUA (80% bonus for workforce or affordable units)	125 DUA (80% bonus for workforce or affordable units)
MINIMUM UNIT SIZES (SQUARE FEET)	C-PS1	C-PS2	C-PS3	C-PS4
Apartments/Multifamily Units				
New Construction	650 SF	600 SF	550 SF	550 SF
Non-elderly and elderly low and moderate income housing	400 SF			
Workforce Housing	400 SF			
Rehabilitated Buildings	400 SF			
Lodging and Hotel Units	15%: 300 SF — 335 SF 85%: 335 SF +			

SECTION 2. REPEALER.

All ordinances or parts of ordinances and all section and parts of sections in conflict herewith be and the same are hereby repealed.

SECTION 3. CODIFICATION.

It is the intention of the City Commission, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of the City of Miami Beach as amended; that the sections of this ordinance may be renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word.

SECTION 4. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 5. APPLICABILITY

The Ordinance shall not apply to properties fronting Washington Avenue that have an active land use board application, with a hearing file number, and where a notice to proceed to public hearing has been issued by the City no later than July 1, 2024.

SECTION 6. EFFECTIVE DATE,

This Ordinance shall take effect ten days following adoption.

PASSED AND ADOPTED this _____ day of _____, 2025

Steven Meiner, Mayor

ATTEST:

Rafael E. Granado, City Clerk.

APPROVED AS TO FORM AND
LANGUAGE AND FOR EXECUTION

City Attorney

Date _____

First Reading:

Second Reading:

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

F:\PLAN\SLPB\2025\02-04-2025\ORD PB24-0730. Min Hotel unit size\PB24-0730 Min. Hotel Unit Size - LDR - PB ORD 2-4-2025.docx

MIAMIBEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER PB24-0730		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input checked="" type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY N/A			
FOLIO NUMBER(S)			
Property Owner Information			
PROPERTY OWNER NAME N/A			
ADDRESS		CITY	STATE
			ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME City of Miami Beach			
ADDRESS 1700 Convention Center Drive		CITY Miami Beach	STATE FL
			ZIPCODE 33139
BUSINESS PHONE 3056737550	CELL PHONE	EMAIL ADDRESS N/A	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST SEE AFFIDAVIT			

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME		<input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

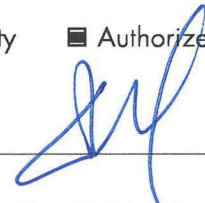
Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☐ Owner of the subject property

☒ Authorized representative



SIGNATURE

David Martinez

PRINT NAME

1/24/25

DATE SIGNED

AFFIDAVIT

I, David Martinez, being duly sworn, depose and say that I am the Assistant City Manager of the City of Miami Beach and as such, have been authorized by the city, to file the following application for a Planning Board public hearing:

PB24-0730. Increase of Minimum Hotel Unit Size Citywide. 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 instrument is executed pursuant to the requirements of the Planning Department and attests to the accuracy of the above statement. Execution hereof does not constitute approval or disapproval of the application which it addresses.



ASSISTANT CITY MANAGER'S SIGNATURE

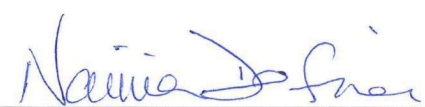
STATE OF FLORIDA)

) SS

COUNTY OF MIAMI-DADE)

Sworn to and subscribed before me this 27th day of January, 2024. The foregoing instrument was acknowledged before me by David Martinez, who is personally known to me and who did/did not take an oath.

My commission expires:



NOTARY PUBLIC
STATE OF FLORIDA
(Type, print or stamp name)



NAIMA DE PINEDO
Notary Public
State of Florida
Comm# HH284392
Expires 9/26/2026