

Change of Use from R2/Apt-Condo Unit(s) into R1 Resort-Condo Unit(s).

Short Term Rental, Change of Use Permit from Residential to Non-Residential, or from Private Use into Public Accommodation, with 2 scenarios.

Scenario A: No Alteration proposed: A Change of Use permit by a General Contractor is required.

Copies of an existing architectural floor plan if the unit and of the entire floor is sufficient in lieu of a complete signed and sealed drawings mentioned below. They must show the following:

- Entrance door to the unit(s) shall be accessible (minimum 36" wide).
- Existence of an Elevator or Ramp to provide accessible entry to the unit(s), with exception: If Waiver is granted from the Dep of State at FloridaBuilding.org for being Historic.
- Existence of Fire Sprinklers/Alarm. Otherwise, installation must be included in the alterations.

Scenario B: Alteration proposed: A Change of Use permit by a General Contractor is required.

As per the Florida ADA Accessibility Code, Min 20% of the cost of the proposed alteration plus all alterations within the past 3 years, will be applied to the unit(s) for complying with items below, in the order listed: (i) an accessible entrance; (ii) an accessible route thru doors to the altered area; (iii) at least one accessible restroom w/ grab bars, (iv) ADA Kitchen, (v) Communication Features, (vi) Parking. Please consult with a knowledgeable Contractor or a Design Professional, when alteration is required.

- **Parking**
There must be at least one accessible ADA parking space and an accessible route to the Unit(s), if parking is provided.
- **Vertical Accessibility**
Existence of an Elevator or an accessible Ramp leading to the Unit(s), with exception: If Waiver is granted from the Dep of State at FloridaBuilding.org for being Historic.
- **Entrance and Interior Doors**
Unit(s) shall be accessible (minimum 36" wide) and ADA maneuvering clearances shall be provided.
- **Mobility Features For Minimum One Bathroom**
A min of one accessible bathroom with all accessible ADA fixtures and a wheelchair turning space of 5' radius must be provided inside or just outside the bathroom.
- **Communication Features**
ADA approved audible and visual signal devices for Fire Alarms and Communications like door bell, telephone, shall be provided.
- **Kitchens**
Isles must provide a 40" clearance between faces of cabinets or appliances for pass-thru. a 5' Wheelchair turning radius or T Turn must be provided for dead end isles*. Toe & Knee clearance and a height of 34" max is required for forward approach to the sink, if it adjoins a range, otherwise a height up to 36" is allowed for parallel approach.
- **Grab Bars**
Grab bars at a top height of 33"-36" must be provided to Toilets. See FBCACC for height requirements for grab bars inside Showers/Tubs*.

*See FBC Accessibility Code for details or further guidance. Help from a Design Professional is advised.

A separate Permit and a CO is required for each condo with individual folio. The BTR will be reviewed when the Permit is finalized and a Certificate of Occupancy (CO) issued.

Note - For a Change of Use of the Unit(s) from R2 (Non-Transient Apt/Condo) to R1 (transient/hotel), a permit applied for by a General Contractor, a Certificate of Occupancy(CO) and DERM approval are required. Provide (2 sets) of architectural, electrical, plumbing, mechanical and life safety drawings (showing min 1 hr. fire wall separation bet tenants) floor plan layouts for review of compliance with the Existing Building Code. Unit(s) must have Fire Sprinklers & Accessible Means of Egress to Public Sidewalk.

Permit application and other forms are available at <https://www.miamibeachfl.gov/city-hall/building/forms/>