



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, www.miamibeachfl.gov

OFFICE OF MARKETING & COMMUNICATIONS, Tel: 305.673.7575

Melissa Berthier, Email: melissaberthier@miamibeachfl.gov

Matt Kenny, Email: mattkenny@miamibeachfl.gov

Press Release

FOR IMMEDIATE RELEASE

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Miami Beach to Raise Threshold on Approval for Regulating the Size of Buildings

— Requiring a super 6/7 majority vote from the Commission, as opposed to the current 5/7 threshold —

Miami Beach, FL – The Miami Beach City Commission voted unanimously today to raise the approval margin from five to six of the body’s seven eligible voting members to approve any request to exceed the city’s maximum allowable floor area ratio (FAR), which is the measurement of the total buildable floor area based on the size of a particular property.

“This is an absolute game changer for our city,” said Miami Beach Mayor Steven Meiner, who sponsored the item. “It’s time to halt overdevelopment and embrace smart, sustainable growth. We are shaping a future that preserves our city’s essence while fostering responsible development.”

The commission also voted to add an enhanced application process for requesting an exception to FAR requirements. The process includes a requirement for applicants to conduct an impact assessment of any proposed change.

“Our residents have sent us a clear mandate to reduce congestion in the city and limit the overall number of development projects that exceed our maximum buildable floor area ratio and deteriorate the quality of life,” said Commissioner Alex Fernandez, who suggested the enhanced application process.

The Land Development Regulations of the City Code, commonly known as the ‘LDR’s, defines floor area, including the method of measuring floor area, as well as all applicable exceptions to what constitutes floor area. Floor area ratio, or “FAR,” refers to the amount of floor area permitted on a property and is based upon the zoning district that a property falls within.

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