

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: February 28, 2023

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB22-0568. Comprehensive Plan Amendment – Voter Enacted Incentives for Office Uses in C-PS1 District.**

PB22-0569. LDR Amendment – Voter Enacted Incentives for Office Uses in C-PS1 District.

RECOMMENDATION

Transmit the proposed Comprehensive Plan and Land Development Regulations (LDR) Ordinance amendments to the City Commission with a favorable recommendation.

HISTORY

On July 20, 2022, at the request of Commissioner Alex Fernandez, the City Commission adopted Resolution 2022-32256, placing a ballot question regarding a floor area ratio (FAR) incentive for residential and office uses on Washington Avenue Between 1st and 2nd Streets on the November 8, 2022 general election ballot (Item R7 V). On November 8, 2022, the ballot measure was approved by 55.11% of the voters.

On December 14, 2022, at the request of Commissioner Alex Fernandez, the City Commission referred the proposed ordinances to the Planning Board (item C4 W).

REVIEW CRITERIA

Pursuant to Section 118-163 of the City Code, in reviewing a request for an amendment to these land development regulations, 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.**

Partially Consistent – The proposed LDR amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan, as proposed to be amended.

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

Consistent – The proposed amendment establishes the First Street Overlay for the properties located on the east side of Washington Avenue between 1st Street and 2nd Street. Currently this area has an FAR limit of 1.0. The RM-PS1 area to the west has an FAR limit of 1.5, while the RPS-3 area to the east Collins Avenue has an FAR limit of 1.75. The proposed FAR of 2.0 would be more closely related to the adjacent districts than the current FAR limit. Additionally, the proposed use incentives will lead to development that is more compatible with those areas. As such, the proposed amendment does not create an isolated district unrelated to adjacent or nearby districts.

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

Partially Consistent - The proposed ordinance amendment does increase the scale of development; however, the height limit and setbacks are not affected by the proposed ordinance. The proposal does allow for rooftop additions up to a height of 90 feet. Given the current ownership patterns, it is likely that only one property can take advantage of such an addition. Any additions would have to be approved by the Historic Preservation Board (HPB), which would consider the potential impact of such additions. Therefore, the proposed changes should not be out of scale with the needs of the neighborhood.

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

Partially Consistent – While the proposed amendment could result in development that increases the load on public facilities and infrastructure due to the proposed change in floor area ratio (FAR), given the limited area that is affected by the amendment, the impact should be de minimis (See the Concurrency Analysis at the end of this report).

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

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

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

Consistent – The impacts of excessive tourism in the surrounding neighborhood makes passage of the proposed change necessary. The proposed change creates incentives to create housing for permanent residents and office space, in exchange for a voluntary prohibition of short-term rental and hotel uses.

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

Consistent – The proposed ordinance amendment should not adversely affect living conditions in the neighborhood as it is intended to incentivize redevelopment with uses that will not negatively impact the surrounding 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.**

Partially Consistent – The proposed change would allow for development that generates additional traffic from what is currently permitted, as the FAR is being slightly increased. However, given the limited area that is affected by the proposed ordinance, the potential increase is di minimis (See the Concurrency Analysis at the end of this report).

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

Partially Consistent – The proposed change does not modify height or setback limits. However, the proposal does allow for rooftop additions up to a height of 90 feet. Given the current ownership patterns, it is likely that only one property can take advantage of such an addition. Any additions would have to be approved by the HPB, which would consider the potential impact of such additions. Therefore, the proposed change should not seriously 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 properties in the City.

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 133-50(b) of the Land Development Regulations 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.**

Partially 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.

Partially Consistent – The proposal will increase the resiliency of the City with respect to sea level rise by encouraging the redevelopment of existing properties in a manner that will comply with the City’s resiliency requirements.

(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

The city is currently experiencing increased demand for office space and residential uses, and the South of Fifth neighborhood has been affected by an increase in transient uses, such as hotels and the short-term rental of apartments. The proposed ordinance establishes development new development regulations to incentivize office and residential uses, while simultaneously limiting transient uses. These regulations are consistent with the City’s goals of creating a community where residents can live, work, and play.

The attached amendments to the Comprehensive Plan and the Land Development Regulations of the City Code (LDR’s) apply to eligible properties within the C-PS1 district on the east side of Washington Avenue between 1st and 2nd Streets. Specifically, the proposal establishes a “First Street Overlay,” would allows for an increase in the maximum floor area ratio (FAR) from 1.0 to 2.0, and an additional 0.7 FAR for residential and office uses.

The increase in the base FAR to 2.0 is consistent with the FAR that existed in the area prior to the 1999 citywide downzoning. In order to be eligible for the extra 0.7 FAR, a property owner would have to voluntarily execute a restrictive covenant, in perpetuity, confirming that the property shall not be used as a hostel, hotel, apartment-hotel, and/or suite-hotel use, and none of the residential units on the property shall be leased or rented for a period of less than six months and one day.

The proposed LDR amendment would also allow rooftop additions to existing non-contributing buildings to have a maximum building height of up to 90 feet, notwithstanding the current height limit of 40 feet (commercial uses) and 75 feet (residential uses) in the C-PS1 district. Any rooftop addition would be subject to the review and approval of the historic preservation board (HPB), as well as all applicable provisions regarding line of sight in Section 142-1161 of the LDR’s. There is only one (1) non-contributing building within the First Street Overlay that would be eligible to take advantage of this roof-top addition provision, which is the existing office building located at 119 Washington Avenue. In this regard, the property would be eligible to make an application to the HPB to enclose open spaces and construct a rooftop addition, subject to all applicable requirements contained in the ordinance.

As noted in the concurrency analysis at the end of this report, given the limited area covered by

the proposal, the proposed increase in FAR is not expected to have a negative impact on transportation and mobility. In this regard, there is only a potential increase of 32 vehicle trips, due to the mixed-use nature of the area and existing access to public transportation and alternative transportation modes. The proposal does not modify the maximum residential density for the site, which remains at 80 units per acre; as such levels of service specific to residential population are not impacted. However, prior to the submittal of any building permits, a full concurrency review will be required to determine the actual impact and mitigation requirements of any proposed development.

CITY CHARTER ANALYSIS

The proposal to modify the maximum FAR is affected by Section 1.03(c) of the City Charter, which partially states the following:

The floor area ratio of any property or street end within the City of Miami Beach shall not be increased by zoning, transfer, or any other means from its current zone floor area ratio as it exists on the date of adoption of this Charter Amendment (November 7, 2001), including any limitations on floor area ratios which are in effect by virtue of development agreements through the full term of such agreements, unless such increase in zone floor area ratio for any such property shall first be approved by a vote of the electors of the City of Miami Beach.

The proposed ordinance would increase the zoned FAR for the affected parcels. As a result, the following question was submitted to the electors of the City of Miami Beach:

*FAR Incentive for Residential and Office Uses on
Washington Avenue Between 1st and 2nd Street*

City Charter requires voter approval before increasing a property's floor area ratio ("FAR") (how City regulates building size).

FAR in 1st Street Overlay (located east side of Washington Avenue between 1st and 2nd Streets) is 1.0, although previously FAR was 2.0.

Shall City increase FAR from 1.0 to 2.0 in 1st Street Overlay, with FAR incentive from 2.0 to 2.7 for redevelopments that include residential or office uses, and prohibit hotels and short-term rentals?

On November 8, 2022, the ballot measure was approved by 55.11% of the voters. Therefore, the proposed ordinance can be considered for adoption by the City Commission.

COMPREHENSIVE PLANNING REVIEW PROCESS

The proposal requires an amendment to the Comprehensive Plan. Under Section 163.3184(2), Florida Statutes, this amendment shall follow the expedited state review process for adoption of comprehensive plan amendments. This process requires a public hearing by the local planning agency (Planning Board), a public transmittal hearing before the City Commission, after which the amendment must be transmitted to several state agencies for a 30-day review period, and a final adoption public hearing before the City Commission. The amendment is effective 31-days

after it is adopted if there are no appeals.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the Planning Board transmit the proposed Comprehensive Plan and Land Development Regulations ordinance amendments to the City Commission with a favorable recommendation.



PLANNING DEPARTMENT

Comprehensive Plan and Zoning Amendment Concurrency and Impact Analysis

Date Prepared: 2/14/2023
 Name of Project: First Street Overlay
 Address of Site: East Side of Washington Avenue between 1st Street and 2nd Street

Concurrency Management Area: South Beach
 Square Feet in the Amendment: 48,225
 Acreage in the Amendment: 1.11

Proposed FLUM Designation

Designation:

C-PS1 with First Street Overlay

	Maximum Density	Maximum FAR
Units/Acre	80	2.70
Units	89	130,207 SF

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Proposed Total
	89			39,822		
Peak Hour Trips Generated*	69	N/A	N/A	59	N/A	129
Residential Demand	223	0				223

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Note: Estimate assumes Floor Area for Residential Units at 800 SF per Unit at Max Density, 15% of FAR for back of house uses, and remaining floor area for office

Existing FLUM Designation

Designation:

C-PS1

	Maximum Density	Maximum FAR
Units/Acre	80	2
Units	89	96,450 SF

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Existing Total
	89			11,128		
Peak Hour Trips Generated*	69	N/A	N/A	17	N/A	86
Residential Demand	223	0				223

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Vehicle Transportation Impact

New Trips Generated	Trip Allowances	Transit	15%	Net New Trips Generated:	32 Trips
43 Trips		Pass-by	0%		
		Mixed-use (Internal)	10%		
		Total	25%		

Parks and Recreation Concurrency

Net New Residential Demand:

0.0 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Recreational Facilities Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	YES
Tennis Court	YES
Multiple-Use Courts	YES
Designated Field Area	YES
Tot Lots	YES
Vita Course	YES
Boat Ramp	YES
Outdoor Amphitheater	YES
Activity Building for Multiple Uses	YES

Required Mitigation to be determined at Building Permit Application

Potable Water Transmission Capacity

Proposed Demand:	18,297 Gallons Per Day
Existing Demand:	15,887 Gallons Per Day
New Demand:	2,410 Gallons

Concurrency to be determined at Building Permit Application

Sanitary Sewer Transmission Capacity

Proposed Demand:	31,150 Gallons Per Day
Existing Demand:	31,150 Gallons Per Day
New Demand:	0 Gallons

Concurrency to be determined at Building Permit Application

Solid Waste Collection Capacity

Proposed Demand:	284 Tons Per Year
Existing Demand:	284 Tons Per Year
New Demand:	0 Gallons

Concurrency to be determined at Building Permit Application

Storm Sewer capacity

Required LOS: One-in-five-year storm event

Concurrency to be determined at Building Permit Application

Note:

This represents a comparative analysis of concurrency with maximum development potential of the site between the existing and proposed Future Land Use designations. Actual concurrency demands, required mitigation, and required capacity reservation will be determined at the time of Building Permit Application.

Future Land Use

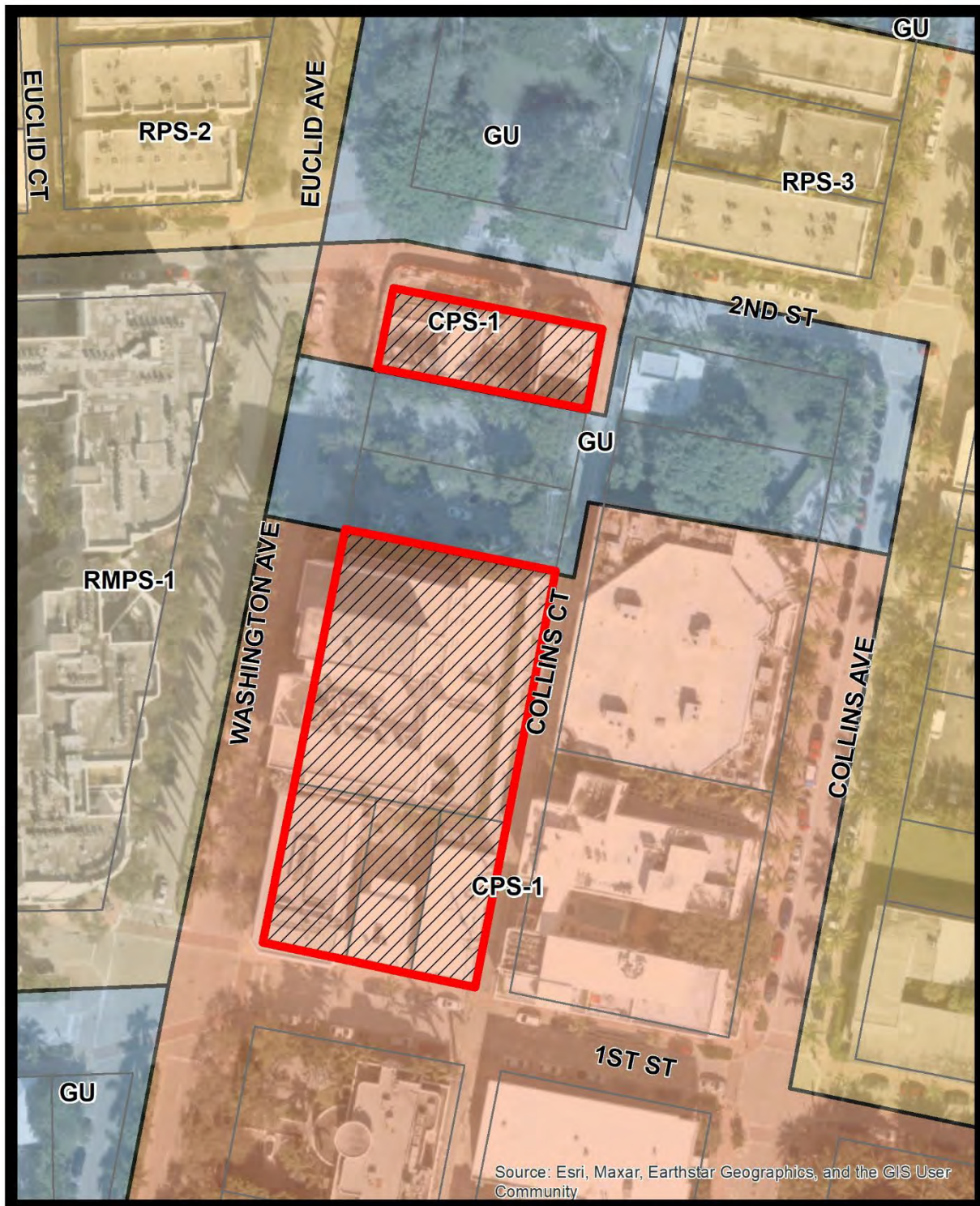


0 25 50 100 Feet



Location:
C-PS1 properties on the east side
of Washington Avenue between
1st Street and 2nd Street.

Zoning

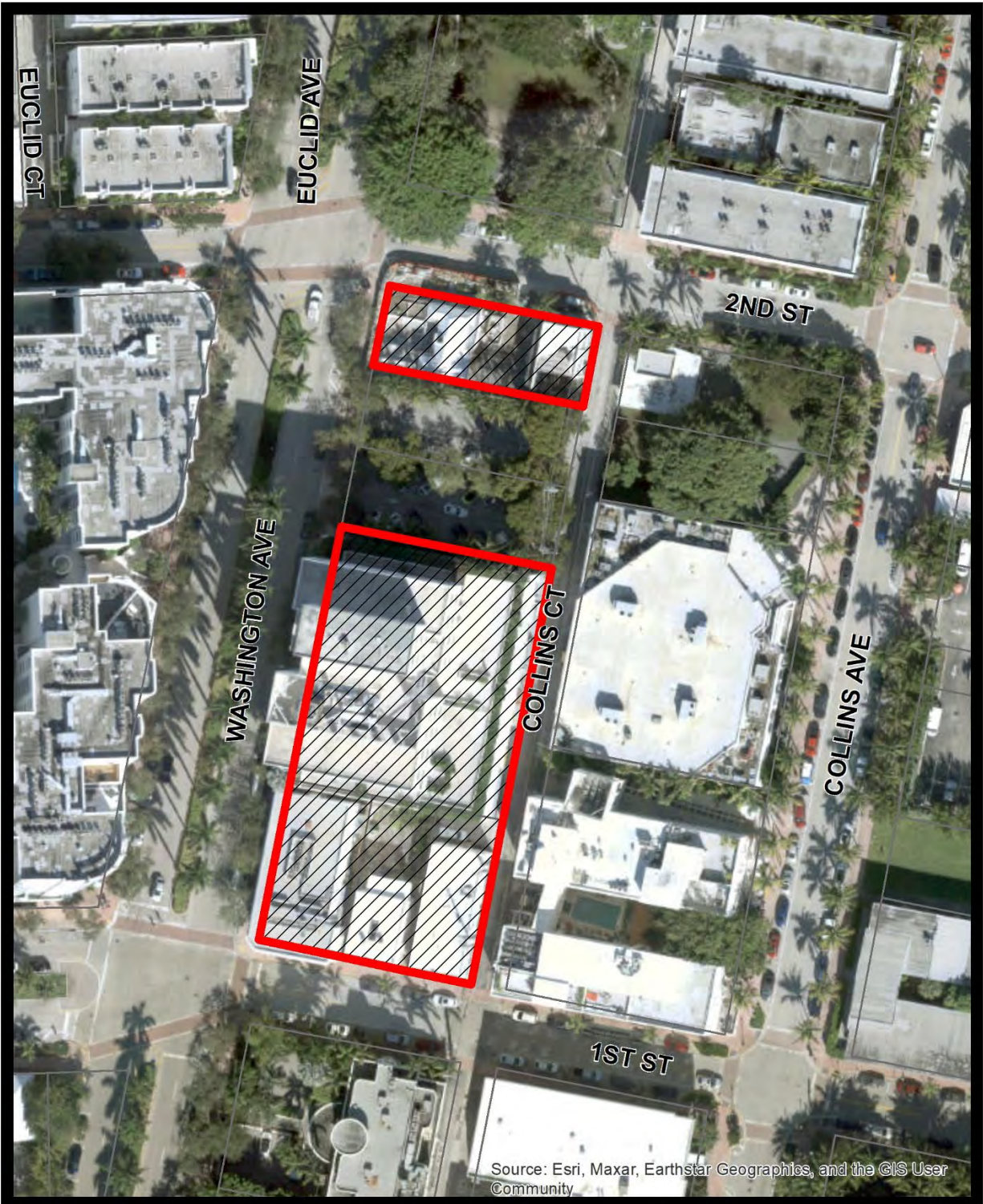


0 25 50 100 Feet



Location:
C-PS1 properties on the east side
of Washington Avenue between
1st Street and 2nd Street.

Aerial



0 25 50 100 Feet



Location:
C-PS1 properties on the east side
of Washington Avenue between
1st Street and 2nd Street.

PB22-0568
Comprehensive Plan Amendment

COMPREHENSIVE PLAN AMENDMENT
Voter Enacted Incentives for Office Uses in C-PS1 District

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, PURSUANT TO THE PROCEDURES IN SECTION 163.3187, FLORIDA STATUTES, TO AMEND INTERPRETIVE TEXT OF THE MIAMI BEACH COMPREHENSIVE PLAN, BY CHANGING THE INTERPRETIVE TEXT OF THE LIMITED MIXED-USE COMMERCIAL PERFORMANCE STANDARD (C-PS1) DESIGNATION TO CREATE A FLOOR AREA RATIO INCREASE LIMITED TO REDEVELOPMENTS THAT INCLUDE AN OFFICE OR RESIDENTIAL USES WITHIN A NEW FIRST STREET OVERLAY AND DESIGNATING THE FIRST STREET OVERLAY ON THE FUTURE LAND USE MAP; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, since early 2022, the Mayor and City Commission have adopted a variety of legislation to establish incentives for the purpose of diversifying the City's economy; and

WHEREAS, the City is experiencing a record demand for Class A office and residential uses throughout the City; and

WHEREAS, the City is desirous of creating development incentives that induce the development of Class A office and residential use throughout the City; and

WHEREAS, the City is desirous of promoting a live, work, and play in the same neighborhood philosophy throughout the City, while protecting the residential areas to the south of Fourth Street from the potential negative impacts; and

WHEREAS, the City is desirous of creating incentives for the removal of potentially noxious transient uses such as entertainment, hotel, and short-term rentals from residential neighborhoods; and

WHEREAS, the South of Fifth neighborhood could benefit from the construction of additional Class A office space and residential uses and the removal of transient uses from the neighborhood; and

WHEREAS, the voters approved of a ballot question to create the First Street Overlay (located on east side of Washington Avenue between 1st and 2nd Streets) restoring FAR from 1.0 to the original FAR of 2.0, with an FAR incentive from 2.0 to 2.7 for redevelopments that include residential or office uses, and prohibit hotels and short-term rentals; and

WHEREAS, this amendment to the Comprehensive Plan is necessary to create the First Street Overlay; and

WHEREAS, the City has the authority to enact laws which promote the public health, safety, and general welfare of its citizens; and

WHEREAS, The City has determined that creating development incentives for office and residential uses and removal of transient uses is in the best interest of the City.

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

SECTION 1. COMPREHENSIVE PLAN TEXT AMENDMENT.

The following text amendments to Policy RLU 1.1.27, the interpretive text for the Limited Mixed Use Commercial Performance Standard (C-PS-1) Future Land Use Map designation.

* * *

Intensity Floor Area Ratio Limits: 2.0, Notwithstanding the foregoing, the maximum floor area ratio for properties in the First Street Overlay shall be a base of 2.0 and a 0.7 additional floor area ratio is available for redevelopments that include an office or residential use. The 0.7 of additional floor area available shall be used exclusively for either office or residential use. New development or redevelopment may only be eligible for the base FAR of 2.0 with an additional 0.7 available for office or residential uses if the property owner elects, at the owner's sole discretion, to voluntarily execute a restrictive covenant running with the land, in a form approved by the city attorney affirming that, in perpetuity, the property shall not be used as a hostel, hotel, apartment-hotel, and/or suite-hotel use, and none of the residential units on the property shall be leased or rented for a period of less than six months and one day.

SECTION 2.

The "First Street Overlay" shall be designated on the City's Future Land Use Map for the properties that front the east side of Washington Avenue between 1st Street and 2nd Street, as depicted in Exhibit A, incorporated by reference herein.

SECTION 3. CODIFICATION.

It is the intention of the City Commission that this Ordinance be entered into the Comprehensive Plan of the City of Miami Beach, FL, and it is hereby ordained that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate word.

SECTION 4. REPEALER.

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

SECTION 5. SEVERABILITY.

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

SECTION 6. TRANSMITTAL.

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional, and county agencies as required by applicable law.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect until 31 days after the state land planning agency notifies the City that the plan amendment package is complete following adoption, pursuant to Section 163.3184(3), Florida Statutes.

PASSED and **ADOPTED** this _____ day of _____, 2023.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado
City Clerk

APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION

City Attorney

Date

First Reading: March 27, 2023

Second Reading: April 28, 2023

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

PB22-0569
LDR Amendment

**LAND DEVELOPMENT REGULATIONS AMENDMENT
Voter Enacted Incentives for Office Uses in C-PS1 District**

ORDINANCE NO. _____

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 "LAND DEVELOPMENT REGULATIONS," BY AMENDING CHAPTER 142 OF THE CITY CODE, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," BY CREATING SECTION 142.699.1, ENTITLED "FIRST STREET OVERLAY" TO ALLOW A FLOOR AREA RATIO AND BUILDING HEIGHT INCREASE FOR REDEVELOPMENTS THAT INCLUDE OFFICE OR RESIDENTIAL USES AND PROVIDE LIMITS ON TRANSIENT USES; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, since early 2022, the Mayor and City Commission have adopted a variety of legislation to establish incentives for the purpose of diversifying the City's economy; and

WHEREAS, the City is experiencing a record demand for Class A office and residential uses throughout the City; and

WHEREAS, the City is desirous of creating development incentives that induce the development of Class A office and residential use throughout the City; and

WHEREAS, the City is desirous of promoting a live, work, and play in the same neighborhood philosophy throughout the City, while protecting the residential areas to the south of Fourth Street from the potential negative impacts; and

WHEREAS, the City is desirous of creating incentives for the removal of potentially noxious transient uses such as entertainment, hotel, and short-term rentals from residential neighborhoods; and

WHEREAS, the South of Fifth neighborhood could benefit from the construction of additional Class A office space and residential uses and the removal of transient uses from the neighborhood; and

WHEREAS, the voters approved of a ballot question to create the First Street Overlay (located on east side of Washington Avenue between 1st and 2nd Streets) restoring FAR from 1.0 to the original FAR of 2.0, with an FAR incentive from 2.0 to 2.7 for redevelopments that include residential or office uses, and prohibit hotels and short-term rentals; and

WHEREAS, the City of Miami Beach (the "City") has the authority to enact laws which promote the public health, safety, and general welfare of its citizens.

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

SECTION 1. Chapter 142, "Zoning Districts and Regulations," Article II, "Districts Regulations" is hereby amended as follows:

DIVISION 18 - PS PERFORMANCE STANDARD DISTRICT

* * *

Sec. 142.699.1 – First Street Overlay

(a) The following regulations shall apply to properties that front the east side of Washington Avenue between 1st Street and 2nd Street. In the event of a conflict within this division, the criteria below shall apply:

- (1) The purpose of these regulations is to (1) sustain and enhance existing office uses in this overlay; (2) to induce the construction of new office and residential uses in this overlay; and (3) to provide incentives for the removal of transient uses.
- (2) As a voluntary development incentive, subject to the property owner's strict compliance with the following conditions, the maximum floor area ratio shall be a base of 2.0 for the properties within the overlay with a 0.7 additional floor area ratio available for redevelopments that include an office or residential use. The 0.7 of additional floor area shall be used exclusively for either office or residential use and shall remain as office or residential in perpetuity; hostel, hotel, apartment-hotel, and suite-hotel use shall be prohibited from utilizing the 0.7 of additional floor area.
- (3) New development or redevelopment shall only be eligible for the base FAR of 2.0 with an additional 0.7 available for office or residential uses, under this subsection, if the property owner elects, at the owner's sole discretion, to voluntarily execute a restrictive covenant running with the land, in a form approved by the city attorney affirming that, in perpetuity, the property shall not be used as a hostel, hotel, apartment-hotel, and/or suite-hotel use, and none of the residential units on the property shall be leased or rented for a period of less than six months and one day.
- (4) Notwithstanding any height regulations contained in these Land Development Regulations, the maximum height of eligible rooftop additions to existing non-contributing buildings within the First Street Overlay shall not exceed 90 feet in height and shall be subject to all other applicable provisions regarding line of sight as set forth in Section 142-1161.

SECTION 2. CODIFICATION.

It is the intention of the Mayor and City Commission of the City of Miami Beach, 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, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

SECTION 3. REPEALER.

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

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. EFFECTIVE DATE.

This Ordinance shall take effect until 31 days after the state land planning agency notifies the City that the companion Comprehensive Plan amendment package is complete following adoption, pursuant to Section 163.3184(3), Florida Statutes.

PASSED and **ADOPTED** this _____ day of _____, 2023.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado
City Clerk

APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION

City Attorney

Date

First Reading: March 27, 2023
Second Reading: April 28, 2023

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