

From: [Gayle](#)
To: ["Alyson Herman"](#)
Subject: RE: Apartment-Hotel

Thank you.

Regards,
Gayle Durham
1455 West Avenue, Miami Beach
C 305.812.5331

From: Alyson Herman <sofnamb@gmail.com>
Sent: Thursday, April 20, 2023 5:16 PM
To: Gayle Durham <gayle@cfsystems.com>
Subject: Re: Apartment-Hotel

Yes SOFNA supports this.

Sent from my iPhone

On Apr 19, 2023, at 10:16 PM, Gayle Durham <gayle@cfsystems.com> wrote:

I copy and pasted the draft ordinance below, Sec 114-1. The strike out is the existing regulation. The underlined is the new proposed regulation.

From: Alyson Herman <sofnamb@gmail.com>
Sent: Wednesday, April 19, 2023 8:33 PM
To: Gayle <gayle@cfsystems.com>
Subject: Re: Apartment-Hotel

Gayle, how does this differ from existing regulations?

Sent from my iPhone

On Apr 19, 2023, at 5:37 PM, Gayle <gayle@cfsystems.com> wrote:

Attn: SOFNA

RE: Planning Board April 25th

<https://miamibeach.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=30379&MeetingID=1156>

Commissioner Meiner sponsored this ordinance due to request from SOF residents regarding apartment -hotel.

Please advise if SOFNA supports this ordinance which redefines apartment-hotel?

Sec. 114-1. Definitions.

~~Apartment hotel means a building containing a combination of suite hotel unit, apartment units and hotel units, under resident supervision, and having an inner lobby through which all tenants must pass to gain access.~~

An apartment hotel must contain at least one unit apartment.

Apartment hotel means a building containing a combination of apartment units and hotel units and/or suite hotel units. For purposes of this definition, the following shall apply to an apartment hotel:

(1) At least one (1) of the units within a property shall consist of an apartment unit.

(2) All hotel and/or suite hotel units shall be under resident supervision. For purposes of this definition, the resident supervisor shall be required to live on the property and shall be available at all times to address any operational issues at the property.

(3) The property shall contain at least one guest lobby, which shall be a minimum of 250 square feet.

(4) For existing buildings constructed prior to 1965.

including any additions, access to all hotel and/or suite hotel units may or may not be through a common lobby.

(5) For new construction and existing buildings constructed after 1965, including any additions, access to all hotel and/or suite hotel units shall be through a common lobby

Regards,
Gayle Durham
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