

# MIAMI BEACH

## CITY OF MIAMI BEACH NOTICE OF PUBLIC HEARING AND INTENT TO CONSIDER AN AMENDMENT TO DEVELOPMENT AGREEMENT

**NOTICE IS HEREBY** given that a Second Reading/Public Hearing will be heard by the Mayor and City Commission of the City of Miami Beach, Florida, in the Commission Chambers, 3rd Floor, City Hall, 1700 Convention Center Drive, Miami Beach, Florida, on **February 12, 2020 at 2:20 p.m.**, or as soon thereafter as the matter can be heard, to consider:

**A Resolution Of The Mayor And City Commission Of The City Of Miami Beach, To Consider Approval, Following Second Reading/Public Hearing, Of A Second Amendment To The Development Agreement Dated January 9, 2019, Between The City And South Beach Heights I, LLC, 500 Alton Road Ventures, LLC, 1220 Sixth, LLC And KGM Equities, LLC, As Assigned To TCH 500 Alton, LLC, By Assignment Of Development Agreement Dated As Of September 27, 2019 (The "Developer"), For The Development Of The Properties Located At 500 Alton Road, 630 Alton Road, 650 Alton Road, 1220 6th Street, 659 West Avenue, 701 West Avenue, 703 West Avenue, 711 West Avenue, 721 West Avenue, 723 West Avenue, 727 West Avenue And 737 West Avenue (Collectively, The "Development Site"), As Authorized Under Section 118-4 Of The City Code, And Sections 163.3220 – 163.3243, Florida Statutes, Which Second Amendment Provides, Among Other Terms And Conditions, For: (1) Settlement Of The Dispute Arising From The Board Of Adjustment's Ruling, Dated November 1, 2019, Allowing The Exclusion Of Covered Stairs, Elevator Shafts, Mechanical Chutes And Chases From The Calculation Of Floor Area For The Project; (2) A Reduction Of The Maximum Number Of Residential Units Permitted On The Development Site, From 410 Units To A Maximum Of 330 Units; (3) Approval Of The Final Plans For The 3.0 Acre Public Park That Developer Shall Construct On Behalf Of The City, At Its Sole Cost And Expense; (4) Expedited Timeframes For The Developer To Complete Construction Of The 3.0 Acre Public Park And To Convey Ownership Of The Park Site To The City; (5) Approval Of The Final Plans For The 5<sup>th</sup> Street Pedestrian Bridge Project, Which Developer Shall Construct On City's Behalf (The "Bridge Project"), And (6) Approval Of The Final Bridge Project Budget, Subject To A Maximum City Contribution For Bridge Project Costs.**

**PROPERTIES:** The Development Site consists of 500 Alton Road, 630 Alton Road, 650 Alton Road, 1220 6<sup>th</sup> Street, 659 West Avenue, 701 West Avenue, 703 West Avenue, 711 West Avenue, 721 West Avenue, 723 West Avenue, 727 West Avenue and 737 West Avenue.

**Tax Folio Nos.:** 02-4203-001-0220, 02-4203-001-0210, 02-4203-001-0201, 02-4203-001-0200, 02-4203-001-0190, 02-4203-001-0180, 02-4203-001-0170, 02-4203-001-0161, 02-4203-001-0280, 02-4203-001-0100, 02-4204-006-0070, 02-4204-006-0010.

**LOCATION OF PROPOSED 5<sup>th</sup> STREET PEDESTRIAN BRIDGE PROJECT:** The 5<sup>th</sup> Street Pedestrian Bridge Project shall be constructed within public right of way areas of the City of Miami Beach and the Florida Department of Transportation that are adjacent to, and located to the north and south of, the MacArthur Causeway, between Biscayne Bay and West Avenue. The proposed Pedestrian Bridge Project shall span over and across the MacArthur Causeway and West Avenue along 5<sup>th</sup> Street, and shall connect to the Development Site at the southwest corner of the 500 Block of Alton Road.

**ZONING DISTRICT:** The proposed Development Site is currently located within the Commercial, Medium Intensity District ("CD-2 District"), as modified by the Alton Road Gateway Area Development Regulations, set forth in Section 142-311 of the City Code. The City's Land Development Regulations provide for building intensities for this zoning district consisting of a floor area ratio of up to 2.0, and population densities for this zoning district of 100 units per acre.

**MAXIMUM HEIGHT:** The proposed Amendment No. 2 does not provide for any change in height. Section 142-311(a)(4) of the City Code provides that the maximum height of any residential tower on the Development Site shall not exceed 519 feet in height.

**PERMITTED USES:** The main permitted uses allowed on the Development Site are multi-family residential units, single-family detached units, townhomes, condominiums, or apartments, and commercial uses. The proposed Amendment No. 2 to the Development Agreement will reduce the maximum number of residential units permitted on the Development Site, from a maximum of 410 units to 330 units (multi-family residential units, single-family detached units, townhomes, condominiums, or apartments). The Development Site also includes 15,000 sq. ft. of retail uses, previously authorized as part of the Development Agreement.

*A copy of the proposed Development Agreement is available for public inspection during normal business hours in the City Clerk's Office, 1700 Convention Center Drive, 1st Floor, City Hall, Miami Beach, Florida 33139.*

**INTERESTED PARTIES** are invited to appear at this meeting, or be represented by an agent, or to express their views in writing addressed to the City Commission, c/o the City Clerk, 1700 Convention Center Drive, 1<sup>st</sup> Floor, City Hall, Miami Beach, Florida 33139. This item is available for public inspection during normal business hours in the City Clerk's Office, 1700 Convention Center Drive, 1<sup>st</sup> Floor, City Hall, Miami Beach, Florida 33139. This meeting, or any item herein, may be continued, and under such circumstances, additional legal notice need not be provided. Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any 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).

Rafael E. Granado, City Clerk  
City of Miami Beach

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