

MIAMI BEACH

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING AND INTENT TO
CONSIDER A DEVELOPMENT AGREEMENT
September 27, 2023**

NOTICE IS HEREBY given that a First Reading/Public Hearing will be heard by the Mayor and City Commission of the City of Miami Beach, in the **Miami Beach Convention Center (MBCC)** at **1901 Convention Center Drive** in **Meeting Rooms 222-225**, Miami Beach, Florida, on **Wednesday, September 27, 2023, at 5:11 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, FLORIDA, TO CONSIDER APPROVAL, FOLLOWING FIRST READING/PUBLIC HEARING, OF A DEVELOPMENT AGREEMENT BY, BETWEEN AND AMONG THE CITY, MIAMI-DADE COUNTY, TCH 500 ALTON LLC, 740 ALTON RD, LLC, TCH 700 ALTON, LLC, AND TCH 663 ALTON, LLC AS AUTHORIZED UNDER SECTION 118-4 OF THE CITY CODE, AND SECTIONS 163.3220 – 163.3243, FLORIDA STATUTES, WHICH DEVELOPMENT AGREEMENT DELINEATES THE CONDITIONS FOR THE DEVELOPMENT OF THE PROPERTIES LOCATED AT 630 ALTON ROAD, 710 ALTON ROAD, 720 ALTON ROAD, 740 ALTON ROAD, FOLIO 02-4203-001-0095 (CANOPY PARK), and FOLIO 02-4203-001-0090 (CURRENTLY A PARKING LOT SERVING THE FLORIDIAN CONDOMINIUM) TO ACCOMMODATE A NEW MIAMI-DADE COUNTY COMMUNITY HEALTH CENTER AND LIBRARY AT 663 ALTON ROAD AND OTHER TERMS FOR DEVELOPMENT CONTINGENT UPON SATISFACTION OF THE CONDITIONS SET FORTH IN THE DEVELOPMENT AGREEMENT AND ENACTMENT OF CERTAIN AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS, AT ITS SOLE DISCRETION; AND FURTHER, SETTING THE SECOND AND FINAL READING OF THE DEVELOPMENT AGREEMENT FOR A TIME CERTAIN. *This Resolution is being heard pursuant to §166.041 F.S. Inquiries may be directed to the Office of the City Manager at 305.673.7010.*

Applicants and members of the public who wish to attend this Commission Meeting or provide public comment in person may appear at the MBCC. Applicants and members of the public who wish to participate or provide comment virtually during the Commission Meeting may join the webinar at: <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at: 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Applicants and members of the public wanting to speak virtually on an item during the meeting must click the "raise hand" icon if using the Zoom app or press *9 on the telephone to raise their hand.

PROPERTIES: The Development Site consists of 710 Alton Road, 720 Alton Road, 740 Alton Road, the former 6 Street right of way, 630 Alton Road, Folio 02-4203-001-0095 (Canopy Park), and Folio 02-4203-001-0090 (currently a parking lot serving the Floridian Condominium).

Tax Folio Nos.: 02-4203-001-0100, 02-4203-001-0090, 02-4203-001-0095, 02-4203-001-0250, 02-4203-001-0270

ZONING DISTRICTS: The proposed Development Site is currently zoned Commercial, Medium Intensity District ("CD-2 District").

The proposed Development Agreement contemplates that the City Commission will approve amendments to the City's Comprehensive Plan and Land Development Regulations, to:

- (a) Increase the allowable Floor Area Ratio (FAR) within the Alton Road Gateway Area to 2.6 to implement the voter-approved FAR increase once a new public health center with a minimum size of 12,000 square feet and a new public library within a minimum size of 7,000 square feet to be located in the Alton Road Gateway Area or within 500 feet of the boundaries of the Alton Road Gateway Area are the subject of an executed agreement between Miami-Dade County and the relevant property owners.
- (b) Extend the boundaries of the Alton Road Gateway Area north to 8 Street.
- (c) Modify development standards of the Alton Road Gateway Area, including, but not limited to, building height, setbacks, the calculation of floor area below grade, and building footprint size.
- (d) Modify the standards of Park District No. 6 for certain governmental uses.

MAXIMUM HEIGHT: Subject to the City Commission's approval of the foregoing amendments to the City's Comprehensive Plan and Land Development Regulations, the proposed Development Agreement provides that the maximum height of any building shall not exceed 150 feet to the top of the roof. Architectural projections will comply with the terms of the Development Agreement and other applicable provisions of the City's Land Development Regulations.

PERMITTED USES: The current main permitted uses in the City's CD-2 Commercial, Medium Intensity District are commercial uses; apartments; apartment hotels, hotels, hostels, and suite hotels; religious institutions with an occupancy of 199 persons or less; and alcoholic beverage establishments. The proposed Development Agreement will permit (i) up to 153 units, including, but not limited to, residential units, single-family detached dwellings, townhomes, apartments, amenity guest suites, hotel or apartment hotel uses (subject to City Commission approval); and (ii) up to 10,000 square feet of retail uses. The City's Land Development Regulations provide for population densities for this zoning district of 100 units per acre.

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, be represented by an agent, or express their views in writing addressed to the City Commission, c/o the City Clerk, 1700 Convention Center Drive, 1st 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, 1st 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 an 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 option 6; TTY users may call via 711 (Florida Relay Service).

Directions to the Temporary Commission Chamber

Please enter the MBCC on Convention Center Drive. Meeting Rooms 222-225 are located on the Second Floor, south side. Upon arriving at the MBCC, attendees will be required to check in at the Visitor Management Station located in the Ground Floor Lobby and obtain a Visitor Pass before proceeding to Rooms 222-225. There will be signage in the MBCC indicating the direction of travel.

Parking

Meeting attendees can continue to park at the City Hall Garage (1755 Meridian Avenue) or 17th Street Garage (640 17th Street).

Wi-Fi

Free Wi-Fi will be available at the MBCC for meeting attendees using CMB-Guest, no password is required.

Rafael E. Granado, City Clerk
City of Miami Beach
<https://www.miamibeachfl.gov>
305.673.7411

MIAMI BEACH

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING AND INTENT TO
CONSIDER AMENDING A DEVELOPMENT AGREEMENT**

September 27, 2023

NOTICE IS HEREBY given that a First Reading/Public Hearing will be heard by the Mayor and City Commission of the City of Miami Beach, in the **Miami Beach Convention Center (MBCC)** at **1901 Convention Center Drive** in **Meeting Rooms 222-225**, Miami Beach, Florida, on **Wednesday, September 27, 2023, at 5:12 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, FLORIDA, TO CONSIDER APPROVAL, FOLLOWING FIRST READING/PUBLIC HEARING, OF A THIRD AMENDMENT TO A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY AND TCH 500 ALTON LLC, AS AUTHORIZED UNDER SECTION 118-4 OF THE CITY CODE, AND SECTIONS 163.3220 – 163.3243, FLORIDA STATUTES, WHICH AMENDMENT MODIFIES THE BOUNDARIES OF THE UNIFIED DEVELOPMENT SITE TO INCLUDE 710 ALTON ROAD, 720 ALTON ROAD, AND 740 ALTON ROAD, REMOVES PORTIONS OF FOLIO 02-4203-001-0095 (CANOPY PARK) AND ALL OF FOLIO NUMBER 02-4203-001-0090 (CURRENTLY A PARKING LOT SERVING THE FLORIDIAN CONDOMINIUM), MODIFIES THE ASSIGNMENT OF DEVELOPMENT RIGHTS FOR THE IMPACTED PROPERTIES, AND OTHERWISE DELINEATES OR MODIFIES THE CONDITIONS FOR THE DEVELOPMENT OF THE PROPERTIES SUBJECT TO THE AGREEMENT LOCATED AT 500-630 ALTON ROAD AND OTHER TERMS FOR DEVELOPMENT CONTINGENT UPON SATISFACTION OF THE CONDITIONS SET FORTH IN THE DEVELOPMENT AGREEMENT; AND FURTHER, SETTING THE SECOND AND FINAL READING OF THE DEVELOPMENT AGREEMENT FOR A TIME CERTAIN. *This Resolution is being heard pursuant to §166.041 F.S. Inquiries may be directed to the Office of the City Manager at 305.673.7010.*

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PROPERTIES: The Development Site consists of 500 Alton Road, the former 6 Street right of way, 630 Alton Road, Folio 02-4203-001-0095 (Canopy Park), and Folio 02-4203-001-0090 (currently a parking lot serving the Floridian Condominium).

Tax Folio Nos.: 02-4204-006-0010, 02-4203-001-0100, 02-4203-001-0090, and 02-4203-001-0095

ZONING DISTRICTS: The proposed Development Site is zoned Commercial, Medium Intensity District ("CD-2 District").

MAXIMUM HEIGHT: The proposed third amendment to the Development Agreement does not contemplate any changes to the maximum height of development. As currently required, any tower built on the Development Site shall be located within the northeast quadrant of the 500 Block of Alton Road, and the height of the tower shall not exceed 519 feet to the top of the roof. Architectural projections will comply with the terms of the Development Agreement and other applicable provisions of the City's Land Development Regulations.

PERMITTED USES: The proposed third amendment to the Development Agreement does not contemplate any changes to the permitted uses. The Development Agreement will permit (i) up to 310 units, including, but not limited to, residential units, single-family detached dwellings, townhomes, apartments, amenity guest suites, hotel or apartment hotel uses (subject to City Commission approval); and (ii) up to 15,000 square feet of retail uses. The City's Land Development Regulations provide for population densities for this zoning district of 100 units per acre.

A copy of the proposed Third Amendment to the 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, be represented by an agent, or express their views in writing addressed to the City Commission, c/o the City Clerk, 1700 Convention Center Drive, 1st 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, 1st 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.

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