

## CITY OF MIAMI BEACH NOTICE OF PUBLIC HEARINGS MARCH 13, 2024 HYBRID CITY COMMISSION MEETING

On March 13, 2024, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the Temporary Commission Chamber, located at the Miami Beach Convention Center (MBCC), 1901 Convention Center Drive, Meeting Rooms 222-225, Miami Beach, Florida 33139.

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#. 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.

**NOTICE IS HEREBY GIVEN** that the following Public Hearings will be heard by the Mayor and City Commissioners of the City of Miami Beach, Florida, on **March 13, 2024**, at the times listed or as soon thereafter as the matter can be heard. For questions, please contact the Office of the City Clerk at 305.673.7411.

### 10:05 a.m. Public Hearing

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE SECOND AMENDMENT TO THE FISCAL YEAR 2024 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA. JOINT CITY COMMISSION AND NBCRA. *This Resolution is being heard pursuant to §§166.041 and 166.241 F.S. and City Code Sections 34-81 to 34-86. Inquiries may be directed to the Office of Management and Budget at 305.673.7510.*

### 10:15 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 2 OF THE MIAMI BEACH CITY CODE, ENTITLED "ADMINISTRATION," BY AMENDING ARTICLE III, ENTITLED "AGENCIES, BOARDS AND COMMITTEES," BY AMENDING DIVISION 15, ENTITLED "SISTER CITIES PROGRAM," BY AMENDING SECTION 2-181 THEREOF TO RE-ESTABLISH THE CITY'S ADMINISTRATION OF THE SISTER CITIES PROGRAM, BY AND THROUGH A COORDINATING COUNCIL APPOINTED BY THE MAYOR AND CITY COMMISSION, WITH THE OFFICE OF THE MAYOR AND CITY COMMISSION TO SERVE AS THE SUPPORTING DEPARTMENT OF THE COUNCIL; AND, PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

### 10:20 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 62 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED, "HUMAN RELATIONS," BY AMENDING ARTICLE II, ENTITLED "DISCRIMINATION," BY AMENDING SECTION 62-35 ENTITLED "MEMBERSHIP," TO PROVIDE A PREFERENCE FOR THE ATTORNEY MEMBER OF THE HUMAN RIGHTS COMMITTEE TO BE A MEMBER OF THE FLORIDA BAR, BUT OTHERWISE ALLOW FOR AN ATTORNEY LICENSED TO PRACTICE LAW IN ANY OTHER UNITED STATES JURISDICTION TO SERVE ON THE COMMITTEE IF THE ATTORNEY HAS CIVIL RIGHTS-RELATED EXPERIENCE; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

### 10:25 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 2 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED, "ADMINISTRATION," BY AMENDING ARTICLE III, ENTITLED "AGENCIES, BOARDS, AND COMMITTEES," BY AMENDING DIVISION 32, ENTITLED "LGBTQIA+ ADVISORY COMMITTEE," BY AMENDING SECTION 2-190.145, ENTITLED "POWERS AND DUTIES" BY CODIFYING THE ANNUAL PREPARATION AND SUBMISSION OF CITY'S DATA AND INFORMATION TO BE SCORED BY THE HUMAN RIGHTS CAMPAIGN'S MUNICIPAL EQUALITY INDEX AS PART OF THE COMMITTEE'S OFFICIAL POWERS AND DUTIES; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

### 10:30 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 2 OF THE MIAMI BEACH CITY CODE, ENTITLED "ADMINISTRATION," BY AMENDING ARTICLE III, ENTITLED "AGENCIES, BOARDS AND COMMITTEES," BY AMENDING DIVISION 1, ENTITLED "GENERALLY," BY AMENDING SECTION 2-22 THEREOF, ENTITLED "GENERAL REQUIREMENTS," BY CREATING SUBSECTION 2-22(24) TO PROVIDE THAT IN THE EVENT THAT AN APPOINTEE TO A CITY AGENCY, BOARD, OR COMMITTEE WHO IS ENGAGED TO PROVIDE SERVICES, FOR COMPENSATION, TO EITHER (1) A CANDIDATE FOR CITY ELECTED OFFICE, OR (2) A POLITICAL COMMITTEE OR ELECTIONEERING COMMUNICATIONS ORGANIZATION EXPENDING FUNDS FOR OR AGAINST CANDIDATES FOR CITY ELECTED OFFICE, SUCH ENGAGEMENT SHALL BE DEEMED A TENDER OF RESIGNATION FROM SUCH CITY AGENCY, BOARD OR COMMITTEE; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

### 10:35 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 14 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED "BUILDING REGULATIONS," BY AMENDING ARTICLE II, ENTITLED "CONSTRUCTION STANDARDS," BY AMENDING DIVISION IV THEREOF, ENTITLED "2017-2022 BUILDING PERMIT REPRIEVE PROGRAM," TO EXTEND THE DURATION OF THE BUILDING PERMIT REPRIEVE PROGRAM FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, MIXED-USE OR COMMERCIAL PROPERTIES WHO HAVE FAILED TO OBTAIN A BUILDING PERMIT, OR WHO HOLD EXPIRED PERMITS; AND PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AN EFFECTIVE DATE, AND A SUNSET PROVISION. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

INTERESTED PARTIES are invited to take part in this meeting or be represented by an agent. The public may submit written comments by sending an email to: [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) by 5:00 p.m. the day before the City Commission Meeting. Please identify the Agenda Item Number in the email subject line. Emails received will be forwarded to the Mayor and Commissioners and will be included as a part of the meeting record.

Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-archive-main-page-2/>. This meeting, or any item therein, 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 concerning 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 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service).

The City Commission Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeachfl.gov/government/mbtv/>, as well as on Breezeline Cable channel 660, AT&T U-verse channel 99, Hotwire Communications channel 395, and Roku device on PEG-TV channel, and on social media at <https://www.facebook.com/cityofmiamibeach>.

### 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.

**MIAMIBEACH**

AD: 03132024-03

Rafael E. Granado, City Clerk  
City of Miami Beach  
[CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411

**CITY OF MIAMI BEACH  
NOTICE OF PUBLIC HEARINGS  
MARCH 13, 2024  
HYBRID CITY COMMISSION MEETING**

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**10:40 a.m. Second Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 66 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, ENTITLED "MARINE STRUCTURES, FACILITIES, AND VESSELS," BY AMENDING ARTICLE IV, ENTITLED "VESSELS," BY AMENDING SECTION 66-151 THEREOF, ENTITLED "LAUNCHING, HAULING AND DOCKING AT PUBLIC SEAWALL, ETC., PROHIBITED - UNAUTHORIZED VESSELS: ENFORCEMENT," BY PROHIBITING THE DOCKING OR MOORING OF VESSELS AT OR ALONG CERTAIN PUBLIC PROPERTY, AND MODIFYING THE NOTICE REQUIREMENTS FOR THE TOWING OF UNAUTHORIZED VESSELS DOCKED OR OTHERWISE SECURED ALONG THE CITY'S PUBLIC PROPERTY; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**10:45 a.m. Second Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 70 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, ENTITLED "MISCELLANEOUS OFFENSES," BY AMENDING ARTICLE II, ENTITLED "PUBLIC PLACES," BY AMENDING DIVISION I ENTITLED "GENERALLY," BY CREATING SECTION 70-46 THEREOF, ENTITLED "OBSTRUCTING OF PEDESTRIAN AND VEHICULAR TRAFFIC PROHIBITED"; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**10:50 a.m. Second Reading Public Hearing**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 2 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED "ADMINISTRATION," BY AMENDING ARTICLE II, ENTITLED "CITY COMMISSION," BY AMENDING SECTION 2-17, ENTITLED "RESIDENTS' RIGHT TO KNOW," TO AMEND THE LIST OF ISSUES DEFINED AS "MATTERS THAT IMPACT RESIDENTS' QUALITY OF LIFE" WHICH REQUIRE TARGETED NEIGHBORHOOD NOTICE; AND PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

**2:00 p.m. Public Hearing**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE THIRD AMENDMENT TO THE GENERAL FUND, ENTERPRISE FUNDS, INTERNAL SERVICE FUNDS, AND SPECIAL REVENUE FUNDS BUDGETS FOR FISCAL YEAR 2024 AS SET FORTH IN THIS RESOLUTION AND IN THE ATTACHED EXHIBIT "A." *This Resolution is being heard pursuant to §§166.041 and 166.241 F.S. Inquiries may be directed to the Office of Management and Budget at 305.673.7510.*

**2:05 p.m. Public Hearing**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FOURTH AMENDMENT TO THE CAPITAL BUDGET FOR FISCAL YEAR 2024 AS SET FORTH IN ATTACHMENTS A, "PROJECTS"; B, "SOURCE OF FUNDS"; AND C "PROGRAMS." *This Resolution is being heard pursuant to §§166.041 and 166.241 F.S. Inquiries may be directed to the Office of Management and Budget at 305.673.7510.*

INTERESTED PARTIES are invited to take part in this meeting or be represented by an agent. The public may submit written comments by sending an email to: [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) by 5:00 p.m. the day before the City Commission Meeting. Please identify the Agenda Item Number in the email subject line. Emails received will be forwarded to the Mayor and Commissioners and will be included as a part of the meeting record.

Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-archive-main-page-2/>. This meeting, or any item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

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**Parking**

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**Wi-Fi**

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MIAMI BEACH

Rafael E. Granado, City Clerk  
City of Miami Beach  
[CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411

## 3 companies, 1 Midtown Miami apartment, 0 employees: The setup for a \$735,000 fraud

BY DAVID J. NEAL  
dneal@miamiherald.com

Using lies and three companies that existed only on paper, a 26-year old began running a \$735,000 investor fraud out of his rented two-bedroom, two-bathroom, 1,262-square-foot Midtown Miami apartment.

That was just over three years ago. Now 29, Jack Ridall has been ordered to live in a smaller space than even a Midtown one-bedroom: a federal prison cell.

Ridall was sentenced to 2 1/2 years after pleading guilty to one count of wire fraud and will be incarcerated on or before April 22. He was arrested in 2023 at the Windsor Lofts at Universal City Apartments in Studio City, California, and has requested a prison near Los Angeles.

That will be before Ridall's May 14 restitution hearing. While Ridall starts serving time and begins paying back money, the victim who wrote an impact statement to Miami federal court, a friend of Ridall's father, will be coming out of retirement.

"The loss of funds I invested has had severe consequences for my financial stability and future plans," the victim wrote. "What was once a nest egg for my future has been cruelly stripped away, leaving me with uncertainty and anxiety about how to recover from such a significant setback. I wasn't employed or working upon discovering this fraud and wasn't



ERIC PAUL ZAMORA/THE FRESNO BEE

planning on going back to work due to Jack's repetitive and encouraging advisement on the value of my investment.

"Since, I have had to go back to work doing something I really don't enjoy."

### STRATCAPITAL, GUSS CAPITAL, GUSS ACTIUM, AND LIES

Starting in January 2021, Ridall registered Stratcapital, Guss Capital and Guss Actium Manager with the state, putting his apartment at 4 Midtown as the operating address for each. Then he began lying to potential investors, as listed in the indictment:

- Ridall "was an experienced and successful investor who had made millions of dollars investing."

- "He had managed an investment portfolio worth millions of dollars." There's nothing in Ridall's background that indicates this.

- He "used a proprietary trading system to generate positive returns in the stock market"

- "The investor's money would be invested in securities or an investment

fund."

- Ridall's guilty plea admits he told investors that "his companies were investment management companies with substantial assets."

Once Ridall got investors' money, if they began asking about how their investments progressed, he gave them fake documents to show high return rates.

He raked in \$735,000.

"Contrary to Ridall's materially false and fraudulent representations to investors, (he) did not invest investor funds in securities or in an investment fund," his guilty plea admits, "but, instead he misappropriated approximately \$400,000 of investor funds to pay for luxury retail purchases, hotel stays, restaurants, and fraudulent transfers to family members."

Assistant U.S. Attorney Roger Cruz handled the prosecution of the case investigated by the FBI's Miami office with help from the Securities and Exchange Commission.

David J. Neal:  
305-376-3559,  
@DavidJNeal

## CITY OF MIAMI BEACH NOTICE OF PUBLIC HEARINGS WD-1 WATERCRAFT RENTAL AND HOTEL REQUIREMENTS

### ORDINANCE AMENDING THE MIAMI BEACH RESILIENCY CODE TO PROHIBIT THE RENTAL OF WATERCRAFT AND CLARIFY EXISTING REQUIREMENTS FOR LEGALLY NONCONFORMING WATERCRAFT RENTAL USES

### MARCH 13, 2024 AND APRIL 3, 2024 CITY COMMISSION MEETINGS

NOTICE IS HEREBY GIVEN that on March 13, 2024, at 10:10 a.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a First Reading/Public Hearing on the following proposed Ordinance:

#### WD-1 WATERCRAFT RENTAL AND HOTEL REQUIREMENTS

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "ZONING DISTRICT REGULATIONS," SECTION 7.2.21, ENTITLED "WATERWAY DISTRICT," AT SUBSECTION 7.2.21.2, ENTITLED "USES (WD-1)," TO PROHIBIT THE RENTAL OF WATERCRAFT, AND AT SUBSECTION 7.2.21.5, ENTITLED "ADDITIONAL REGULATIONS (WD-1)," TO CLARIFY EXISTING REQUIREMENTS FOR LEGALLY NONCONFORMING WATERCRAFT RENTAL USES, AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.

If this proposed Ordinance is approved on First Reading, then on April 3, 2024, at 5:01 p.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a Second Reading/Public Hearing on the proposed Ordinance.

During the March 13, 2024 and April 3, 2024 Hybrid Commission Meetings, the City Commission will be physically present in the Temporary Commission Chamber, located at the Miami Beach Convention Center (MBCC), 1901 Convention Center Drive, Meeting Rooms 222-225, Miami Beach, Florida 33139.

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/81382857671> or via telephone at: 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81382857671. 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.

INTERESTED PARTIES are invited to take part in this meeting or be represented by an agent. The public may submit written comments by emailing [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) by 5:00 p.m. the day before the City Commission Meeting. Please identify the Agenda Item Number in the email subject line. Emails received will be forwarded to the Mayor and Commissioners and will be included as a part of the meeting record.

Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-archive-main-page-2/>. This meeting, or any items therein, may be continued, and under such circumstances, additional legal notice need not be provided.

Pursuant to Section 266.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission concerning 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 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

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#### Parking

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#### Wi-Fi

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

MIAMI BEACH

Rafael E. Granado, City Clerk  
City of Miami Beach  
[CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411

AD: 0312024-01 / 04032024-01 / HERALD

## NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

March 3, 2024  
City of Miami Gardens, Florida  
18506 NW 27th Avenue  
Miami Gardens, Florida 33056  
305-622-8000

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Miami Gardens, Florida.

### REQUEST FOR RELEASE OF FUNDS

On or about March 23, 2024 the City of Miami Gardens will submit a request to the State of Florida, Florida Commerce for the release of CDBG-SC funds under Title 1 of the Housing and Community Development Act of 1974, as amended to undertake a project known as Betty T. Ferguson Recreational Project for the purpose of replacing the HVAC system at the Betty T. Ferguson Center. The center is located at 3000 NW 199th Street, Miami Gardens, FL. Due to the presence of floodplains at the project site a 5-Step Decision Making Process was completed. The process determined that no changes or modifications were required to protect environmental factors. The estimated funding amount is \$560,428. The CDBG-SC grant is \$412,246 and local funds contribute \$148,183.

### FINDING OF NO SIGNIFICANT IMPACT

The City of Miami Gardens has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at:

City of Miami Gardens, Florida  
18506 NW 27th Avenue  
Miami Gardens, Florida 33056

and may be examined or copied weekdays 9 A.M. to 4:30 P.M., or by contacting Capital Improvements, Director Laura LaLiberte, [laaliberte@miamimagardens.fl.gov](mailto:laaliberte@miamimagardens.fl.gov), or 305-622-8000 x2801.

### PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Miami Gardens, Capital Improvements, Director Laura LaLiberte, [laaliberte@miamimagardens.fl.gov](mailto:laaliberte@miamimagardens.fl.gov), or 305-622-8000 x2801. All comments received by March 23, 2024 will be considered by the City of Miami Gardens prior to authorizing submission of a request for release of funds.

### ENVIRONMENTAL CERTIFICATION

The City of Miami Gardens certifies to the State of Florida, Florida Commerce that Cameron D. Benson in their capacity as City Manager consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities to relation to the environmental review process and that these responsibilities have been satisfied. The State of Florida, Florida Commerce's approval of this certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Miami Gardens to use Program funds.

### OBJECTIONS TO RELEASE OF FUNDS

The State of Florida, Florida Commerce will accept objections to its release of funds and the City of Miami Gardens certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the City Manager of the City of Miami Gardens; (b) the City of Miami Gardens has waived a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by the State of Florida, Florida Commerce; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Florida Department of Commerce, Office of Long Term Resiliency at 107 E Madison Street, Tallahassee, FL 32399. Potential objections should contact the State of Florida, Florida Commerce to verify the actual last day of the objection period.

Cameron D. Benson, City Manager



## LEGAL NOTICE PUBLIC HEARING

### COMPREHENSIVE PLAN LAND USE MAP AMENDMENT

On Wednesday, March 13<sup>th</sup>, 2024, at 6:00 P.M. in the 3<sup>rd</sup> floor Council Chambers of City Hall at 501 Palm Avenue, the Hialeah Planning and Zoning Board, the Local Planning Agency, will hold a Public Hearing on Two (2) owner-initiated amendments to the Hialeah Comprehensive Plan, which are Small Scale Amendments in accordance with Section 98-102 of the Code of Ordinances of the City of Hialeah, and Chapters 163.3184 and 163.3187, Florida Statutes.

The purpose of this hearing is to give the applicants an opportunity to justify their requests, the Planning Division of the Community Development Department to present a recommendation on the applications, and to provide an opportunity for the public to ask questions and make comments regarding the amendments.

|   |                                                                                             |                                                                                                         |
|---|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 1 | Small Scale Map Amendment from Low-Density Residential to Office and Professional Services. | Location: 715 East 26 <sup>th</sup> Street, Hialeah, Florida<br>Zoned: R-1 (One-Family District)        |
| 2 | Small Scale Map Amendment from Residential Office to Office and Professional Services.      | Location: 3499 West 4 <sup>th</sup> Avenue, Hialeah, Florida<br>Zoned: RD (Residential Office District) |

Information on the application can be obtained at the Hialeah Planning & Zoning Division, 2nd Floor - Hialeah City Hall, 501 Palm Avenue, or by calling (305) 883-8075 or (305) 883-8008 between 7:30 A.M. - 11:30 A.M. and 12:30 P.M. - 3:30 P.M., Monday through Friday.

AT THE CONCLUSION OF THE ITEM, A RECOMMENDATION FOR APPROVAL OR DENIAL WILL BE MADE AND FORWARDED TO THE HIALEAH CITY COUNCIL FOR CONSIDERATION AT ITS PUBLIC MEETINGS OF TUESDAY, MARCH 26<sup>TH</sup>, 2024 AND TUESDAY, APRIL 9<sup>TH</sup>, 2024.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION BETWEEN 7:30 - 11:30 A.M. AND 12:30 P.M. - 3:30 P.M., MONDAY THROUGH FRIDAY, NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE), FOR ASSISTANCE.

HIALEAH PLANNING & ZONING DIVISION

## CITY OF MIAMI BEACH

### HOW A PERSON MAY PARTICIPATE DURING THE MARCH 13, 2024 HYBRID CITY COMMISSION MEETING

#### In-Person Participation:

On March 13, 2024, commencing at 8:30 a.m., the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the Temporary Commission Chamber - Miami Beach Convention Center (MBCC) at 1901 Convention Center Drive in Meeting Rooms 222-225, Miami Beach, Florida, 33139.

#### Providing Spoken Public Comment Virtually During the Commission Meeting:

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.com.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.

#### Observing the Commission Meeting:

The Commission Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at: <https://www.miamibeachfl.gov/government/mbtv/>, as well as on Breezeline Cable channel 660, AT&T U-verse channel 99, Hotwire Communications channel 395, and Roku device on PEG-TV channel. Closed captioning displays of the audio portion of the Commission Meeting are available in English and Spanish on MBTV. The Commission Meeting will also be broadcast live on social media at [facebook.com/cityofmiamibeach](https://facebook.com/cityofmiamibeach). Closed captioning displays of the audio portion of the Commission Meeting are available in English on Facebook.

#### Submitting Written Public Comment Before the Commission Meeting:

The public may submit written comments by sending an email to [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) by 5:00 p.m. the day before the Commission Meeting. Please identify the Agenda Item Number in the email subject line. Emails received will be forwarded to the Mayor and Commissioners and will be included as a part of the meeting record.

#### DR. STANLEY SUTNICK CITIZEN'S SPEAKERS FORUM

The times for the public comment period, known as the Dr. Stanley Sutnick Citizen's Forum, are 8:30 a.m. and 1:00 p.m., or as soon as possible thereafter. Approximately thirty minutes will be allocated to each session, with individuals being limited to no more than two minutes or for a period established by the Mayor. No appointment or advance notification is needed to speak to the Commission during this Forum. During the Dr. Stanley Sutnick Citizen's Forum, the public may address any issues and/or concerns.

#### AUDIO/VISUAL PRESENTATIONS

Members of the public may present audio/visual (AV) materials relating to Agenda Items at City Commission Meetings by utilizing the City's AV equipment, provided that materials are submitted to the Department of Marketing and Communications by 8:30 a.m., one (1) business day before the meeting. Advance submission of a presentation will allow the Communications Department to plan for the use of the appropriate AV equipment. AV materials must be submitted via email at [communications@miamibeachfl.gov](mailto:communications@miamibeachfl.gov). The body of the email must include a notation listing the name or group, contact person, daytime telephone number, email address, description/title of the presentation, and Agenda Item Title as well as the Agenda Item Number. Please reference "Audio/Visual Material" in the email subject line. Acceptable formats for electronic submission are .pdf, .ppt, .pobj, .pps, .ppsx, .wmv, .avi, and .mov. (Note that .pdf is the preferred format for PowerPoint presentations.)

Before every Commission meeting, an Agenda and backup materials are published by the Administration. The Agenda and backup materials are available on the City's website: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-archive-main-page-2/> the Thursday before a regularly scheduled Commission Meeting. Interested parties are invited to take part in this meeting or be represented by an agent. This meeting, or any item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

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 17<sup>th</sup> Street).

#### Wi-Fi

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

MIAMI BEACH

Rafael E. Granado, City Clerk  
City of Miami Beach

[CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411

AD: 03132024-02 AVM