

## MIAMI BEACH

## NOTICE OF PUBLIC HEARING

### CITY COMMISSION OF THE CITY OF MIAMI BEACH

#### MAY 13, 2020

For the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), notice is hereby given that a public meeting and hearing will be held by the City Commission of the City of Miami Beach, Florida (the "City") at **10:05 a.m.**, or as soon thereafter as practicable, on **May 13, 2020**, via teleconference and webinar. To participate or provide comments, the public may join the webinar at: <https://us02web.zoom.us/j/88472526207> or the teleconference at: 1.929.205.6099 (U.S.) or 877.853.5257 (Toll Free). The Webinar ID: 88472526207#. The purpose of the hearing is to consider authorization of the issuance by the Capital Trust Agency (the "CTA") of its Mortgage Facilities Revenue Bonds (Council Towers Apartments Project) (the "Bonds") to provide funds to be loaned by the CTA to Elderly Housing Development and Operations Corporation, a not-for profit corporation of the District of Columbia, authorized to do business in the State of Florida (the "State") and/or one or more related and/or affiliated entities (collectively, the "Borrower") for the purpose of financing or refinancing, including through reimbursement, (i) the acquisition, renovation, installation and equipping, together with the acquisition and installation of related facilities, fixtures, furnishings and equipment, of a 252-unit multi-family rental housing facility (consisting of 250 one-bedroom units and two office units) for persons of low income known as Council Towers Apartments, located on approximately 1.05 acres of land at 533 & 1040 Collins Avenue, Miami Beach, Florida (the "Facility"), (B) the funding of any necessary capitalized interest, (C) the funding of any necessary reserves, and (D) the payment of certain costs of issuing the Bonds (collectively, the "Project").

The plan of finance contemplates that the CTA will issue, with respect to such Project, not exceeding \$38,450,000 in aggregate principal amount of the Bonds in one or more series and loan the proceeds of such Bonds to the Borrower to provide funds for the Project. The Facility will be owned by the Borrower. The initial manager of the Facility will be the Borrower, or an affiliate thereof or another entity chosen by the Borrower.

The City will neither issue, nor be obligated in any manner with respect to, the Bonds.

The Bonds, when issued, will be special, limited obligations of the CTA payable solely out of the revenues, income and receipts pledged to the payment thereof and derived from financing agreements with the Borrower, and the CTA will not be obligated to pay the principal of, premium, if any, or interest on the Bonds except from the payments of the Borrower. The Bonds will not constitute: (i) a debt, liability or obligation of the CTA, the City, the State, or any political subdivision, public agency or municipality thereof, (ii) a pledge of the full faith and credit of the CTA, the City, the State, or any political subdivision, public agency or municipality thereof, or (iii) a pledge of the taxing power of the City, the State, or any political subdivision, public agency or municipality thereof within the meaning of any constitutional or statutory provision. The CTA has no taxing power.

Interested Parties are invited to participate in 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, via email to [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) or via U.S. Mail to 1700 Convention Drive, 1st Floor, City Hall, Miami Beach, Florida 33139. All persons are advised that, if they decide to appeal any decision made by the City with respect to any matter considered at this meeting, they will need a record of the proceedings, and for such purpose, they may need to 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.

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 option 6; TTY users may call via 711 (Florida Relay Service).

Rafael E. Granado,  
City Clerk of City of Miami Beach

Ad 05132020-04

## MIAMI BEACH

## CITY OF MIAMI BEACH

### VIRTUAL COMMISSION MEETING

#### NOTICE OF PUBLIC HEARINGS

#### MAY 13, 2020

The May 13, 2020 City of Miami Beach Commission Meeting will be held as a **Virtual Meeting** with the Mayor, Commissioners, and City staff participating through video conferencing. 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 Atlantic Broadband 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 [facebook.com/cityofmiamibeach](https://www.facebook.com/cityofmiamibeach). To participate or provide comments, the public may join the virtual meeting at: <https://us02web.zoom.us/j/88472526207> or via telephone at: 1.929.205.6099 (U.S.) or 877.853.5257 (Toll Free). The Webinar ID: 88472526207#.

**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 **May 13, 2020**, at the times listed, or as soon thereafter as the matter can be heard:

#### 9:05 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 62-86 ENTITLED "DISCRIMINATION IN EMPLOYMENT," TO EXTEND EMPLOYMENT PROTECTIONS TO INDEPENDENT CONTRACTORS; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to §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 and the Office of the City Manager at 305.673.7010.*

#### 9:10 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 18, ENTITLED "SENIOR AFFAIRS COMMITTEE," BY AMENDING SECTION 2-190.13 THEREOF, ENTITLED "COMPOSITION," TO ALLOW SENIOR RESIDENTS RESIDING IN FEDERATION TOWERS TO ALSO BE ELIGIBLE TO SERVE ON THE SENIOR AFFAIRS COMMITTEE; AND, PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to §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.*

#### 9:15 a.m. Second Reading Public Hearing

DEMOLITION BY NEGLECT - PRESUMPTION CLAUSE  
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, BY AMENDING CHAPTER 118, "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE X, "HISTORIC PRESERVATION," DIVISION 1, "GENERALLY," BY AMENDING SECTION 118-503 THEREOF, ENTITLED "SCOPE, POLICIES AND EXEMPTIONS," TO AMEND THE REGULATIONS APPLICABLE TO CONTRIBUTING BUILDINGS THAT ARE DEMOLISHED WITHOUT A CERTIFICATE OF APPROPRIATENESS; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to §2.05 of the City Charter, § 118-164 of the City's Land Development Code, and §166.041 F.S. Inquiries may be directed to the Planning Department at 305.673.7550.*

#### 9:20 a.m. Second Reading Public Hearing

CERTIFICATES OF USE  
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 114 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED "GENERAL PROVISIONS," BY AMENDING SECTION 114-1 THEREOF, ENTITLED "DEFINITIONS," TO MODIFY THE DEFINITION OF "CERTIFICATE OF USE;" AMENDING CHAPTER 118, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," BY AMENDING SECTION 118-2 THEREOF, ENTITLED "CERTIFICATES OF OCCUPANCY AND CERTIFICATE OF USE," TO ESTABLISH A CRITERIA FOR OBTAINING A CERTIFICATE OF USE, AND BY AMENDING SECTION 118-356 THEREOF, ENTITLED "REVOCAION OR MODIFICATION OF VARIANCE," FOR CONSISTENCY WITH THE AMENDMENTS MADE IN THE AFORESTATED SECTIONS; BY AMENDING CHAPTER 102, ENTITLED "LOCAL BUSINESS TAX," BY AMENDING SECTIONS 102-371 AND 102-372 THEREOF FOR CONSISTENCY WITH THE AMENDMENTS MADE IN THE AFORESTATED SECTIONS; BY AMENDING CHAPTER 14, ENTITLED "BUILDING REGULATIONS," BY AMENDING SECTION 14-404 THEREOF, ENTITLED "GROUNDS FOR SUSPENSION OR REVOCAION," BY PROVIDING THAT THE CITY MANAGER OR DESIGNEE MAY EITHER REVOKE OR TEMPORARILY SUSPEND THE CERTIFICATE OF USE IF CERTAIN CONDITIONS ARE PRESENT; AND, PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to §2.05 of the City Charter, § 118-164 of the City's Land Development Code, and §166.041 F.S. Inquiries may be directed to the Planning Department at 305.673.7550.*

#### 9:25 a.m. Second Reading Public Hearing

SUNSET HARBOUR ALCOHOLIC BEVERAGE ESTABLISHMENT REGULATIONS  
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," (1) AT DIVISION 5, "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," SECTION 142-310, "SPECIAL REGULATIONS FOR ALCOHOLIC BEVERAGE ESTABLISHMENTS"; AND (2) AT DIVISION 11, "I-1 LIGHT INDUSTRIAL DISTRICT," SECTION 142-488, "SPECIAL REGULATIONS FOR ALCOHOLIC BEVERAGE ESTABLISHMENTS," TO ELIMINATE EXISTING EXCEPTIONS TO THE 2:00 A.M. CLOSING TIME FOR ALCOHOLIC BEVERAGE ESTABLISHMENTS IN THE SUNSET HARBOUR NEIGHBORHOOD, WHICH IS GENERALLY BOUNDED BY PURDY AVENUE, 20TH STREET, ALTON ROAD, AND DADE BOULEVARD; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to §2.05 of the City Charter, § 118-164 of the City's Land Development Code, and §166.041 F.S. Inquiries may be directed to the Planning Department at 305.673.7550.*

INTERESTED PARTIES are invited to participate in this meeting, or be represented by an agent, by joining the virtual meeting at: <https://us02web.zoom.us/j/88472526207> or via telephone at: 1.929.205.6099 (U.S.) or 877.853.5257 (Toll Free). The Webinar ID: 88472526207#. Members of the public wanting to speak 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".

Written comments may be addressed to the City Commission via 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.

Copies of these 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 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).

Ad 05132020-05

Rafael E. Granado, City Clerk  
City of Miami Beach