



CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING

July 29, 2020 – Virtual City Commission Meeting

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, via teleconference and webinar on **Wednesday, July 29, 2020 at 10:05 a.m.**, or as soon thereafter as the matter can be heard to consider the below referenced sale of City property. To participate or provide comments, the public may join the virtual meeting at: <https://us02web.zoom.us/j/85224811868> or via telephone at: **1.312.626.6799** (U.S.) or **888.475.4499** (Toll Free). The Webinar ID is: **85224811868#**. Members of the public wanting to speak on an item during the Virtual Commission Meeting, must click the “raise hand” icon if using the Zoom app or press *9 on the telephone to raise their hand.

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, APPROVING, FOLLOWING SECOND READING/PUBLIC HEARING, A DEVELOPMENT AGREEMENT AS AUTHORIZED UNDER SECTION 118-4 OF THE CITY CODE, AND SECTIONS 163.3220 – 163.3243, FLORIDA STATUTES, BY AND AMONG THE CITY, MARINA PARK RESIDENTIAL, LLC AND MARINA PARK COMMERCIAL, LLC (JOINTLY AND SEVERALLY, THE “DEVELOPER”), WHICH DEVELOPMENT AGREEMENT: (1) DELINEATES CONDITIONS FOR THE DEVELOPMENT OF THE CITY-OWNED PROPERTIES LOCATED AT 300-400 ALTON ROAD, THE CURRENT UPLAND SITE OF THE MIAMI BEACH MARINA (FOLIO NOS. 02-4203-009-9210, 02-4203-000-0010, AND 02-4203-009-9250) (COLLECTIVELY, THE “DEVELOPMENT SITE”), WITH SUCH DEVELOPMENT SITE LIMITED TO A MAXIMUM FLOOR AREA OF 319,802 SQUARE FEET (OF WHICH THERE SHALL BE A MAXIMUM OF APPROXIMATELY 275,000 SQUARE FEET FOR RESIDENTIAL USES AND APPROXIMATELY 45,000 SQUARE FEET FOR RETAIL, RESTAURANT, OFFICE AND MARINA USES), WITH THE BUILDING CONSTRUCTED THEREON LIMITED TO UP TO 385 FEET IN HEIGHT, WITH UP TO 60 RESIDENTIAL UNITS, AND WHICH SHALL INCLUDE AN AT-GRADE PARK CONSISTING OF AT LEAST 1.0 ACRES (THE “MARINA PARK PROJECT”); (2) MEMORIALIZES THE CONDITIONS FOR THE CITY’S SALE TO MARINA PARK RESIDENTIAL, LLC OF THE PORTION OF THE DEVELOPMENT SITE AND AIR PARCEL WITHIN WHICH THE APPROXIMATELY 275,000 SQUARE FOOT RESIDENTIAL PORTION OF THE MARINA PARK PROJECT IS TO BE CONSTRUCTED (“SALE OF RESIDENTIAL PARCEL”), AND THE CITY’S 99 YEAR LEASE TO MB MARINA PARK, LLC, AN AFFILIATE OF SUNTEX MARINA INVESTORS, LLC, OF THE DEVELOPMENT SITE (EXCLUDING THE RESIDENTIAL PARCEL) AND ASSOCIATED LEASE OF SUBMERGED LANDS FOR MARINA USE (THE “MARINA LEASE”); (3) MEMORIALIZES CONDITIONS FOR VACATING THE WESTERN HALF OF THE CITY’S RIGHT-OF-WAY AT ALTON ROAD ADJACENT TO THE DEVELOPMENT SITE, PURSUANT TO SECTION 82-37 OF THE CITY CODE AND SECTION 1.03(B) (4) OF THE CITY CHARTER (COLLECTIVELY, THE “CITY RIGHT-OF-WAY AREA”); (4) PROVIDES FOR THE DEVELOPER’S DESIGN, PERMITTING, AND CONSTRUCTION OF THE MARINA PARK PROJECT, INCLUDING RESILIENCY ENHANCEMENTS AND OTHER CAPITAL IMPROVEMENTS, AT DEVELOPER’S SOLE COST AND EXPENSE; AND (5) WITH THE FOREGOING SUBJECT TO AND CONTINGENT UPON APPROVAL OF THE MARINA LEASE AND THE SALE OF THE RESIDENTIAL PARCEL BY A MAJORITY OF THE VOTERS VOTING IN A CITY-WIDE REFERENDUM, PURSUANT TO SECTION 1.03(B)(1) OF THE CITY CHARTER.

PROPERTIES: The Development Site consists of:

344 Alton Road	02-4203-009-9210
344 Alton Road	02-4203-000-0010
400 Alton Road	02-4203-009-9250

ZONING DISTRICT: The proposed Development Site is currently located within the GU zoning district. The development regulations in the GU district are the average of the requirements contained in the surrounding zoning districts. The Development Site is surrounded by property zoned C-PS4, and as a result, is subject to the development regulations of the C-PS4 zoning district. The maximum FAR in the C-PS4 district is 2.5.

The proposed Development Agreement contemplates that the City Commission will approve amendments to the City’s Comprehensive Plan and Land Development Regulations, to: (a) amend the Resilient Land Use and Development Element, Goal RLU1, objective RLU1.1, Policy RLU1.1.17, entitled “Public Facility: Governmental Uses (PF)” to permit public-private marina redevelopment and related uses on public property; and (b) amend the City’s Land Development Regulations by creating Section 142-708, entitled, “Additional Regulations for Public-Private Marina Mixed-Use Redevelopments”.

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 tower structure built on the Development Site shall not exceed 385 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 C-PS4 District are single-family, townhome, apartment, apartment hotel, hotel and suite hotel, hostel, commercial, and uses accessory to the main permitted uses. The proposed Development Agreement will permit (i) up to 60 residential units, including single-family detached dwellings, townhomes, condominiums, and apartments; and (ii) approximately 45,000 square feet of retail, office and restaurant uses. The City’s Land Development Regulations provide for population densities for this zoning district of 125 units per acre.

A copy of the proposed Development Agreement that is the subject of this item is available for public inspection during normal business hours in the Office of the City Clerk, 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, 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 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
City of Miami Beach