



CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING
INTENT TO CONSIDER A DEVELOPMENT AGREEMENT
JANUARY 13, 2021 CITY COMMISSION MEETING

On January 13, 2021, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, a quorum of the City Commission will be physically present in a socially distanced manner at the Convention Center, while staff, applicants, and the public attend the meeting virtually. This Meeting is being held as a Hybrid Meeting, in compliance with Resolution No. 2020-31474, to comply with social distancing recommendations intended to protect the life and safety of individuals in the community during the Coronavirus/COVID-19 pandemic.

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, January 13, 2021 at 11:00 a.m.**, or as soon thereafter as the matter can be heard to consider the below referenced development agreement.

To participate or provide comment during the Commission Meeting, the public is able to join the webinar at: <https://miamibeachfl-gov.zoom.us/j/89109475690> or via telephone at 1.929.205.6099 (U.S.) or 888.475.4499 (Toll Free). Webinar ID: 89109475690#. Members of the public wanting to virtually speak on an item during the City Commission Meeting, must click the "raise hand" icon if using the Zoom app or press *9 on the telephone to raise their hand. Members of the public who do not have access to a computer and wish to provide public comment at the Commission meeting, may appear in-person at the Miami Beach Convention Center, 1901 Convention Center Drive, Washington Avenue Entrance, Room 237, Miami Beach, FL 33139. At this location, members of the public will be provided access to a computer to provide public comment (only in audio form).

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, TO CONSIDER APPROVAL, FOLLOWING SECOND READING/PUBLIC HEARING, OF A DEVELOPMENT AGREEMENT AS AUTHORIZED UNDER SECTION 118-4 OF THE CITY CODE, AND SECTIONS 163.3220 – 163.3243, FLORIDA STATUTES, BETWEEN THE CITY AND SERVITAS, LLC (THE "DEVELOPER"), WHICH DEVELOPMENT AGREEMENT DELINEATES CONDITIONS FOR THE DEVELOPMENT OF THE CITY-OWNED PROPERTY LOCATED AT 224 23RD STREET, THE CURRENT SITE OF A SURFACE PARKING LOT (THE "PROPERTY"), FOR THE COLLINS PARK ARTIST WORKFORCE HOUSING PROJECT, A PROPOSED DEVELOPMENT CONTAINING (1) RESIDENTIAL WORKFORCE HOUSING UNITS, FOR ARTISTS, TEACHERS, AND OTHER INCOME-ELIGIBLE TENANTS; (2) DORMITORY HOUSING, INTENDED FOR USE BY MIAMI CITY BALLET, INC. (THE "BALLET"), TO SUPPORT THE BALLET'S DANCE EDUCATION AND OTHER PROGRAMS OR, IF AGREEMENT WITH THE BALLET CANNOT BE REACHED, ADDITIONAL WORKFORCE HOUSING UNITS; AND (3) GROUND FLOOR RETAIL OR CULTURAL SPACE, WITH THE BUILDING CONSTRUCTED ON THE PROPERTY TO BE LIMITED TO A MAXIMUM HEIGHT OF 75 FEET (COLLECTIVELY, THE "PROJECT"); FURTHER, MEMORIALIZING THE CONDITIONS FOR THE CITY'S LEASE OF THE PROPERTY TO COMMUNITY FINANCE CORPORATION, A NOT-FOR PROFIT CORPORATION, OR AN AFFILIATE THEREOF, FOR THE DEVELOPMENT, FINANCING, CONSTRUCTION AND OPERATION OF THE PROJECT (THE "LEASE"), WITH THE LEASE SUBJECT TO AND CONTINGENT UPON APPROVAL BY THE PLANNING BOARD AND THE CITY COMMISSION, PURSUANT TO SECTION 1.03(B)(4) OF THE CITY CHARTER.

PROPERTIES: The Development Site consists of:

224 23 RD Street	02-3226-001-0460
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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 CD-3, Commercial High Intensity, and as a result, is subject to the development regulations of the CD-3, Commercial High Intensity zoning district. The maximum F.A.R. for mixed-use developments in the CD-3 district is 2.75.

The proposed Development Agreement contemplates that the City Commission will approve residential workforce housing and dormitory uses, pursuant to Section 142-422 of the City Code, and the waiver of certain development regulations, to: (a) reduce the minimum permitted unit size for the Project's studio units, from 400 square feet to 378 square feet, and (b) waive the parking requirement associated with the Project.

MAXIMUM HEIGHT: In Resolution No. 2016-29679, the City Commission authorized an increase in height, from 50 feet to a maximum of 75 feet in height, to accommodate additional residential workforce housing units as part of the Project. Architectural projections will comply with applicable provisions of the City's Land Development Regulations.

PERMITTED USES: The current main permitted uses in the City's GU zoning District are government buildings and uses, including but not limited to parking lots and garages; parks and associated parking; schools; performing arts and cultural facilities; monuments and memorials. The City's Comprehensive Plan provide for population densities for Public Facilities: Governmental Use (PF) future land use category for workforce and affordable housing equivalent to the average of surrounding districts. The development site is surrounded by the High Intensity Commercial (CD-3) category, which allows for 150 units per acre, and an 80% density bonus for workforce and affordable housing projects. Therefore, the maximum density permitted for the Development Site is 270 units per acre for workforce and affordable housing.

A copy of the proposed Development Agreement 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 virtually appear at this meeting. The public may submit written comments by sending an email to: 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. 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).

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 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 <https://www.facebook.com/cityofmiamibeach>.

Rafael E. Granado, City Clerk
City of Miami Beach

Ad No. 01132021-03