PRELIMINARY OFFICIAL STATEMENT DATED JULY ___, 2023

NEW ISSUE - Book-Entry Only | **Ratings:** Moody's: "____"
S&P: "____"
(See "RATINGS" herein)

In the opinion of Squire Patton Boggs (US) LLP, Bond Counsel, under existing law: (i) assuming continuing compliance with certain covenants and the accuracy of certain representations, interest on the Series 2023A Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals, and (ii) the Series 2023 Bonds and the income thereon are exempt from taxation under the laws of the State of Florida, except estate taxes imposed by Chapter 198, Florida Statutes, as amended, and net income and franchise taxes imposed by Chapter 220, Florida Statutes, as amended. Interest on the Series 2023A Bonds may be subject to certain federal taxes imposed only on certain corporations. INTEREST ON THE SERIES 2023B BONDS IS NOT EXCLUDED FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES. For a more complete discussion of the tax aspects relating to the Series 2023 Bonds, see "TAX MATTERS" herein.

$______________*

CITY OF MIAMI BEACH, FLORIDA

MIAMIBEACH

$__________*	**$__________***
General Obligation Bonds	**General Obligation Bonds**
(Arts and Cultural Facilities)	**(Arts and Cultural Facilities)**
Series 2023A	**Taxable Series 2023B**

Dated: Date of Delivery | **Due:** May 1, as shown on inside cover page

The City of Miami Beach, Florida General Obligation Bonds (Arts and Cultural Facilities), Series 2023A (the "Series 2023A Bonds") and City of Miami Beach, Florida General Obligation Bonds (Arts and Cultural Facilities), Taxable Series 2023B (the "Series 2023B Bonds" and, collectively with the Series 2023A Bonds, the "Series 2023 Bonds") will be issued by the City of Miami Beach, Florida (the "City") as fully registered bonds, without coupons, in denominations of $5,000 or any integral multiple thereof. When issued, the Series 2023 Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Series 2023 Bonds. Purchasers will not receive certificates representing their ownership interests in the Series 2023 Bonds purchased. See "DESCRIPTION OF THE SERIES 2023 BONDS - Book-Entry Only System" herein. Interest on the Series 2023 Bonds will accrue from their date of delivery and will be payable on November 1, 2023 and semiannually on each May 1 and November 1 thereafter. U.S. Bank Trust Company, National Association, Jacksonville, Florida, will serve as the initial paying agent (the "Paying Agent") for the Series 2023 Bonds. While the Series 2023 Bonds are registered through the DTC book-entry only system, principal of and interest on the Series 2023 Bonds will be payable by the Paying Agent to DTC.

The Series 2023 Bonds are being issued for the purpose of providing funds to finance a portion of the costs of the City's Arts and Cultural Facilities Projects (as described herein), including to the extent permissible under the Code (as hereinafter defined) reimbursement to the City of any moneys previously advanced by the City to pay any portion of the cost of such Arts and Cultural Facilities Projects. See "PURPOSE OF THE ISSUE - The Series 2023 Project" herein. Costs of issuance of the Series 2023 Bonds, including Underwriters' compensation, will be paid by the City from other legally available moneys of the City.

In each Fiscal Year in which any of the Series 2023 Bonds are Outstanding (as such terms are defined herein), there shall be assessed, levied and collected a tax, without limitation as to rate or amount, in addition to all other taxes, on all taxable property within the corporate limits of the City (excluding exemptions as provided by applicable law), sufficient in amount to pay the principal of and interest on the Series 2023 Bonds as the same shall become due and payable. The tax assessed, levied and collected for the security and payment of the Series 2023 Bonds shall be assessed, levied and collected in the same manner and at the same time as other taxes are assessed, levied and collected.

THE FULL FAITH, CREDIT AND TAXING POWER OF THE CITY HAVE BEEN IRREVOCABLY PLEDGED TO THE PUNCTUAL PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE SERIES 2023 BONDS.

The Series 2023 Bonds are subject to optional and mandatory sinking fund redemption prior to maturity as described herein. See "DESCRIPTION OF THE SERIES 2023 BONDS - Redemption Provisions" herein.

This cover page contains certain information for quick reference only. It is not a summary of this issue. Investors must read the entire Official Statement, including the Appendices, to obtain information essential to the making of an informed investment decision.

The Series 2023 Bonds are offered when, as and if issued by the City, subject to the opinion on certain legal matters relating to their issuance of Squire Patton Boggs (US) LLP, Miami, Florida, Bond Counsel. Certain legal matters will be passed upon for the City by Rafael A. Paz, Esquire, City Attorney, and certain legal matters relating to disclosure will be passed upon for the City by the Law Offices of Steve E. Bullock, P.A., Miami, Florida, Disclosure Counsel. Certain legal matters will be passed upon for the Underwriters by Greenberg Traurig, P.A., Miami, Florida, as Counsel to the Underwriters. PFM Financial Advisors LLC, Coral Gables, Florida, is serving as Financial Advisor to the City in connection with the issuance of the Series 2023 Bonds. It is expected that settlement on the Series 2023 Bonds will occur through the facilities of DTC in New York, New York on or about July ___, 2023.

Wells Fargo Securities

Goldman Sachs & Co., LLC **Estrada Hinojosa**

DAC Bond®

Dated: July ___, 2023

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* Preliminary, subject to change.

Red herring: This Preliminary Official Statement and the information contained herein are subject to amendment and completion without notice. The Series 2023 Bonds may not be sold and offers to buy may not be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2023 Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, PRICES, YIELDS AND INITIAL CUSIP NUMBERS*†

$__________ Series 2023A Serial Bonds

Due (May 1)	Principal Amount	Interest Rate	Price	Yield	Initial CUSIP Number
2024	$	%		%	593201____
2025					593201____
2026					593201____
2027					593201____
2028					593201____
2029					593201____
2030					593201____
2031					593201____
2032					593201____
2033					593201____
2034					593201____
2035					593201____
2036					593201____
2037					593201____
2038					593201____
2039					593201____
2040					593201____
2041					593201____
2042					593201____
2043					593201____
2044					593201____
2045					593201____
2046					593201____
2047					593201____
2048					593201____
2049					593201____
2050					593201____
2051					593201____
2052					593201____
2053					593201____

$_______ Series 2023A Term Bonds

$__________ ____% Series 2023A Term Bond Due May 1, 20____ – Price: ____ / Yield: ____%
Initial CUSIP Number: 593201____

$__________ ____% Series 2023A Term Bond Due May 1, 20____ – Price: ____ / Yield: ____%
Initial CUSIP Number: 593201____

$__________ Series 2023B Serial Bonds

Due (May 1)	Principal Amount	Interest Rate	Price	Yield	Initial CUSIP Number
2024	$	%		%	593201____
2025					593201____
2026					593201____
2027					593201____
2028					593201____
2029					593201____
2030					593201____
2031					593201____
2032					593201____
2033					593201____
2034					593201____
2035					593201____
2036					593201____
2037					593201____
2038					593201____
2039					593201____
2040					593201____
2041					593201____
2042					593201____
2043					593201____
2044					593201____
2045					593201____
2046					593201____
2047					593201____
2048					593201____
2049					593201____
2050					593201____
2051					593201____
2052					593201____
2053					593201____

$________ Series 2023B Term Bonds

$__________ ____% Series 2023B Term Bond Due May 1, 20____ – Price: ____ / Yield: ____%
Initial CUSIP Number: 593201____

$__________ ____% Series 2023B Term Bond Due May 1, 20____ – Price: ____ / Yield: ____%
Initial CUSIP Number: 593201____

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* Preliminary, subject to change.

† CUSIP® is a registered trademark of the American Bankers Association. CUSIP numbers have been assigned by an independent company not affiliated with the City or the Underwriters and are included solely for the convenience of the holders of the Series 2023 Bonds. Neither the City nor the Underwriters is responsible for the selection or uses of the CUSIP numbers assigned to the Series 2023 Bonds, and no representation is made as to their correctness on the Series 2023 Bonds or as indicated above. The CUSIP number for a specific maturity is subject to change after issuance of the Series 2023 Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part of the Series 2023 Bonds.

CITY OF MIAMI BEACH, FLORIDA

MAYOR

Dan Gelber

VICE MAYOR

Ricky Arriola

CITY COMMISSION

Laura Dominguez, *Commissioner*

Alex J. Fernandez, *Commissioner*

Kristen Rosen Gonzalez, *Commissioner*

Steven Meiner, *Commissioner*

David Richardson, *Commissioner*

ADMINISTRATION

City Manager
Alina T. Hudak

Deputy City Manager
Eric T. Carpenter, P.E.

City Attorney
Rafael A. Paz, Esquire

Chief Financial Officer
Jason D. Greene, CGFO, CFE

City Clerk
Rafael E. Granado, Esquire

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Coral Gables, Florida

Disclosure Counsel
Law Offices of Steve E. Bullock, P.A.
Miami, Florida

Independent Auditor
RSM US LLP
Miami, Florida

No dealer, broker, salesman or other person has been authorized by the City or the Underwriters to make any representations, other than those contained in this Official Statement, in connection with the offering contained herein, and if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the Series 2023 Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information contained in this Official Statement has been obtained from public documents, records and other sources considered to be reliable and, while not guaranteed as to completeness or accuracy, is believed to be correct. Any statement in this Official Statement involving estimates, assumptions and opinions, whether or not so expressly stated, are intended as such and are not to be construed as representations of fact, and the Underwriters and the City expressly make no representation that such estimates, assumptions and opinions will be realized or fulfilled. Any information, estimates, assumptions and matters of opinion contained in this Official Statement are subject to change without notice, and neither the delivery of this Official Statement, nor any sale hereunder, shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof.

The Underwriters have provided the following sentence for inclusion in this Official Statement. *The Underwriters have reviewed the information in this Official Statement in accordance with, and as part of, their respective responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of such information.*

The order and placement of materials in this Official Statement, including the Appendices, are not to be deemed a determination of relevance, materiality or importance, and this Official Statement, including the Appendices, must be considered in its entirety. The captions and headings in this Official Statement are for convenience only and in no way define, limit or describe the scope or intent, or affect the meaning or construction, of any provisions or sections in this Official Statement. The offering of the Series 2023 Bonds is made only by means of this entire Official Statement.

References to website addresses presented in this Official Statement are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

Certain statements included or incorporated by reference in this Official Statement constitute "forward-looking statements." Such statements generally are identifiable by the terminology used, such as "plan," "expect," "estimate," "project," "forecast," "budget" or other similar words. The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause actual results, performance or achievements described to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. The City does not plan to issue any updates or revisions to those forward-looking statements if or when its expectations or events, conditions or circumstances on which such statements are based occur.

THE SERIES 2023 BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR ANY STATE SECURITIES LAW, NOR HAS THE RESOLUTION BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON EXEMPTIONS CONTAINED IN SUCH ACTS. THE EXEMPTION OF THE SERIES 2023 BONDS FROM REGISTRATION OR QUALIFICATION IN CERTAIN STATES CANNOT BE REGARDED AS

A RECOMMENDATION THEREOF. IN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE CITY AND THE TERMS OF THIS OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. NEITHER THE SECURITIES AND EXCHANGE COMMISSION NOR ANY OTHER FEDERAL, STATE OR GOVERNMENTAL ENTITY OR AGENCY WILL HAVE PASSED UPON THE ACCURACY OR ADEQUACY OF THIS OFFICIAL STATEMENT OR APPROVED OR RECOMMENDED THE SERIES 2023 BONDS FOR SALE. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITERS MAY OVERALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE SERIES 2023 BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET, AND SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME. THE UNDERWRITERS MAY OFFER AND SELL THE SERIES 2023 BONDS TO CERTAIN DEALERS AND OTHERS AT PRICES LOWER THAN THE PUBLIC OFFERING PRICES STATED ON THE INSIDE COVER PAGE OF THIS OFFICIAL STATEMENT, AND SUCH PUBLIC OFFERING PRICES MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITERS.

THIS OFFICIAL STATEMENT SHALL NOT CONSTITUTE A CONTRACT BETWEEN THE CITY OR THE UNDERWRITERS AND ANY ONE OR MORE HOLDERS OF THE SERIES 2023 BONDS.

THIS OFFICIAL STATEMENT IS BEING PROVIDED TO PROSPECTIVE PURCHASERS EITHER IN BOUND PRINTED FORM ("ORIGINAL BOUND FORMAT") OR IN ELECTRONIC FORMAT ON THE WEBSITES: WWW.MUNIOS.COM AND WWW.EMMA.MSRB.ORG. THIS OFFICIAL STATEMENT MAY BE RELIED UPON ONLY IF IT IS IN ITS ORIGINAL BOUND FORMAT OR IF IT IS PRINTED IN FULL DIRECTLY FROM EITHER OF SUCH WEBSITES.

THIS PRELIMINARY OFFICIAL STATEMENT IS IN A FORM DEEMED FINAL BY THE CITY FOR PURPOSES OF RULE 15C2-12 UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN FINANCIAL INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15C2-12(B)(1).

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APPENDICES

OFFICIAL STATEMENT
relating to

$__________*
CITY OF MIAMI BEACH, FLORIDA

$__________*	**$__________***
General Obligation Bonds	**General Obligation Bonds**
(Arts and Cultural Facilities)	**(Arts and Cultural Facilities)**
Series 2023A	**Taxable Series 2023B**

INTRODUCTION

The purpose of this Official Statement, which includes the cover page and the appendices, is to furnish information with respect to the issuance and sale by the City of Miami Beach, Florida (the "City") of its $______________* in aggregate principal amount of General Obligation Bonds (Arts and Cultural Facilities), Series 2023A (the "Series 2023A Bonds") and its $______________* in aggregate principal amount of General Obligation Bonds (Arts and Cultural Facilities), Taxable Series 2023B (the "Series 2023B Bonds" and, collectively with the Series 2023A Bonds, the "Series 2023 Bonds"), including the use of proceeds and sources of funds pledged or available for the payment thereof. The Series 2023 Bonds are being issued pursuant to and under the authority of the Constitution and laws of the State of Florida (the "State"), including, without limitation, Article VII, Section 12 of the Florida Constitution, Chapter 166, Part II, Florida Statutes, as amended, the City of Miami Beach Charter (the "City Charter") and other applicable provisions of law, and pursuant and subject to the terms and conditions of Resolution No. 2023-_____ adopted by the Mayor and City Commission of the City (collectively, the "City Commission") on June ___, 2023 (the "Resolution"). For a more detailed description of certain terms and conditions of the Series 2023 Bonds, and the provisions of the Resolution, see "APPENDIX C - The Resolution."

On July 20, 2022, the City Commission adopted Resolution No. 2022-32261 calling for a special election on November 8, 2022 to submit to the electorate of the City a bond referendum to decide whether the City should be authorized to issue not exceeding $159,000,000 in principal amount of general obligation bonds (the "Arts and Cultural Facilities General Obligation Bonds") to improve facilities for resiliency of arts and cultural institutions throughout the City, including museums, performance venues, artistic playgrounds, senior/cultural centers, botanical garden, aquatic sculpture park, and related artist/workforce housing (collectively, the "Arts and Cultural Facilities Projects"). At such special election on November 8, 2022, the issuance of the Arts and Cultural Facilities General Obligation Bonds was approved by the electorate of the City in accordance with the applicable laws of the State.

On November 21, 2022, the City Commission adopted Resolution No. 2022-32416 adopting the certification by the Supervisor of Elections of Miami-Dade County, Florida (the "County"), of the results of the special election approving the issuance of the Arts and Cultural Facilities General Obligation Bonds. Delivery of the Series 2023 Bonds shall constitute the issuance of a portion of the Arts and Cultural Facilities General Obligation Bonds for the purpose of financing certain Arts and Cultural Facilities Projects. See "PURPOSE OF THE ISSUE - The Series 2023 Project" herein. The Series 2023 Bonds collectively shall constitute the first series of Arts and Cultural Facilities General Obligation Bonds to be issued.

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* Preliminary; subject to change.

On December 1, 2011, the City issued its General Obligation Refunding Bonds, Series 2011 in the aggregate principal amount of $34,840,000 (the "Series 2011 General Obligation Bonds") to refund certain of the City's then outstanding general obligation bonds. The Series 2011 General Obligation Bonds are currently outstanding in the aggregate principal amount of $2,175,000, with a final maturity on September 1, 2023.

On May 2, 2019, the City issued its General Obligation and Refunding Bonds, Series 2019 in the aggregate principal amount of $162,225,000 (the "Series 2019 General Obligation Bonds"). The Series 2019 General Obligation Bonds (i) refunded certain of the City's then outstanding general obligation bonds and (ii) financed a portion of the cost of Public Safety Projects, Neighborhoods and Infrastructure Projects, and Parks and Recreational and Cultural Facilities Projects (as such terms are defined in the resolutions of the City authorizing the issuance of the Series 2019 General Obligation Bonds) pursuant to the approval for the issuance of general obligation bonds to finance such projects provided by the electorate of the City in its special election on November 6, 2018. The Series 2019 General Obligation Bonds are currently outstanding in the aggregate principal amount of $155,045,000. Except for the Series 2011 General Obligation Bonds which shall be paid in full on September 1, 2023, upon issuance of the Series 2023 Bonds, the Series 2019 General Obligation Bonds shall constitute the only other general obligation bonds issued by the City that will be outstanding. However, see "FUTURE BOND SALES" herein.

The Series 2023 Bonds will be issued in book-entry only form and purchasers of the Series 2023 Bonds will not receive certificates representing their interest in the Series 2023 Bonds purchased. The Series 2023 Bonds will contain such other terms and provisions, including provisions regarding redemption, as described in "DESCRIPTION OF THE SERIES 2023 BONDS" herein.

The Series 2023 Bonds will be payable from ad valorem taxes assessed, levied and collected, without limitation as to rate or amount, on all taxable property within the corporate limits of the City (excluding exemptions as provided by applicable law). Such taxes shall be in addition to all other taxes collected and shall be in an amount sufficient to pay the principal of and interest on the Series 2023 Bonds as the same shall become due and payable. **The full faith, credit and taxing power of the City have been irrevocably pledged to the punctual payment of the principal of and interest on the Series 2023 Bonds.** See "SECURITY AND SOURCES OF PAYMENT" herein.

This introduction is intended to serve as a brief description of this Official Statement and is expressly qualified by reference to this Official Statement as a whole. A full review should be made of this entire Official Statement, as well as the documents and reports summarized or described herein. The description of the Series 2023 Bonds, the documents authorizing and securing the same, including, without limitation, the Resolution, and the information from various reports contained herein are not comprehensive or definitive. All references herein to such documents and reports are qualified by the entire, actual content of such documents and reports. Copies of such documents and reports may be obtained from the City by contacting the City's Chief Financial Officer, 1700 Convention Center Drive, Miami Beach, Florida 33139, Telephone number: (305) 673-7466, Facsimile number: (305) 673-7795, Email address: www.miamibeachfl.gov/finance.

Capitalized terms used but not defined in this Official Statement shall have the meaning ascribed to such terms in the Resolution. See "APPENDIX C - The Resolution."

[Remainder of page intentionally left blank]

PURPOSE OF THE ISSUE

General

The Series 2023 Bonds are being issued for the purpose of providing funds to finance the costs of the portion of the Arts and Cultural Facilities Projects more particularly described below under the subcaption, "The Series 2023 Project." Costs of issuance of the Series 2023 Bonds, including compensation to the Underwriters in connection with the public offering of the Series 2023 Bonds, will be paid by the City from other legally available moneys. See "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The Series 2023 Project

The enhancements and upgrades authorized to be included in the Series 2023 Project consist of the acquisition, construction or installation of the portions of the Arts and Cultural Facilities Projects generally described as follows:

Proceeds of the Series 2023A Bonds will be used to finance the costs of the following Arts and Cultural Facilities Projects (collectively, the "Series 2023A Project"):

[INSERT TAX-EXEMPT PROJECTS APPROVED BY CITY COMMISSION]

Proceeds of the Series 2023B Bonds will be used to finance the costs of the following Arts and Cultural Facilities Projects (collectively, the "Series 2023B Project" and, together with the Series 2023A Project, the "Series 2023 Project"):

[INSERT TAXABLE PROJECTS APPROVED BY CITY COMMISSION.]

The Series 2023 Project described above may be revised and amended from time to time by the City Commission's adoption of one or more resolutions describing a new or substitute improvement from the Arts and Cultural Facilities Projects which the City Commission has determined should be financed with a portion of the proceeds of the Series 2023 Bonds; provided, however, that such new or substitute improvement to the Series 2023A Project is eligible to be financed with the proceeds of obligations, the interest on which is excluded from gross income for federal income tax purposes. Any such resolution to add or substitute improvements within the Series 2003 Project shall not be considered an amendment of the Resolution that is required to comply with the amendment provisions set forth in Section 15 of the Resolution. See "APPENDIX C - The Resolution."

The portion of the proceeds of the Series 2023 Bonds consisting of (i) the Series 2023A Bonds shall be deposited in the City of Miami Beach Series 2023A Arts and Cultural Facilities General Obligation Bonds Construction Account established in accordance with the terms of the Resolution (the "Series 2023A Construction Account") and disbursed to pay costs of the Series 2023A Project; and (ii) the Series 2023B Bonds shall be deposited in the City of Miami Beach Taxable Series 2023B Arts and Cultural Facilities General Obligation Bonds Construction Account established in accordance with the terms of the Resolution (the "Series 2023B Construction Account") and disbursed to pay costs of the Series 2023B Project. The payment of the costs described in this paragraph shall include reimbursement to the City of funds advanced for such costs; provided, however, that if such reimbursement is for any portion of the Series 2023A Project, the reimbursement shall be in accordance with the provisions therefor in the Code.

Any balance remaining in the Series 2023A Construction Account after payment or provision for payment of the costs of the Series 2023A Project shall be transferred to the Paying Agent for deposit in the City of Miami Beach Series 2023A General Obligation Bond Principal and Interest Account established in accordance with the terms of the Resolution (the "Series 2023A Principal and Interest Account") and used solely to pay principal of and interest on the Series 2023A Bonds. Any balance remaining in the Series 2023B Construction Account after payment or provision for payment of the costs of the Series 2023B Project shall be transferred to the Paying Agent for deposit in the City of Miami Beach Taxable Series 2023B General Obligation Bond Principal and Interest Account established in accordance with the terms of the Resolution (the "Series 2023B Principal and Interest Account") and used solely to pay principal of and interest on the Series 2023B Bonds.

ESTIMATED SOURCES AND USES OF FUNDS

The following table sets forth the estimated sources and uses of funds in connection with the issuance of the Series 2023 Bonds:

	Series 2023A Bonds	Series 2023B Bonds	Total
Sources of Funds			
Par Amount of Series 2023 Bonds	$	$	$
Net Original Issue Discount/Premium			
Other Legally Available Moneys(1)			
Total Estimated Sources of Funds	$	$	$
Uses of Funds			
Deposit to Series 2023A Construction Account(2)	$	$	$
Deposit to Series 2023B Construction Account(2)			
Cost of Issuance(3)			
Total Estimated Uses of Funds	$	$	$

(1) Represents the amount to be contributed by the City to pay certain costs of issuance of the Series 2023 Bonds.
(2) See "PURPOSE OF THE ISSUE - The Series 2023 Project" herein.
(3) To pay certain costs of issuance of the Series 2023 Bonds, including, without limitation, printing costs, fees of bond counsel, disclosure counsel, the financial advisor and the rating agencies, miscellaneous costs of issuance and compensation to be paid to the Underwriters in connection with the public offering of the Series 2023 Bonds. See "UNDERWRITING" herein.

DESCRIPTION OF THE SERIES 2023 BONDS

General

The Series 2023 Bonds will be dated their date of original issuance and delivery. The Series 2023 Bonds will bear interest at the rates and will mature on the dates and in the amounts set forth on the inside cover page of this Official Statement. Interest on the Series 2023 Bonds is payable semiannually commencing on November 1, 2023 and on each May 1 and November 1 thereafter. Such interest shall be calculated on the basis of a 360 day year consisting of twelve 30-day months. The City has appointed U.S. Bank Trust Company, National Association, Jacksonville, Florida, to serve as the paying agent for the

Series 2023 Bonds (the "Paying Agent") and as the bond registrar for the Series 2023 Bonds (the "Bond Registrar").

If the date for payment of the principal of or interest on the Series 2023 Bonds shall be a Saturday, Sunday, legal holiday or a day on which banking institutions in the city where the corporate trust office of the Paying Agent is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday or a day on which such banking institutions are authorized to close, and payment on such day shall have the same force and effect as if made on the nominal date of payment.

The Series 2023 Bonds will be issued as fully registered bonds, without coupons, in denominations of $5,000 or any integral multiple thereof, and when issued, will be registered in the name of Cede & Co., as registered owner and nominee of The Depository Trust Company, New York, New York ("DTC"). Purchases of beneficial interests in the Series 2023 Bonds will be made in book-entry-only form, without certificates. Unless a securities depository other than DTC is selected by the City, so long as the Series 2023 Bonds shall be in book-entry-only form, the principal of and interest on the Series 2023 Bonds will be payable to Cede & Co. (or such other nominee selected by DTC), as registered owner thereof, and will be distributed by DTC and the DTC Participants to the Beneficial Owners (as such terms are hereinafter defined). See "DESCRIPTION OF THE SERIES 2023 BONDS - Book-Entry Only System" herein.

Redemption Provisions

<u>Optional Redemption</u>

The Series 2023 Bonds maturing on or before May 1, 20___ are not subject to redemption prior to maturity. The Series 2023 Bonds maturing on or after May 1, 20___ shall be subject to redemption prior to their maturity, at the option of the City, on or after ______________, 20___, as a whole or in part at any time, and if in part as selected by the City among maturities and by lot within a maturity, at a redemption price of one hundred percent (100%) of the principal amount thereof plus accrued interest from the most recent interest payment date to the redemption date.

<u>Mandatory Sinking Fund Redemption</u>

The Series 2023A Bonds maturing May 1, 20___ are subject to mandatory redemption prior to maturity, in part and selected by lot, at a redemption price of one hundred percent (100%) of the principal amount thereof on May 1, 20___ and on each May 1 thereafter set forth below in the following principal amounts:

Due (May 1)	Principal Amount
	$
*	

* Final maturity.

The Series 2023A Bonds maturing May 1, 20___ are subject to mandatory redemption prior to maturity, in part and selected by lot, at a redemption price of one hundred percent (100%) of the principal amount thereof on May 1, 20___ and on each May 1 thereafter set forth below in the following principal amounts:

Due (May 1)	Principal Amount
	$
*	

* Final maturity.

The Series 2023B Bonds maturing May 1, 20___ are subject to mandatory redemption prior to maturity, in part and selected by lot, at a redemption price of one hundred percent (100%) of the principal amount thereof on May 1, 20___ and on each May 1 thereafter set forth below in the following principal amounts:

Due (May 1)	Principal Amount
	$
*	

* Final maturity.

The Series 2023B Bonds maturing May 1, 20___ are subject to mandatory redemption prior to maturity, in part and selected by lot, at a redemption price of one hundred percent (100%) of the principal amount thereof on May 1, 20___ and on each May 1 thereafter set forth below in the following principal amounts:

Due (May 1)	Principal Amount
	$
*	

* Final maturity.

Notice of Redemption

Mailing of Notice of Redemption. Notice of redemption shall be given by the Bond Registrar by deposit in the U.S. mails of a copy of a redemption notice, postage prepaid, at least thirty (30) and not more than sixty (60) days before the redemption date to all registered owners of the Series 2023 Bonds or portions of the Series 2023 Bonds to be redeemed at their addresses as they appear on the registration books to be maintained in accordance with the provisions of the Resolution. Failure to mail any such notice to a registered owner of a Series 2023 Bond, or any defect therein, shall not affect the validity of the proceedings for redemption of any Series 2023 Bond or portion thereof with respect to which no failure or defect occurred.

Such notice of redemption shall set forth the date fixed for redemption, the rate of interest borne by each Series 2023 Bond being redeemed, the name and address of the Paying Agent and the Bond Registrar, the redemption price to be paid and, if less than all of the Series 2023 Bonds then Outstanding shall be called for redemption, the distinctive numbers and letters, including CUSIP numbers, if any, of such Series 2023 Bonds to be redeemed and, in the case of Series 2023 Bonds to be redeemed in part only, the portion of the principal amount thereof to be redeemed. If any Series 2023 Bond is to be redeemed in part only, the notice of redemption which relates to such Series 2023 Bond shall also state that on or after the redemption date, upon surrender of such Series 2023 Bond, a new Series 2023 Bond or Series 2023 Bonds in a principal amount equal to the unredeemed portion of such Series 2023 Bond will be issued. If the optional redemption of any of the Series 2023 Bonds is conditioned upon the receipt of sufficient moneys, the notice of redemption which relates to such Series 2023 Bonds shall also state that the redemption is so conditioned.

Any notice mailed as described above shall be conclusively presumed to have been duly given, whether or not the owner of such Series 2023 Bond receives such notice. The Bond Registrar shall not be required to transfer or exchange any Series 2023 Bond after the mailing of a notice of redemption nor during the period of fifteen (15) days next preceding mailing of a notice of redemption.

Effect of Calling for Redemption. Notice having been given in the manner and under the conditions provided above, the Series 2023 Bonds or portions of Series 2023 Bonds so called for redemption shall, on the redemption date designated in such notice, become and be due and payable at the redemption price provided for redemption of such Series 2023 Bonds or portions of Series 2023 Bonds on such date; provided, however, that Series 2023 Bonds or portions of Series 2023 Bonds called for optional redemption and which redemption is conditioned upon the receipt of sufficient moneys, shall not become due and payable on the redemption date if sufficient moneys to pay the redemption price of such Series 2023 Bonds or portions of such Series 2023 Bonds have not been received by the Paying Agent on or prior to the redemption date.

On the date so designated for redemption, moneys for payment of the redemption price being held in separate accounts by the Paying Agent or other Authorized Depository in trust for the registered owners of the Series 2023 Bonds or portions thereof to be redeemed, all as provided in the Resolution, interest on the Series 2023 Bonds or portions of Series 2023 Bonds so called for redemption shall cease to accrue, such Series 2023 Bonds and portions of Series 2023 Bonds shall cease to be entitled to any lien, benefit or security under the Resolution and shall be deemed paid thereunder, and the registered owners of such Series 2023 Bonds or portions of Series 2023 Bonds shall have no right in respect thereof except to receive payment of the redemption price thereof and, to the extent provided in the next paragraph, to receive Series 2023 Bonds for any unredeemed portions of the Series 2023 Bonds.

In case part but not all of an Outstanding fully registered Series 2023 Bond shall be selected for redemption, the registered owners thereof shall present and surrender such Series 2023 Bond to the Paying Agent for payment of the principal amount thereof so called for redemption, and the City shall execute and deliver to or upon the order of such registered owner, without charge therefor, for the unredeemed balance of the principal amount of the Series 2023 Bonds so surrendered, a Series 2023 Bond or Series 2023 Bonds fully registered as to principal and interest.

Book-Entry Only System

The following description of the procedures and record keeping with respect to beneficial ownership interests in the Series 2023 Bonds, payment of the principal of and interest on the Series 2023 Bonds to DTC Participants or Beneficial Owners (as such terms are hereinafter defined) of the Series 2023 Bonds, confirmation and transfer of beneficial ownership interest in the Series 2023 Bonds and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners of the Series 2023 Bonds is based solely on information furnished by DTC on its website for inclusion in this Official Statement. Accordingly, neither the City nor the Underwriters can make any representation concerning these matters or take any responsibility for the accuracy or completeness of such information.

DTC will act as securities depository for the Series 2023 Bonds. The Series 2023 Bonds will be issued as fully-registered securities registered in the name of Cede & Co., as DTC's partnership nominee, or such other name as may be requested by an authorized representative of DTC. One fully-registered Series 2023 Bond certificate will be issued for each maturity of each series of the Series 2023 Bonds, each in the aggregate principal amount of such maturity, as set forth on the inside cover page of this Official Statement, and will be deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over one hundred (100) countries that its participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts, thereby eliminating the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants" and, together with Direct Participants, "DTC Participants"). DTC has a S&P Global Ratings, a division of Standard & Poor's Financial Services LLC, rating of AA+. The DTC rules applicable to the DTC Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Series 2023 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2023 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2023 Bond ("Beneficial Owner") is in turn to be recorded on the DTC Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase but Beneficial Owners are expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the DTC Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2023 Bonds are to be accomplished by entries made on the books of DTC Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Series 2023 Bonds, except in the event that use of the book-entry system for the Series 2023 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2023 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2023 Bonds with DTC and their registration in the name of Cede & Co., or such other DTC nominee, will not effect any change in beneficial ownership of the Series 2023 Bonds. DTC has no knowledge of the actual Beneficial Owners of the Series 2023 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2023 Bonds are credited, which may or may not be the Beneficial Owners. The DTC Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by DTC Participants to Beneficial Owners, will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2023 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2023 Bonds, such as redemptions, defaults and proposed amendments to the documents securing the Series 2023 Bonds. For example, Beneficial Owners of the Series 2023 Bonds may wish to ascertain that the nominee holding the Series 2023 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Bond Registrar and request that copies of notices are provided directly to them.

Redemption notices shall be sent by the Bond Registrar to DTC. If less than all of the Series 2023 Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2023 Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2023 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Series 2023 Bonds will be made to Cede & Co., or to such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or the Paying Agent on the payable date in accordance with their respective holdings shown on DTC's records. Payments by DTC Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, nor its nominee, the Paying Agent or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Paying Agent, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners shall be the responsibility of DTC Participants.

When reference is made to any action which is required or permitted to be taken by the Beneficial Owners, such reference shall only relate to those permitted to act (by statute, regulation or otherwise) on behalf of such Beneficial Owners for such purposes. When notices are given, they shall be sent by the City only to DTC.

NEITHER THE CITY, THE BOND REGISTRAR, NOR THE PAYING AGENT WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO ANY DIRECT OR INDIRECT PARTICIPANT OR THE PERSONS FOR WHOM THEY ACT AS NOMINEES WITH RESPECT TO THE SERIES 2023 BONDS IN RESPECT OF THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DIRECT OR INDIRECT PARTICIPANT, THE PAYMENT BY DTC OR ANY DIRECT OR INDIRECT PARTICIPANT OF ANY AMOUNT IN RESPECT OF THE PRINCIPAL OF OR INTEREST ON THE SERIES 2023 BONDS, ANY NOTICE WHICH IS PERMITTED OR REQUIRED TO BE GIVEN TO BONDHOLDERS UNDER THE RESOLUTION, THE SELECTION BY DTC OR ANY DIRECT OR INDIRECT PARTICIPANT OR ANY PERSON TO RECEIVE PAYMENT IN THE EVENT OF A PARTIAL REDEMPTION OF THE SERIES 2023 BONDS, OR ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC AS

BONDHOLDER. SO LONG AS CEDE & CO. IS THE REGISTERED OWNER OF THE SERIES 2023 BONDS, AS NOMINEE OF DTC, REFERENCES IN THIS OFFICIAL STATEMENT TO THE BONDHOLDERS OR REGISTERED OWNERS OF THE SERIES 2023 BONDS SHALL MEAN CEDE & CO., AND SHALL NOT MEAN THE BENEFICIAL OWNERS OF THE SERIES 2023 BONDS.

Discontinuance of Book-Entry Only System

In the event the City determines that it is in the best interest of the Beneficial Owners to obtain Series 2023 Bond certificates, the City may notify DTC and the Bond Registrar, whereupon DTC will notify the DTC Participants, of the availability through DTC of Series 2023 Bond certificates. In such event, the City shall prepare and execute, and the Bond Registrar shall authenticate, transfer and exchange, Series 2023 Bond certificates as requested by DTC in appropriate amounts and within the guidelines set forth in the Resolution. DTC may also determine to discontinue providing its services with respect to the Series 2023 Bonds at any time by giving written notice to the City and the Bond Registrar and discharging its responsibilities with respect thereto under applicable law. Under such circumstances (if there is no successor securities depository), the City and the Bond Registrar shall be obligated to deliver Series 2023 Bond certificates as described herein.

In the event Series 2023 Bond certificates are issued, the provisions of the Resolution shall apply to, among other things, the transfer and exchange of such certificate and the method of payment of principal of and interest on such certificates. Whenever DTC requests the City and the Bond Registrar to do so, the City will direct the Bond Registrar to cooperate with DTC in taking appropriate action after reasonable notice (i) to make available one or more separate certificates evidencing the Series 2023 Bonds to any DTC Participant having Series 2023 Bonds credited to its DTC account; or (ii) to arrange for another securities depository to maintain custody of certificates evidencing the Series 2023 Bonds.

SECURITY AND SOURCES OF PAYMENT

The Series 2023 Bonds constitute general obligations of the City. In each Fiscal Year while any of the Series 2023 Bonds are Outstanding, there shall be assessed, levied and collected a tax, without limitation as to rate or amount, on all taxable property within the corporate limits of the City (excluding exemptions as provided by applicable law), in addition to all other taxes, sufficient in amount to pay the principal of and interest on the Series 2023 Bonds as the same shall become due and payable.

The tax assessed, levied and collected for the security and payment of the Series 2023 Bonds shall be assessed, levied and collected, in the same manner and at the same time as other ad valorem taxes are assessed, levied and collected, and the proceeds of said tax shall be applied solely to the payment of the principal of and interest on the Series 2023 Bonds. On or before each interest or principal payment date for the Series 2023 Bonds, the City shall transfer to the Paying Agent for deposit in the (i) Series 2023A Principal and Interest Account an amount sufficient to pay the principal of and interest on the Series 2023A Bonds then due and payable and (ii) Series 2023B Principal and Interest Account an amount sufficient to pay the principal of and interest on the Series 2023B Bonds then due and payable.

The full faith, credit and taxing power of the City are irrevocably pledged to the punctual payment of the principal of and interest on the Series 2023 Bonds. See "AD VALOREM TAXATION" herein.

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DEBT SERVICE REQUIREMENTS

Set forth below are the debt service requirements of the Series 2023 Bonds.

Fiscal Year Ending September 30	Series 2023A Bonds Principal	Series 2023A Bonds Interest	Series 2023A Bonds Total	Series 2023B Bonds Principal	Series 2023B Bonds Interest	Series 2023B Bonds Total	Total Series 2023 Bonds
2024	$	$	$	$	$	$	$
2025							
2026							
2027							
2028							
2029							
2030							
2031							
2032							
2033							
2034							
2035							
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2037							
2038							
2039							
2040							
2041							
2042							
2043							
2044							
2045							
2046							
2047							
2048							
2049							
2050							
2051							
2052							
2053							
Total	$	$	$	$	$	$	$

Set forth below are the total debt service requirements of the Series 2023 Bonds, all other general obligation bonds of the City that are outstanding upon issuance of the Series 2023 Bonds and the total combined debt service on all outstanding general obligation bonds of the City, including the Series 2023 Bonds, immediately following issuance of the Series 2023 Bonds.

Fiscal Year Ending September 30	Total Series 2023 Bonds	Outstanding General Obligation Bonds *	Total Series 2023 Bonds and Outstanding General Obligation Bonds
2023	$	$ 10,431,550.00	$
2024		11,863,800.00	
2025		9,865,550.00	
2026		9,229,300.00	
2027		10,556,300.00	
2028		9,874,550.00	
2029		9,200,800.00	
2030		10,225,800.00	
2031		10,280,800.00	
2032		9,681,300.00	
2033		9,677,100.00	
2034		9,678,850.00	
2035		9,677,850.00	
2036		9,679,600.00	
2037		9,678,350.00	
2038		9,678,600.00	
2039		9,679,600.00	
2040		9,680,600.00	
2041		9,676,800.00	
2042		9,677,600.00	
2043		9,677,400.00	
2044		9,680,800.00	
2045		9,677,200.00	
2046		9,680,012.50	
2047		9,681,062.50	
2048		9,680,025.00	
2049		9,681,537.50	
2050		– 0 –	
2051		– 0 –	
2052		– 0 –	
2053		– 0 –	
Total	$	$265,752,737.50	$

* Represents the outstanding Series 2011 General Obligation Bonds, which have a final maturity of September 1, 2023, and the outstanding Series 2019 General Obligation Bonds. See "INTRODUCTION" herein.

THE CITY

General

The City was incorporated as a municipal corporation on March 26, 1915 and was created by the Florida Legislature, pursuant to Chapter 7672, Laws of Florida (1917). The City is governed by an elected mayor and six (6) member commission. The City operates under a Commission-Manager form of government. The term for the Mayor is two (2) years, with a lifetime term limit of three (3) two-year terms. The term for members of the City Commission is four (4) years, with a lifetime term limit of two (2) four-year terms. The City Commission is responsible, among other things, for passing ordinances, adopting the budget, approving property tax levies and debt secured by the full faith and credit of the City or any of its revenue streams, appointing committees, and hiring the City Manager, the City Attorney and the City Clerk. The City Manager is responsible for carrying out the policies and ordinances of the City Commission, for overseeing the day-to-day operations of the City, and for appointing the heads of the various departments, with the consent of the City Commission.

The City provides a full range of municipal services. These services include police and fire protection, recreational activities, parks, cultural events, sanitation services, water, sewer and stormwater services, public transportation, neighborhood community services, and the construction of and maintenance of streets and infrastructure. For more detailed information about the City, see "APPENDIX A - General Information Regarding the City of Miami Beach, Florida and Miami-Dade County, Florida."

Fiscal Year 2023 Budget

Pursuant to the City Charter, the City Manager makes public annually a budget summary setting forth the proposed cost of the various departments of the City and reflecting the personnel for each department. The annual budget serves as the foundation for the City's financial planning and control. Prior to the first public hearing required by State law, the City Commission is presented with the proposed budget. The proposed budget includes anticipated expenditures and the means for funding them. After City Commission review and two (2) public hearings, the budget is required to be adopted prior to the beginning of each Fiscal Year. Budget components are approved by fund and department and authorized at the department level. Management of the City may transfer amounts between line items within a department as long as the transfer does not result in an increase in the department's budget. Increases to funds or department budgets and transfers between departments require City Commission approval.

Set forth below is a summary of the City's General Fund operating budget for the Fiscal Year ending September 30, 2023. The City's budget was approved on September 28, 2022 and is presented below in two (2) separate tables, one summarizing the approved budget for revenues and one summarizing the approved budget for expenditure appropriations.

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Adopted Budget for Fiscal Year 2023
General Fund Revenues

General Operating Revenues	General Fund
Ad Valorem Taxes	$220,605,000
Ad Valorem - Capital Renewal and Replacement	1,944,000
Ad Valorem - Pay-As-You-Go Capital	3,974,000
Ad Valorem - Normandy Shores	282,000
Other Taxes	25,010,000
Licenses and Permits	18,040,000
Intergovernmental	14,175,000
Charges for Services	14,489,000
Fines and Forfeits	1,264,000
Interest Earnings	5,577,000
Rents and Leases	6,967,000
Miscellaneous	15,566,000
Resort Tax Contribution	39,227,000
Other Non-Operating Revenue	13,905,000
Use of General Fund Reserves/Prior Year Surplus	1,593,000
Total General Fund Operating Revenues	$382,618,000

Source: City of Miami Beach, Florida Adopted Fiscal Year 2023 Work Plan and Operating Budget.

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Adopted Budget for Fiscal Year 2023
General Fund Appropriations

General Expenditure Appropriations	General Fund
Mayor and City Commission	$ 2,809,000
Administrative Support	
City Attorney	7,010,000
City Clerk	1,914,000
City Manager	4,290,000
Finance	7,768,000
Human Resources/Labor Relations	3,124,000
Marketing and Communications	2,913,000
Office of Management and Budget	1,678,000
Procurement	3,015,000
Economic Development and Cultural Arts	
Code Compliance	6,872,000
Economic Development	2,571,000
Environment and Sustainability	2,139,000
Housing and Community Services	4,291,000
Organizational Development and Performance Initiatives	1,944,000
Planning	5,790,000
Tourism and Cultural Development	3,566,000
Operations	
Capital Improvement Projects	5,838,000
Facilities and Fleet Management	3,698,000
Parks and Recreation	42,998,000
Public Works	16,086,000
Public Safety	
Police	130,195,000
Fire	100,220,000
Citywide	
Citywide Accounts	8,378,000
Citywide Accounts - Normandy Shores	282,000
Citywide Accounts - Operating Contingency	7,011,000
Subtotal	376,400,000
Transfers	
Capital Renewal and Replacement	1,944,000
Pay-As-You-Go Capital	3,974,000
Information and Communication Technology Fund	300,000
Subtotal	6,218,000
Total General Fund Expenditure Appropriation	$382,618,000

Source: City of Miami Beach, Florida Adopted Fiscal Year 2023 Work Plan and Operating Budget.

AD VALOREM TAXATION

General

Under Florida law, the assessment of all properties and the collection of all county, school board, special taxing district, and municipal property taxes are consolidated in the offices of the county property appraiser and county tax collector. The Florida Constitution limits the aggregate rate of ad valorem taxes that may be levied on real and personal property. The limitation, except as noted below, is ten (10) mills each for all county and municipal purposes. A mill is equal to one-tenth of one cent of one dollar or $1.00 for every $1,000 of assessed value. Notwithstanding the foregoing, no limitation exists as to the rate or amount of ad valorem taxes that may be levied for the payment of indebtedness approved by referendum. Consequently, limitations otherwise applicable to the amount of ad valorem taxes that can be levied do not apply to taxes required to be levied to pay debt service on the City's general obligation bonds, including the Series 2023 Bonds.

The millage rate of each taxing authority, except as limited by law, is established on the basis of estimates of revenue needs and total taxable property valuations within each taxing authority's jurisdiction. Ad valorem taxes are not levied in excess of actual budget requirements. In setting millage rates, the applicable governmental unit is required by State law to assume not less than ninety-five percent (95%) of the taxable value of the property within its jurisdiction, as certified by the county property appraiser.

In 1973, the State enacted legislation to encourage public awareness of spending and taxing decisions made by local elected officials. That legislation was amended in 1980 by the Truth in Millage or "TRIM BILL," now codified as Section 200.065, Florida Statutes. The legislation provides that, if the tax rate established by the governing board exceeds the rolled-back tax rate, the taxing authority shall publish notice of the proposed tax increase prior to the public hearing required to be held for the adoption of the final budget and millage rate. Under Section 200.065, a "rolled back tax rate" is defined as the millage rate that would produce the same amount of ad valorem taxes in each current year as were levied in the prior year, exclusive of any increase in assessments resulting from new construction and geographic boundary changes.

Property Assessment Procedures

Real and personal property valuations in the County are determined each year as of January 1 by the County Property Appraiser's Office. The assessment roll is prepared between each January 1 and July 1, with each taxpayer given notice of the proposed assessed value of his or her property in August.

The property owner has the right to file an appeal with the County's Value Adjustment Board, which considers petitions relating to assessments and exemptions. The County's Value Adjustment Board consists of members of the Board of County Commissioners of the County, the Miami-Dade County School Board and citizen representatives. The Value Adjustment Board certifies the assessment roll upon completion of the hearing of all property assessment appeals. Millage rates are then computed by the various taxing authorities and certified to the County Property Appraiser, who applies the millage rates to the final assessment roll. This procedure creates the tax roll that is then annually delivered to the County Tax Collector on or about the first Monday in October of each year.

Levy of Ad Valorem Taxes

In October, a notice is mailed to each property owner on the tax roll for the taxes levied by counties, school boards, municipalities and other taxing authorities. Taxes may be paid upon receipt of such notice, with discounts at the rate of four percent (4%) if paid in the month of November, three percent

(3%) if paid in the month of December, two percent (2%) if paid in the month of January, and one percent (1%) if paid in the month of February. Taxes paid during the month of March are without discount.

All taxes are due and payable on November 1 of each year or as soon thereafter as the certified tax roll is received by the county tax collector. Taxes become delinquent on April 1 following the year in which they are assessed or sixty (60) days after mailing of the original tax notice, whichever is later. If the delinquency date for ad valorem taxes is later than April 1 of the year following the year in which taxes are assessed, all dates or time periods specified in the Florida Statutes relative to the collection of, or administrative procedures regarding, delinquent taxes shall be extended a like number of days.

The county tax collector may accept partial payments on current taxes and assessments on real property or tangible personal property pursuant to Section 197.374, Florida Statutes, as amended. At the discretion of the county tax collector, one or more partial payments of any amount per parcel will be accepted for payment of current taxes and assessments as long as payment in full is made prior to the date of delinquency (April 1 following the year of assessment).

State law requires that all non-exempt property be assessed at one hundred percent (100%) of fair market value, with certain exceptions, including, without limitation, agricultural land, noncommercial recreational land, inventory and livestock. Except as noted below under the subheading "Recent Property Tax Reform," exemptions from the ad valorem tax include (i) the first $25,000 of assessed value for a permanent residence (the "homestead property"); (ii) property owned by certain permanently and totally disabled persons; (iii) renewable energy source improvements; (iv) inventory; (v) property used by hospitals, nursing homes, homes for special services, and property used by nonprofit homes for the aged; (vi) education property; (vii) property owned by certain charitable, literary, religious or scientific organizations; (viii) property owned by not-for-profit sewer and water companies; and (ix) the first $500 of property of every widow, blind person or disabled person. An additional homestead exemption of up to $50,000 of assessed value may be granted by a city or county for persons 65 or older, subject to certain income limitations.

Recent Property Tax Reform

Over the years, amendments have been adopted to the provisions of the Florida Constitution affecting the assessment of property or the collection of ad valorem tax revenues. Several of such amendments are summarized below.

<u>Save Our Homes Constitutional Amendment</u>

By voter referendum held on November 3, 1992, Article VII, Section 4 of the Florida Constitution was amended to add a subsection which, in effect, limits the increases in assessed just value of homestead property to the lesser of (a) three percent (3%) of the assessment for the prior year or (b) the percentage change in the Consumer Price Index, as further defined therein. The Amendment is commonly referred to as the "Save Our Homes Amendment." Further, the Save Our Homes Amendment provides that (i) no assessment shall exceed just value; (ii) after any change of ownership of homestead property or upon termination of homestead status, such property shall be reassessed at just value as of January 1 of the year following the year of sale or change of status; (iii) new homestead property shall be assessed at just value as of January 1 of the year following the establishment of the homestead; and (iv) changes, additions, reductions or improvements to homestead property shall initially be assessed as provided for by general law, and thereafter as provided in the amendment.

2006 Constitutional Amendments

In the November 7, 2006 general election, Florida voters approved an amendment to the State Constitution to provide an increase in the homestead exemption, from $25,000 to $50,000, for certain low-income seniors, effective January 1, 2007. An amendment to the State Constitution was also approved in the November 7, 2006 election to provide a discount for certain permanently disabled veterans from the amount of ad valorem taxes collected from such veterans. The disabled veterans amendment became effective on December 7, 2006.

Rollback Law

In June 2007, the Florida legislature enacted Chapter 2007-321, Laws of Florida (2007) (the "Rollback Law"). The Rollback Law took effect immediately and affected governmental budgets prepared for fiscal year 2007-2008 and subsequent fiscal years. The Rollback Law required all counties, cities and special districts to "roll back" their fiscal year 2008 tax rates so that such governmental entities collected the same revenue in fiscal year 2008 that they collected in fiscal year 2007, plus a further zero percent (0%) to nine percent (9%) tax cut from fiscal year 2007 figures, depending on tax increases adopted by the individual county, city or special district since fiscal year 2002. Using the formula set forth in the Rollback Law, the City reduced its ad valorem tax rate for the collection of general fund operating revenues in Fiscal Year 2008 by 23.29% from its Fiscal Year 2007 collections. The Rollback Law further provides that, after fiscal year 2009, property tax rate growth in cities, counties and special districts cannot exceed the growth of new construction and per capita personal income. The City can exceed the new statutory cap on property tax rate growth (i) by up to ten percent (10%) following a two-thirds (2/3) majority vote of the City Commission or (ii) by an unlimited amount following a three-fourths (3/4) majority vote of the City Commission or approval by the electors of the City via referendum.

January 2008 Constitutional Amendments

In the January 29, 2008 special election, Florida voters approved amendments to the State Constitution to exempt certain portions of a property's assessed value from taxation, and in certain cases limit increases in assessed value of non-homestead property. Certain provisions from such amendments are summarized below. Generally, the amendments approved January 29, 2008:

1. Provide for an additional $25,000 exemption for the assessed value of homestead property to increase the homestead exemption, for property owners using the standard homestead exemption, to $50,000 (thus doubling the existing homestead exemption for property with an assessed value equal to $50,000 or greater and increasing the homestead exemption to $75,000 for property owners eligible to use one of the special homestead exemptions and having property with an assessed value equal to or greater than $75,000). The additional $25,000 exemption, however, does not apply to school district taxes.

2. Permit owners of homestead property to transfer their "Save Our Homes" benefit (up to $500,000) to a new homestead property purchased within two (2) years of the sale of their previous homestead property to which such benefit applied if the just value of the new homestead is greater than or is equal to the just value of the prior homestead property. If the just value of the new homestead property is less than the just value of the prior homestead property, then owners of homestead property may transfer a proportional amount of their "Save Our Homes" benefit, such proportional amount being equal to the just value of the new homestead property divided by the just value of the prior homestead property, multiplied by the assessed value of the prior homestead property.

3. Exempt from ad valorem taxation $25,000 of the assessed value of property subject to tangible personal property tax.

4. Limit increases in the assessed value of non-homestead property to ten percent (10%) per year, subject to certain adjustments. The cap on annual increases is effective for a ten (10) year period, subject to extension by an affirmative vote of the Florida electorate. The limitation on increases in assessed value of non-homestead property, however, does not apply to school district taxes.

The amendments approved in January 2008 became effective for the 2008 tax year (2008-2009 fiscal year for local governments).

November 2008 Constitutional Amendments

In the November 4, 2008 general election, Florida voters approved amendments to the State Constitution to provide the Florida legislature with the authority to create exemptions or protections from special assessment for certain types of property subject to ad valorem taxation, including (i) exemptions for conservation lands and residential wind damage resistance and renewable energy source improvements and (ii) restrictions on the assessment of working waterfront properties.

November 2010 Constitutional Amendment

In the November 2, 2010 general election, Florida voters approved an amendment to Article VII, Section 4 of the State Constitution to provide an additional homestead exemption to members of the military deployed on active duty outside the United States during the preceding year. The exemption equals the percentage portion of the year that the member of the military was deployed outside the United States. The deployed military amendment became effective on January 1, 2011.

2012 Legislative Amendments

In 2012, the Florida Legislature enacted Chapter 2012-193, Laws of Florida (HB 7097). Section 17 of HB 7097 provides that the base $25,000 homestead exemption and the additional $25,000 non-school levy homestead exemption apply before all other homestead exemptions, which are then to be applied in a manner that results in the lowest taxable value. Section 25 of HB 7097 provides that land, buildings and other improvements to real property used exclusively for educational purposes shall be deemed owned by an educational institution for the purpose of an ad valorem exemption if the entity owning one hundred percent (100%) of the land is (i) a nonprofit entity and the land is used, under a ground lease or other contractual arrangement, by an educational institution that owns the buildings and other improvements to the real property; (ii) a nonprofit entity under Section 50l(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"); and (iii) provides education limited to students in pre-kindergarten through eighth grade. Section 26 of HB 7097 grants an exemption to all property of municipalities if used as an essential ancillary function of a facility constructed with financing obtained in part by pledging proceeds from the convention development tax, which facility is upon exempt or immune federal, state, or county property.

November 2012 Constitutional Amendment

In the November 6, 2012 general election, three (3) legislatively-referred Constitutional amendments were approved by the requisite percentage of Florida voters. The amendments were the Florida Veterans Property Tax, Amendment 2 (2012), the Florida Property Tax Exemption for Surviving Spouses, Amendment 9 (2012) and the Florida Senior Homestead Tax Exemption, Amendment 11 (2012).

The Florida Veterans Property Tax, Amendment 2 (2012), allows for property tax discounts for disabled veterans that were honorably discharged and explicitly extends the rights to ad valorem tax discounts made available in 2012 to all veterans who were residents of Florida prior to their service, and to all combat-disabled veterans currently living in Florida, regardless of whether the veterans were residents of Florida prior to their service. A disabled veteran who qualifies for this homestead property tax discount receives a discount equal to the veteran's percentage of disability, as determined by the United States Department of Veterans Affairs.

The Florida Property Tax Exemption for Surviving Spouses, Amendment 9 (2012), authorizes the Florida Legislature to totally or partially exempt surviving spouses of military veterans or first responders who died in the line of duty from paying property taxes.

The Florida Senior Homestead Tax Exemption, Amendment 11 (2012), enables the Florida Legislature to authorize counties and municipalities to offer additional tax exemptions on the homes of low-income seniors. On January 23, 2013, the Board County Commissioners of the County enacted Ordinance 13-01, which created Section 29- 9 of the Code of Miami-Dade County, Florida (the "County Code"). Section 29-9 provides an additional exemption for persons sixty-five (65) years old and older who (i) have legal or equitable title to real estate located in the County with a just value of less than $250,000; (ii) have maintained such property as their permanent residence for at least twenty-five (25) years; and (iii) have household income that does not exceed the income limitations set forth in State law from time to time. This exemption is in addition to and does not replace the additional senior citizen homestead exemption of $50,000 adopted pursuant to County Ordinance No.07-70 and contained in Section 29-8 of the County Code.

2013 Legislative Amendments

Senate Bill 1830. In 2013, the Florida Legislature enacted Senate Bill 1830 ("SB 1830"), which creates a list of changes to laws affecting ad valorem taxation. Such changes became effective as of July 1, 2013. Some of the changes clarified drafting errors to make laws previously enacted consistent with the intent when enacted. Changes created by SB 1830 were, among others, the following:

1. Long-term lessees were provided the ability to retain the homestead exemption on the property leased, and related assessment limitations and exemptions, in certain instances.

2. The time for property owners to appeal value adjustment board decisions on transfers of assessment limitations was extended to conform with general court filing time frames.

3. An automatic renewal for assessment reductions related to certain additions to homestead properties used as living quarters for a parent or grandparent was created, with an alignment of related appeal and penalty provisions to those for other homestead exemptions.

4. A statutory requirement that the owner of Florida real property permanently reside upon such property in order to qualify for a homestead exemption was deleted. This change conformed the statute at issue with the Florida Constitution by allowing non-resident owners of property to claim a homestead exemption if a person legally or naturally dependent upon the owner permanently resides on the homestead property.

5. A residency requirement that a senior disabled veteran must have been a Florida resident at the time such veteran entered the service to qualify for certain property tax exemptions was removed.

6. The ability was repealed for a limited liability partnership with a general partner that is a charitable 50l(c)(3) organization to qualify for the affordable housing property tax exemption.

7. An exemption from property taxes was created for property used exclusively for educational purposes when the entities that own the property and the educational facility are owned by the same natural persons.

House Bill 277. In 2013, the Florida Legislature enacted House Bill 277 ("HB 277"), which provides that certain renewable energy devices are exempt from being considered when calculating the assessed value of residential property. HB 277 only applies to devices installed on or after January 1, 2013. The exemption created by HB 277 took effect on July 1, 2013.

House Bill 1193. In 2013, the Florida Legislature enacted House Bill 1193 ("HB 1193"), which eliminated three (3) ways in which the property appraiser had authority to reclassify agricultural land as non-agricultural land. Additionally, HB 1193 relieved the value adjustment board of the authority to review applications for exemptions on its own motion. The changes in HB 1193 were retroactive to January 1, 2013.

Senate Bill 342. In 2013, the Florida Legislature enacted Senate Bill 342 ("SB 342"), which provides for the rental of homestead property for up to thirty (30) days per calendar year without the property being considered abandoned as a homestead. If the homestead property is rented for more than thirty (30) days for two (2) consecutive years, it is considered abandoned as a homestead, and homestead-related ad valorem tax benefits will be lost. SB 342 became effective on July l, 2013.

2015 Legislative Amendment

In 2015, the Florida Legislature enacted HB 361 ("HB 361"), granting certain leasehold interests and improvements to land owned by the United States or an agency thereof, a branch of the U.S. Armed Forces, or a quasi-governmental agency, an exemption from ad valorem taxation. HB 361 exempts such leasehold interests and improvements without the need to apply for the exemption or for the property appraiser to approve the exemption. HB 361 was signed into law on May 21, 2015 and applies retroactively to January 1, 2007.

November 2016 Constitutional Amendments

In the November 8, 2016 general election, Florida voters approved an amendment to the State Constitution to specify the calculation method a county or municipality may use in determining just value for purposes of the homestead exemption for persons sixty-five (65) years old or older whose household income falls within statutory limitations. The amendment allows a low-income, long-time resident age sixty-five (65) or older to continue receiving an additional $25,000 exemption if the value of the homestead property rises $250,000, either due to changes in the market or because of additions or improvements to the property. In addition, individuals who were granted the exemption in prior years but became ineligible because their homestead property value rose above $250,000, may regain the exemption if they otherwise still qualify. The amendment operates retroactively to January 1, 2013 for any person that received an exemption prior to January 1, 2017.

Also in the November 8, 2016 general election, Florida voters approved an amendment to the State Constitution to authorize a first responder who is totally and permanently disabled as a result of an injury sustained in the line of duty to receive relief from ad valorem taxes assessed on homestead property. The amendment took effect on January 1, 2017.

November 2018 Constitutional Amendments

In the November 6, 2018 general election, Florida voters approved an amendment to the State Constitution to limit increases in the assessed value of non-homestead property to ten percent (10%) per year, subject to certain adjustments. The cap on annual increases was originally approved for a ten (10) year period as part of the January 2008 Constitutional amendments. The approval on November 6, 2018 made the ten percent (10%) limitation permanent. The limitation on annual increases in the assessed value of non-homestead property became effective on January 1, 2019.

The amendments to the Florida Constitution and Florida Statutes described above affect the assessed value of real property subject to ad valorem taxation and the rates that may be used to tax such assessed value. However, such amendments and laws do not affect the City's ability to levy ad valorem taxes (without limitation as to rate or amount) to make all required payments of debt service on its general obligation bonds, including the Series 2023 Bonds.

Proposed Amendments

There have been numerous amendments to the Constitution of the State affecting ad valorem property taxes in Florida. See "AD VALOREM TAXATION - Recent Property Tax Reform" herein. In addition, Constitutional amendments and legislative measures to expand exemptions from taxation or further restrict ad valorem tax payment requirements have been proposed during most of the recent election cycles and sessions of the Florida legislature. To become effective, amendments to the Constitution of the State, which are required to modify, or to provide the authority to modify, existing ad valorem tax requirements, must be approved by at least sixty percent (60%) of the voters of the State in a general election.

There is no way to predict, with any reasonable degree of certainty, if any of the amendments to the Florida Constitution affecting ad valorem taxation that may be presented actually will be presented to and passed by the Florida Legislature, signed by the Governor or approved by sixty percent (60%) of the voters of the State when presented in the next general election. There is also no way to predict, with any reasonable degree of certainty, the actual impact on available ad valorem tax revenues if any of the amendments to the Florida Constitution that may be presented becomes a ballot question that is approved by sixty percent (60%) of the voters of Florida. However, the City is not aware of any planned legislative measure or amendment to the Florida Constitution that would have a material, adverse impact on its collection of ad valorem tax revenues. Moreover, passage of any proposed amendment would not legally prevent the City from levying ad valorem taxes (without limitation as to amount) to make all required payments of debt service on its general obligation bonds, including the Series 2023 Bonds.

Voter Approved Debt

The City has the authority to increase its millage levy for debt supported by unlimited ad valorem taxes, which includes the Series 2023 Bonds. Any limitations, exemptions or adjustments pertaining to millage rates otherwise provided in State law do not affect the ability of the City to levy and collect ad valorem taxes in amounts sufficient to pay principal of, and interest on, the Series 2023 Bonds.

In addition the City may present referenda to its electors in the future to authorize the issuance of general obligation bonds to finance the costs of acquiring, constructing or implementing the capital projects described in such referenda. The general obligation bonds approved by referendum, when issued, will be secured by the City's separate irrevocable pledge of its full faith, credit and taxing power to the punctual payment of the principal of and interest on such bonds, in the same manner as the Series 2023 Bonds. See "SECURITY AND SOURCES OF PAYMENT" herein.

The following schedule reflects the total assessed value and total taxable value for operating millage of the City's taxable property in each of the past ten (10) Fiscal Years.

City of Miami Beach, Florida
Assessed Value And Actual Value of Taxable Property[1]
(in thousands of dollars)

	Real Property					Exemptions				
Fiscal Year Ended September 30	Residential Property	Commercial Property	Industrial Property	Other Property	Value of Taxable Property	Save Our Homes Amendment Excluded Value [2]	Less Tax Exempt Property	Other Adjustments to Just Value	Total Taxable Assessed Value	Total Direct Tax Rate[3]
2013	$20,334,542	$ 6,246,840	$38,810	$2,713,143	$29,333,335	$2,311,720	$2,615,045	$1,334,248	$23,072,322	6.3477
2014	22,262,896	6,870,554	34,051	2,776,696	31,944,197	2,787,123	2,507,009	1,993,488	24,656,577	6.1163
2015	26,372,550	7,457,822	31,671	3,004,039	36,866,082	3,888,518	2,478,873	3,394,820	27,103,871	6.0237
2016	31,699,064	9,389,064	43,114	3,516,886	44,648,127	5,649,696	2,504,591	5,795,949	30,697,891	5.9123
2017	36,227,540	10,081,176	55,583	4,012,695	50,376,994	6,835,074	2,601,055	6,243,108	34,697,757	5.8888
2018	36,319,906	11,028,601	54,118	3,956,081	51,358,706	6,236,526	2,642,773	5,082,345	37,397,062	5.8888
2019	35,233,234	11,631,382	52,018	4,360,443	51,277,077	5,033,773	2,756,878	3,387,534	40,098,892	5.8888
2020	34,930,988	12,108,591	53,204	4,453,591	51,546,374	4,425,609	3,061,436	2,316,331	41,742,998	6.0221
2021	35,505,640	11,165,123	59,878	4,378,893	51,109,534	4,467,511	3,069,788	1,705,561	41,866,674	6.0515
2022	45,685,550	9,720,774	66,570	4,738,337	60,211,231	6,781,434	3,191,341	3,693,792	46,544,694	6.0515

Source: City of Miami Beach, Florida Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2022.

(1) Increases in assessed value for homestead property are limited to three percent (3%) per year or the percentage change in the Consumer Price Index, whichever is less. For non-homestead property, increases in assessed value are limited to ten percent (10%) annually. See "- Levy of Ad Valorem Taxes" and "- Recent Property Tax Reform" in this Section for a description of various limitations on the assessed value of property imposed by Florida law.
(2) See "- Recent Property Tax Reform" in this Section for a description of the Save Our Homes Amendment.
(3) See "- Millage Rates" in this Section for the components of the total direct tax rate and the amount levied for each component.

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Millage Rates

The County assesses and collects all ad valorem taxes within the County. While only one (1) tax bill per property owner emanates from the County, the bill represents ad valorem taxes levied by the County and other taxing authorities within or coterminous with the County, which includes the City. The following table shows the tax millage rates for the Fiscal Years 2013 - 2022 within the City.

City of Miami Beach, Florida
Direct and Overlapping Property Tax Rates
($1 per $1,000 of Assessed Value)

		City of Miami Beach Direct Rates			Overlapping Rates*			
Tax Roll Year as of January 1	Fiscal Year Ended September 30	Operating Millage	Debt Service Millage	Total Direct Millage	School District Millage	County Millage	State Millage	Total
2012	2013	6.0909	0.2568	6.3477	7.9980	5.6610	0.4634	20.4701
2013	2014	5.8634	0.2529	6.1163	7.9770	5.7980	0.4455	20.3368
2014	2015	5.7942	0.2295	6.0237	7.9740	5.9009	0.4187	20.3173
2015	2016	5.7092	0.2031	5.9123	7.6120	5.9009	0.3871	19.8123
2016	2017	5.7092	0.1796	5.8888	7.3220	5.8509	0.3627	19.4244
2017	2018	5.7224	0.1664	5.8888	6.9940	5.8182	0.3420	19.0430
2018	2019	5.7288	0.1600	5.8888	6.7330	5.8568	0.3256	18.8042
2019	2020	5.7288	0.2933	6.0221	7.1480	5.8969	0.3115	19.3785
2020	2021	5.7288	0.3227	6.0515	7.1290	5.8796	0.2995	19.3596
2021	2022	5.7626	0.2889	6.0515	7.0090	5.9584	0.2892	19.3081

Source: City of Miami Beach, Florida Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2022 and Miami-Dade County Property Appraiser's Millage Tables.

* Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all City property owners.

Tax Collection

Except as otherwise described under "AD VALOREM TAXATION - Levy of Ad Valorem Taxes" herein, all ad valorem taxes become due and payable on November 1 and become delinquent on the following April 1. Once delinquent, ad valorem tax payments bear interest at not more than eighteen percent (18%) per annum until a tax certificate is sold, with respect to real property taxes, or until paid, with respect to personal property taxes. All taxes collected are distributed by the County Tax Collector to the applicable taxing units.

It is the County Tax Collector's duty on or before June 1 of each year to advertise and sell tax certificates on real property tax delinquencies extending from the previous April 1. Delinquent taxes may be paid by property owners prior to the sale of tax certificates upon payment of all costs, delinquent taxes and interest at the rate of not more than eighteen percent (18%) per annum. A tax certificate must be for an amount not less than the taxes due on the applicable property, plus interest from the date of delinquency to the date of sale of the certificate, together with the cost of advertising and expense of the sale. Each tax certificate is awarded to the bidder paying the above amounts and who accepts the lowest interest to be borne by the tax certificate after its sale. If there are no bidders, the County must hold, but not pay for, such tax certificates. Thereafter, the County may sell such tax certificates to the public at any time at the principal amount thereof plus interest at not more than eighteen percent (18%) per annum and a fee.

With respect to personal property tax delinquencies, such delinquent taxes must be advertised within forty-five (45) days after delinquency. After May 1, personal property for which taxes are delinquent is subject to warrant, levy, seizure and sale.

Tax certificates held by persons other than the County may be redeemed and cancelled by any person prior to the time a tax deed is issued upon payment of the face amount of the tax certificate, plus interest, costs and other charges. Holders of tax certificates, other than the County, which have not been redeemed may, at any time after two (2) years but prior to seven (7) years from the date of issue, file an application for a tax deed with the County Tax Collector upon payment of all other outstanding tax certificates on such property, plus interest, any omitted taxes plus interest, and delinquent taxes plus interest covering the real property. Thereafter, the property is advertised for public sale at auction to the highest bidder, subject to certain minimum bids. If there are no other bidders, the holder of the tax certificate receives title to the property. If the tax certificate is held by the County and the County has not succeeded in selling it within two (2) years, the County may apply for a tax deed upon payment of all applicable costs and fees but not any amount to redeem the tax certificate. Such property is then also advertised for public sale to the highest bidder, subject to certain minimum bids. If there are no other bidders, the County may purchase the property for the minimum bid. In the case of unsold properties, after seven (7) years the County will take title to such properties.

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The following table summarizes the City's tax levies and collections for the past ten (10) years.

City of Miami Beach, Florida
Property Tax Levies and Collections

			Collected within Fiscal Year of Levy			Total Collections to Date*	
Tax Roll Year as of January 1	Fiscal Year Ended September 30	Taxes Levied for Fiscal Year	Amount	Percentage of Levy	Collections in Subsequent Years	Amount	Percentage of Levy
2012	2013	$139,133,369	$ 130,317,166	93.66%	$ 2,619,987	$ 132,937,153	95.55%
2013	2014	143,266,670	139,729,175	97.53	3,566,751	143,295,926	100.02
2014	2015	155,102,311	151,761,695	97.85	4,951,431	156,713,126	101.04
2015	2016	172,420,383	168,150,832	97.52	7,115,159	175,265,991	101.65
2016	2017	194,111,744	187,054,786	96.36	7,693,819	194,748,605	100.33
2017	2018	209,212,631	195,128,303	93.27	7,533,136	202,661,439	96.87
2018	2019	217,551,576	201,846,093	92.78	12,966,522	214,812,615	98.74
2019	2020	238,811,488	217,016,119	90.87	8,445,549	225,461,668	94.41
2020	2021	236,515,128	230,229,805	97.34	7,624,865	237,854,670	100.57
2021	2022	267,581,955	233,086,755	87.11	N/A	233,086,755	87.11

Source: City of Miami Beach, Florida Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2022.

* Amounts represent total collections in each year, which may include amounts levied but not collected in prior years.

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The following table summarizes the City's ad valorem tax rates and levies for the past ten (10) Fiscal Years.

City of Miami Beach, Florida
Statement of Property Tax Levies and Rates

Fiscal Year Ended September 30	General Fund		Debt Service Fund		Total	
	Tax Levy	Millage	Tax Levy	Millage	Tax Levy	Millage
2013	$133,504,645	6.0909	$ 5,628,724	0.2568	$139,133,369	6.3477
2014	137,342,804	5.8634	5,923,866	0.2529	143,266,670	6.1163
2015	149,192,989	5.7942	5,909,322	0.2295	155,102,311	6.0237
2016	166,497,378	5.7092	5,923,005	0.2031	172,420,383	5.9123
2017	188,191,613	5.7092	5,920,131	0.1796	194,111,744	5.8888
2018	203,300,903	5.7224	5,911,728	0.1664	209,212,631	5.8888
2019	211,640,651	5.7288	5,910,924	0.1600	217,551,575	5.8888
2020	218,232,608	5.7288	11,172,955	0.2933	229,405,563	6.0221
2021	227,180,428	5.7288	12,796,942	0.3227	239,977,370	6.0515
2022	229,197,855	5.7626	11,490,518	0.2889	240,688,373	6.0515
2023	257,146,635	5.8155	10,435,320	0.2360	267,581,955	6.0515

Source: City of Miami Beach, Florida Finance Department.

The table on the following page sets forth the computation of direct and overlapping debt of the City for the Fiscal Year ended September 30, 2022.

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City of Miami Beach, Florida
Computation of Direct and Overlapping Debt

Direct Debt		
General Obligation Indebtedness		
Public Improvement Bonds	$ 158,600,000	
Public Improvement Bonds Premium	15,530,554	
Total General Obligation Indebtedness		$ 174,130,554
Non-Self Supporting Indebtedness[1]		
Bonds		
Tax Increment Revenue Bonds	$ 299,415,307	
Resort Tax Bonds	184,927,279	
Loans and Leases		
2020 Parking Refunding Loan (Series 2010 Bonds)	30,146,542	
2020 Energy Savings Loan	4,433,716	
Equipment Loan	10,310,356	
Clean Water State Revolving Loan	5,906,888	
GASB 87 - Lease Obligation	18,474,605	
Total Non-Self-Supporting Indebtedness		553,614,693
Total Direct Indebtedness		$ 727,745,247
Overlapping Debt[2]		
Miami-Dade County		
Total General Obligation Indebtedness	$2,338,333,078	
Percent Applicable to the City[3]	12.317%	288,012,485
Total School District General Obligation Indebtedness	836,862,000	
Percent Applicable to the City[3]	12.317%	103,076,293
Total Net Non-Self Supporting Indebtedness	3,175,195,078	
Percent Applicable to the City[3]	12.317%	391,088,778
Total Overlapping Debt		782,177,556
Total Direct and Overlapping Debt		$1,509,922,803

Source: City of Miami Beach, Florida Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2022.

(1) Net of any premium and discount.
(2) All debt listed as overlapping debt is secured either solely by a tax source or by a combination of self-supporting revenues and a tax source.
(3) Based on 2022 assessed valuation amounts for the City and the County.

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The following table summarizes the direct and overlapping debt of the City for the Fiscal Year ended September 30, 2022.

City of Miami Beach, Florida
Summary of Direct and Overlapping Debt

Financial Parameters

Population (2021)..	80,671
Total Assessed Value of Property.	$60,211,231,198
Total Taxable Value of Property (Excluding Exemptions).	$46,544,694,070

Financial Ratios

	Amount	Percent of Assessed Value	Percent of Taxable Value	Per Capita
Direct Debt				
Ad Valorem.	$ 174,130,554	0.29%	0.37%	$ 2,158
Non-self supporting.	553,614,693	0.92	1.19	6,863
Total Direct Debt.	727,745,247	1.21	1.56	9,021
Total Overlapping Debt.	782,177,556	1.30	1.68	9,696
Total Direct and Overlapping Debt.	$1,509,922,803	2.51%	3.24%	$18,717
Valuation				
Total Assessed Value of Property.	$60,211,231,198	–	129.36%	$746,380
Total Taxable Value of Property (Excluding Exemptions)..	$46,544,694,070	77.30%	–	$576,969

Source: City of Miami Beach, Florida Finance Department.

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The following tables summarize the ten (10) largest taxpayers in the City, the assessed value of such property, and such property's percentage of the assessed value of all taxable property in the City for the Fiscal Year ended September 30, 2022 and, for comparison, for the Fiscal Year ended September 30, 2013.

City of Miami Beach
Ten Largest Taxpayers
Fiscal Year 2022

Taxpayer	Taxable Assessed Value	Percentage of City's Certified Taxable Assessed Value
Fontainebleau Florida Hotel LLC	$ 308,168,121	0.66%
Florida Power & Light Company	274,231,223	0.59
MB Redevelopment Inc.	221,000,000	0.47
SB Hotel Owner LP	192,473,995	0.41
2201 Collins Fee LLC	170,945,363	0.37
PDS Development LLC	143,394,878	0.31
Playa Retail Investments LLC	134,111,102	0.29
1111 Lincoln LLC	125,100,407	0.27
3201 Hotel LLC	119,861,157	0.26
Southgate Towers Hotel and Apartments	109,110,251	0.23
TOTAL	$1,798,396,497	3.86%

Source: City of Miami Beach, Florida Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2022.

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City of Miami Beach
Ten Largest Taxpayers
Fiscal Year 2013

Taxpayer	Taxable Assessed Value	Percentage of City's Certified Taxable Assessed Value
Fontainebleau Florida Hotel LLC	$ 254,563,110	1.10%
2201 Collins Fee LLC	209,000,000	0.91
MB Redevelopment Inc. / Loews Hotel	193,993,016	0.84
Sandy Lane Residential LLC	179,758,780	0.78
Florida Power & Light Company	110,660,000	0.48
Di Lido Beach Hotel Corp.	88,572,000	0.38
MCZ / Centrum Flamingo II LLC	86,900,000	0.38
Eden Roc LLP	72,600,000	0.31
MCZ / Centrum Flamingo III LLC	68,000,000	0.29
RP Hotel Holdings LLC	63,500,000	0.28
TOTAL	$1,327,546,906	5.75%

Source: City of Miami Beach, Florida Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2022.

FUTURE BOND ISSUES

The Series 2023 Bonds constitute the first issuance of the Arts and Cultural Facilities General Obligation Bonds. The remaining amount of Arts and Cultural Facilities General Obligation Bonds authorized to be issued after issuance of the Series 2023 Bonds is expected to be utilized by the City to issue one or more additional series of Arts and Cultural Facilities General Obligation Bonds to finance additional Arts and Cultural Facilities Projects. In addition, each of the projects financed with a portion of the proceeds of the Series 2019 General Obligation Bonds have authorization remaining for additional general obligation bonds to be issued to finance such projects. See "INTRODUCTION" herein. The City has not determined when its next issuance of general obligation bonds will occur, how many series will be issued, or the aggregate principal amount expected to be issued in each series.

In addition to the authorization remaining after issuance of the Series 2023 Bonds to issue additional Arts and Cultural Facilities General Obligation Bonds, after issuance of the Series 2019 General Obligation Bonds, approximately $300,000,000 in the aggregate remained in authorization to issue additional general obligation bonds to finance the categories of projects financed with a portion of the proceeds of the Series 2019 General Obligation Bonds. All of the general obligation bonds to be issued by the City, including the Series 2023 Bonds, shall be secured by the City's irrevocable pledge of its full faith, credit and taxing power to the punctual payment of the principal of and interest on such general obligation bonds. See "SECURITY AND SOURCES OF PAYMENT" herein.

In addition to the general obligation bonds to be issued by the City in the future, the City has a multi-year capital improvement plan to upgrade the facilities of its water and sewer utility and, similarly, a multi-year capital improvement plan to upgrade the facilities of its stormwater utility. The City also has plans to upgrade the facilities of its parking system. Among other sources expected to be used to finance such upgrades, the City expects to issue revenue bonds to finance water and sewer utility, stormwater utility and parking facility improvements. The City has not determined when its next issuance of revenue bonds will occur, how many series will be issued, or the aggregate principal amount expected to be issued in each series. However, when issued, the City's revenue bonds will be solely secured by and payable from revenues and other monies of the City's enterprise for which improvements shall be financed with the issuance of such revenue bonds. For example, revenue bonds issued for improvements to the City's water and sewer utility will be payable from and secured solely by revenues (or to the extent legally available, impact fees) and income generated by the City's water and sewer system.

PENSION AND OTHER POST EMPLOYMENT BENEFITS

Defined Benefit Plans

The City provides separate defined benefit pension plans for general employees of the City and for the City's police and fire department personnel.

Employees' Retirement Plan

Plan Description. All full-time employees of the City who work more than thirty (30) hours per week and hold classified and unclassified positions, except for police officers and firefighters and persons who elected to join the defined contribution retirement plan sponsored by the City, are covered by the Miami Beach Employees' Retirement Plan (the "Employee Plan"). A classified employee and/or an unclassified employee is any person employed by the City on a regular basis who receives compensation from the City for personal services and who is within a group or classification of employees designated by the Board of Trustees of the Employee Plan as eligible for membership in the Employee Plan. The Employee Plan is a single employer defined benefit pension plan that was established by the City Commission under Ordinance number 2006-3504. Effective on March 18, 2006, the Employee Plan was created under and by the authority of Chapter 18691, Laws of Florida, Act of 1937, as amended, by merging the Retirement System for General Employees of the City of Miami Beach, created by the City Commission pursuant to Ordinance number 1901, with the Retirement System for Unclassified Employees and Elected Officials of the City of Miami Beach, created by the City Commission pursuant to Ordinance number 88-2603, as amended.

All full-time classified and unclassified employees of the City, except those who joined the City's defined contribution plan, must participate in the Employee Plan. See "PENSION AND OTHER POST EMPLOYMENT BENEFITS - Other Retirement and Compensation Plans" herein. Membership in the Employee Plan consisted of the following as of October 1, 2021, the date of the latest accrual valuation:

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Employee Plan Membership

Inactive plan members and beneficiaries currently receiving benefits	1,124
Inactive plan members entitled to benefits but not yet receiving them	211*
Active plan members	1,185
Total members	2,520

Source: City of Miami Beach, Florida Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2022.

* Includes members of the Employee Plan who are enrolled in DROP (as hereinafter defined).

Plan Benefits. The Employee Plan provides retirement benefits as well as death and disability benefits at three (3) different tiers, depending on (i) whether an employee is a member of one of the unions representing employees of the City, (ii) which union the employee is a member of and (iii) when the employee entered the Employee Plan. The first tier membership of the Employee Plan (the "Employee Plan First Tier") includes any employee who became a member of the Employee Plan prior to the dates which constitute the Employee Plan Second Tier. The second tier membership of the Employee Plan (the "Employee Plan Second Tier") includes any employee who became a member of the Employee Plan on or after (i) April 30, 1993 (but prior to September 30, 2010) for members of the American Federation of State, County and Municipal Employees ("AFSCME") bargaining unit; (ii) August 1, 1993 (but prior to September 30, 2010) for members of the Government Supervisors Association of Florida ("GSAF") bargaining unit and members of the Employee Plan who are not included in any collective bargaining unit; and (iii) February 21, 1994 (but prior to October 27, 2010) for members of the Communications Workers of America ("CWA") bargaining unit. The third tier membership of the Employee Plan (the "Employee Plan Third Tier") includes any employee who became a member of the Employee Plan on or after (i) September 30, 2010 for members of AFSCME, GSAF and members of the Employee Plan who are not included in any collective bargaining unit; and (ii) October 27, 2010 for members of CWA.

Classified members under the Employee Plan First Tier are eligible for normal retirement at age fifty (50) and five (5) years of creditable service and are entitled to benefits of three percent (3%) of their final average monthly earnings, multiplied by the first fifteen (15) years of creditable service, plus four percent (4%) of their final average monthly earnings, multiplied by the years of creditable service in excess of fifteen (15) years, with the total not to exceed ninety percent (90%) of the employee's final average monthly earnings. Employee Plan First Tier unclassified members accrued four percent (4%) of their final average monthly earnings for creditable service before October 18, 1992 and three percent (3%) per year of creditable service after October 18, 1992, with the total not to exceed eighty percent (80%) of their final average monthly earnings.

Classified and unclassified members under the Employee Plan Second Tier are eligible for normal retirement at age fifty-five (55) and five (5) years of creditable service and are entitled to benefits of three percent (3%) of their final average monthly earnings multiplied by the employee's number of years of creditable service, subject to a maximum of eighty percent (80%) of such employee's final average monthly earnings.

Classified and unclassified members under the Employee Plan Third Tier are eligible for normal retirement at age fifty-five (55) and at least thirty (30) years of creditable service, or age sixty-two (62) and at least five (5) years of creditable service and are entitled to benefits of two and one-half percent (2.5%)

of their final average monthly earnings multiplied by the employee's number of years of creditable service, subject to a maximum of eighty percent (80%) of such employee's final average monthly earnings. For elected officials of the City, the City Manager or the City Attorney, the benefit is four percent (4%) of their final average monthly earnings for each year of creditable service as an elected official, city manager or city attorney, plus the retirement benefit as defined above for any other period of City employment, subject to a maximum eighty percent (80%) of such employee's final average monthly earnings.

Any Employee Plan First Tier member who terminates employment may either request a refund of their own contributions, plus interest, or receive their accrued benefit beginning at age fifty (50), if at least five (5) years of creditable service have been completed. Any Employee Plan Second Tier member who terminates employment after five (5) years of creditable service may either request a refund of their own contributions, plus interest, or receive their accrued benefit beginning at age fifty-five (55). Any Employee Plan Third Tier member who terminates employment after five (5) years of creditable service but prior to the normal or early retirement date shall be eligible to receive a normal retirement benefit at age sixty-two (62).

A Deferred Retirement Option Plan ("DROP") for the Employee Plan was enacted by the City Commission on January 28, 2009 pursuant to Ordinance 2009-3626. Under the DROP, first and second tier members of the Employee Plan who have attained eligibility for normal retirement may continue working with the City for up to three (3) years, while receiving a retirement benefit that is deposited into a DROP account. Employee Plan Third Tier members may participate in a DROP account for up to five (5) years. However, effective July 17, 2013, Employee Plan members of CWA who were hired prior to October 27, 2010, and members of the Employee Plan not included in any bargaining unit who were hired prior to September 10, 2010, may elect to retire for the purposes of DROP but continue employment with the City for up to sixty (60) months and have their monthly retirement benefit paid into a DROP account during the DROP period. Effective October 1, 2013, such benefit was also extended to Employee Plan members of GSAF and, effective April 23, 2014, was extended to Employee Plan members of AFSCME who were hired prior to September 30, 2010. The amount of the benefit is calculated as if the participant had retired on the date of DROP commencement. Upon termination with the City, the accumulated value of the DROP account is distributed to the participant and a member's creditable service, accrued benefit and compensation calculation shall be frozen.

Employee Plan First Tier members and Employee Plan Second Tier members receive an annual cost-of-living adjustment of two and one-half percent (2.5%). The cost-of-living adjustment is not payable while members are in the DROP. For Employee Plan Third Tier members, the annual cost-of-living adjustment is one and one-half percent (1.5%). As of September 30, 2022, there were one hundred forty-one (141) members of the Employee Plan in the DROP and the value of the DROP investment was $17,226,730, which is included in the Plan's net position. The DROP also allows for member loans. Approximately $161,000 and $155,000 in DROP loans for the Employee Plan were outstanding as of September 30, 2022 and September 30, 2021, respectively.

Contributions to the Employee Plan. The City's policy is to contribute such amounts as are necessary to maintain the actuarial soundness of the Employee Plan and to provide assets sufficient to meet the benefits to be paid to the members of the Employee Plan. All first tier members are required to contribute twelve percent (12%) of their covered salary to the Employee Plan. All second and third tier members are required to contribute ten percent (10%) of their covered salary to the Employee Plan.

For the Fiscal Year ended September 30, 2022, the City was required to make contributions of $29,590,369 or 33.54% of covered payroll to the Employee Plan in accordance with actuarially determined requirements computed through an actuarial valuation performed as of October 1, 2019. For the Fiscal Year ended September 30, 2022, the employees contributed $9,285,205 and buybacks were $1,613,924.

Net Pension Liability. The City's net pension liability and related ratios for the Employee Plan for the Fiscal Years ended September 30, 2019 through September 30, 2022 are set forth below.

Employee Plan Schedule of Changes in the Employer's Net Pension Liability and Related Ratios

	Fiscal Year Ended September 30			
	2022	2021	2020	2019
Total Pension Liability				
Service Cost	$ 15,417,997	$ 15,577,246	$ 16,171,537	$ 15,232,372
Interest	67,381,190	67,095,944	65,045,122	63,015,047
Benefit changes	488,415	–	–	–
Difference between Actual and Expected Experience	(1,635,336)	(3,398,414)	1,117,690	18,961
Assumption Changes[1]	–	(8,618,033)	10,022,465	4,771,684
Benefit Payments	(54,280,486)	(52,250,292)	(51,014,104)	(49,726,168)
Refunds of Contributions	(1,398,325)	(1,177,837)	(1,571,361)	(1,381,297)
Net Change in Total Pension Liability	25,973,455	17,228,614	39,771,349	31,930,599
Total Pension Liability (Beginning of Year)	922,978,025	905,749,411	865,978,062	834,047,463
Total Pension Liability (End of Year) (a)	$948,951,480	$922,978,025	$905,749,411	$865,978,062
Plan Fiduciary Net Position				
Contributions - Employer	$ 30,699,942	$ 31,475,030	$ 31,864,304	$ 31,892,485
Contributions - Employees (includes buybacks)	8,521,037	8,665,597	8,512,207	8,242,590
Net Investment Income	153,443,495	60,053,751	23,328,881	51,285,893
Benefit Payments	(54,280,486)	(52,250,292)	(51,014,104)	(49,726,168)
Refunds of Contributions	(1,398,325)	(1,177,837)	(1,571,361)	(1,381,297)
Administrative Expense	(697,962)	(808,094)	(827,919)	(730,118)
Other (Adjustment))	–	–	–	–
Net Change in Plan Fiduciary Net Position	136,287,701	45,958,155	10,292,008	39,583,385
Plan Fiduciary Net Position (Beginning of Year)	712,457,774	666,499,619	656,207,611	616,624,226
Plan Fiduciary Net Position (End of Year) (b)	$848,745,475	$712,457,774	$666,499,619	$656,207,611
City's Net Pension Liability (End of Year) (a) - (b)	$100,206,005	$210,520,251	$239,249,792	$209,770,451
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	89.44%	77.19%	73.59%	75.78%
Covered Employee Payroll	$ 88,446,616	$ 88,141,166	$ 84,980,438	$ 85,003,174
City's Net Pension Liability as a Percentage of Covered-Employee Payroll	113.30%	238.84%	281.54%	246.78%

Source: City of Miami Beach, Florida Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2022.

Footnote for the immediately preceding table is provided on the next page.

(1) For a detailed description of the changes made in the assumptions for the Employee Plan, reference is made to the source of the table set forth above and to the City of Miami Beach Employees' Retirement Plan Actuarial Valuation Report, prepared by Gabriel, Roeder, Smith and Company, for each of the years indicated. A copy of such documents may be obtained from the City by contacting the City's Chief Financial Officer, 1700 Convention Center Drive, Miami Beach, Florida 33139, Telephone number: (305) 673-7466, Facsimile number: (305) 673-7795, Email address: www.miamibeachfl.gov/finance.

Police and Firefighters' Retirement Plan

Plan Description. The pension fund for police officers and firefighters employed by the City (the "Police and Firefighters' Plan") is officially named the City Pension Fund for Firefighters and Police Officers in the City of Miami Beach. The Police and Firefighters' Plan is a defined benefit pension plan covering substantially all police officers and firefighters of the City, as established by Chapter 23414, Laws of Florida, Special Acts of 1945, as amended. Members of the Police and Firefighters' Plan are divided into five (5) tiers, based on whether they were hired prior to July 14, 2010 ("Police and Firefighters' Plan Tier One"), on or after July 14, 2010 but prior to September 30, 2013 ("Police and Firefighters' Plan Tier Two"), on or after September 30, 2013 but prior to June 8, 2016 for firefighters and prior to July 20, 2016 for police officers ("Police and Firefighters' Plan Tier Three"), on or after June 8, 2016 but prior to May 8, 2019 for firefighters and on or after July 20, 2016 but prior to July 31, 2019 for police officers ("Police and Firefighters' Plan Tier Four"), or on or after May 8, 2019 for firefighters and on or after July 31, 2019 for police officers ("Police and Firefighters' Plan Tier Five").

Membership in the Police and Firefighters' Plan consisted of the following as of September 30, 2022, the date of the latest accrual valuation:

Police and Firefighters' Plan Membership

Active members		494
Deferred vested members		27
Retired members		
a. Service	770*	
b. Disabled	51	
	821	821
Total members		1,342

Source: City of Miami Beach, Florida Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2022.

* Includes members of the Police and Firefighters' Plan who are enrolled in DROP.

Plan Benefits. Police and Firefighters' Plan Tier One members who were eligible to retire prior to September 30, 2013 may retire on a service retirement pension upon the attainment of age fifty (50) or, if earlier, the date when age and length of creditable service equals to at least seventy (70) years. Police and Firefighters' Plan Tier One members eligible to retire on or after September 30, 2013 may retire on a service retirement pension upon the attainment of age fifty (50) or, if earlier, the date when the member attains the age of forty-seven (47) and the length of creditable service equals to at least seventy (70) years.

Upon retirement, Police and Firefighters' Plan Tier One members who were eligible to retire prior to September 30, 2013 will receive a monthly pension, payable for life, equal to three percent (3%) of the member's average monthly salary, as defined in the Police and Firefighters' Plan ordinance, for each of the first fifteen (15) years of creditable service and four percent (4%) of the member's average monthly salary for each year of creditable service in excess of fifteen (15) years; provided, however, that the pension benefit shall not exceed ninety percent (90%) of the member's average monthly salary. Police and Firefighters' Plan Tier One members eligible to retire on or after September 30, 2013 will receive a monthly pension, payable for life, equal to three percent (3%) of the member's average monthly salary, as defined in the Police and Firefighters' Plan ordinance, for each of the first twenty (20) years of creditable service and four percent (4%) of the member's average monthly salary for each year of creditable service in excess of twenty (20) years; provided, however, that the pension benefit does not exceed eighty-five percent (85%) of the member's average monthly salary. All Police and Firefighters' Plan members and beneficiaries receiving a monthly pension as of September 30, 2010 will receive a 2.5% increase in benefits on October 1 of each year. Members who retire on or after September 30, 2010 will receive a 2.5% increase in benefits annually on the anniversary date of the member's retirement.

Any Police and Firefighters' Plan Tier Two member may retire on a service retirement pension upon the attainment of age fifty (50) or, if earlier, the date when the member attains age forty-eight (48) and the length of creditable service equals to at least seventy (70) years. Upon retirement, a Police and Firefighters' Plan Tier Two member will receive a monthly pension, payable for life, equal to three percent (3%) of the member's average monthly salary, as defined in the Police and Firefighters' Plan ordinance, for each of the first twenty (20) years of creditable service and four percent (4%) of the member's average monthly salary for each year of creditable service in excess of twenty (20) years; provided, however, that the pension benefit shall not exceed eighty-five percent (85%) of the member's average monthly salary. The average monthly salary of a Police and Firefighters' Plan Tier Two member is computed based on such member's salary for the three (3) highest paid years prior to the date of retirement or the average of the last three (3) paid years to such member prior to the date of retirement, whichever produces the greater benefit after consideration of overtime limitations. All Police and Firefighters' Plan Tier Two retirees and beneficiaries will receive a 1.5% increase in benefits annually on the anniversary date of the member's retirement.

The benefits for Police and Firefighters' Plan Tier Three members are the same as the ones described in the immediately preceding paragraph for Police and Firefighters' Plan Tier Two members, except the average monthly salary of a Police and Firefighters' Plan Tier Three member is computed based on such member's salary for the five (5) highest paid years prior to the date of retirement or the average of the last three (3) paid years to such member prior to the date of retirement, whichever produces the greater benefit after consideration of overtime limitations.

The benefits for Police and Firefighters' Plan Tier Four members and Police and Firefighters' Plan Tier Five members are the same as the ones described in the immediately preceding paragraph for Police and Firefighters' Plan Tier Three members, except (i) the average monthly salary of a Police and Firefighters' Plan Tier Four member and of a Police and Firefighters' Plan Tier Five member is computed based on such member's average of the five (5) highest paid years prior to the date of retirement, taking into consideration the overtime limit, and (ii) the normal retirement eligibility is the earlier of the attainment of age 52, with five (5) years of creditable service or the length of creditable service equals to at least seventy (70) years, but the member must have at least attained the age of 48.

Any member of the Police and Firefighters' Plan who becomes totally and permanently disabled at any time as a result of illness or injury suffered in the line of duty may be retired on an accidental disability pension. For a service connected disability, the minimum pension payable is eighty-five percent (85%) of the member's monthly salary at the time of disability retirement, less any offset for worker's compensation. Any Police and Firefighters' Plan member who becomes totally or permanently disabled after five (5) years of creditable service as a result of illness or injury not suffered in the line of duty may be retired on an ordinary disability retirement pension. Upon disability retirement, a Police and Firefighters' Plan member receives a monthly pension equal to such member's service retirement benefits. For a non-service connected disability, the pension benefit is the accrued benefit after five (5) years of the member's creditable service. The Police and Firefighters' Plan also provides death benefits for beneficiaries or members for service connected and non-service connected death.

If a Police and Firefighters' Plan member resigns or is lawfully discharged before retirement, such member's contributions, with three percent (3%) interest per annum, are returned to that member. The Police and Firefighters' Plan also provides a special provision for vested benefits for members who terminate their employment after five (5) years of service. In the alternative and in lieu of the normal form of benefit, the Police and Firefighters' Plan member may, at any time prior to retirement, elect to receive a lifetime retirement benefit with one hundred twenty (120) monthly payments guaranteed. If the Police and Firefighters' Plan member should die before one hundred twenty (120) monthly payments are made, benefits will continue to be paid to the member's designated beneficiary for the balance of the one hundred twenty (120) month period. If the retired Police and Firefighters' Plan member is living after one hundred twenty (120) monthly payments are made, the payments shall be continued for the member's remaining lifetime. In case of termination of the Police and Firefighters' Plan, benefits accrued to members of the Police and Firefighters' Plan are not subject to forfeit.

An active Police and Firefighters' member may enter into a DROP on the first day of any month after becoming eligible to retire. Police and Firefighters' Plan Tier One members who entered the DROP on or before September 30, 2015, are eligible to participate for a period not to exceed seventy-two (72) months. Police and Firefighters' Plan members who entered the DROP on or after October 1, 2015 are eligible to participate for a period not to exceed ninety-six (96) months. All Police and Firefighters' Plan Tier One members receive a 2.5% cost of living adjustment ("COLA") increase in benefits annually on the anniversary date of the member's entry into the DROP, with a few annual exceptions provided in the Police and Firefighters' Plan. All other Police and Firefighters' Plan tier members receive a 1.5% COLA increase in benefits annually on the anniversary date of the member's entry into the DROP, with a few annual exceptions provided in the Police and Firefighters' Plan.

Once a Police and Firefighters' Plan member enters the DROP, their monthly retirement benefit is fixed, and their monthly benefit is paid into their DROP account. Upon termination of employment, the balance in the member's DROP account, including earnings, is payable to them and they will begin to receive their normal retirement benefit.

At September 30, 2022, the total amount of the DROP payable, $38,787,144, represents the balance of the self-directed participants as all the participants are now in the self-directed DROP.

Contributions to the Police and Firefighters' Plan. The City is required to contribute an actuarially determined amount to the Police and Firefighters' Plan that, when combined with members' contributions, will fully provide for all benefits as they become payable. All Police and Firefighters' Plan Tier One members and Police and Firefighters' Plan Tier Two members are required to contribute ten percent (10%) of their salary to the Police and Firefighters' Plan, while all Police and Firefighters' Plan Tier Three members, Police and Firefighters' Plan Tier Four members, and Police and Firefighters' Plan Tier Five members are required to contribute ten and one-half percent (10.5%) of their salary to the Police and Firefighters' Plan. The actual contribution from the City and from the State for active employees for the Fiscal Year ended September 30, 2022, was $45,416,048 and $120,549, respectively. Covered payroll, excluding DROP members, was $66,037,375. The contribution required from the City and the State for the Fiscal Year ended September 30, 2022 was actuarially determined by the October 1, 2020 valuation to be $45,416,048.

Net Pension Liability. The City's net pension liability and related ratios for the Police and Firefighters' Plan for the Fiscal Years ended September 30, 2019 through September 30, 2022 are set forth in the table on the following page.

Police and Firefighters' Plan
Schedule of Changes in the Employer's
Net Pension Liability and Related Ratios

	Fiscal Year Ended September 30			
	2022	2021	2020	2019
Total Pension Liability				
Service Cost	$ 22,635,278	$ 22,110,056	$ 20,212,389	$ 18,462,961
Interest	101,830,772	95,945,797	94,542,878	91,544,984
Changes of Benefit Terms(1)	–	922,043	–	–
Difference between Actual and Expected Experience	1,590,742	(7,950,229)	7,883,134	11,814,591
Assumption Changes(1)	19,051,525	(16,924,385)	7,294,349	6,951,571
Benefit Payments (including Refunds of Contributions)	(77,770,947)	(69,388,221)	(68,466,325)	(75,460,821)
Net Change in Total Pension Liability	67,337,370	24,715,061	61,466,425	53,313,286
Total Pension Liability (Beginning of Year)	1,315,349,537	1,290,634,476	1,229,168,051	1,175,854,765
Total Pension Liability (End of Year) (a)	$1,382,686,907	$1,315,349,537	$1,290,634,476	$1,229,168,051
Plan Fiduciary Net Position				
Contributions - City and State	$ 43,445,459	$ 42,779,004	$ 39,747,149	$ 37,639,937
Contributions - Employees	16,200,745	7,133,168	6,972,214	6,593,715
Net Investment Income	197,475,559	85,054,923	39,053,408	82,094,851
Benefit Payments (including Refunds of Contributions)	(77,770,947)	(69,388,221)	(68,466,325)	(75,460,821)
Administrative Expense	(958,325)	(900,251)	(855,761)	(802,106)
Net Change in Plan Fiduciary Net Position	178,392,491	64,678,623	16,450,685	50,065,576
Plan Fiduciary Net Position (Beginning of Year)	1,005,632,284	940,953,661	924,502,976	874,437,400
Plan Fiduciary Net Position (End of Year) (b)	$1,184,024,775	$1,005,632,284	$940,953,661	$924,502,976
City's Net Pension Liability (End of Year) (a) - (b)	$ 198,662,132	$ 309,717,253	$349,680,815	$304,665,075
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	85.63%	76.45%	72.91%	75.21%
Covered Employee Payroll	$ 66,037,375	$ 66,272,092	$ 66,441,610	$ 64,181,403
City's Net Pension Liability as a Percentage of Covered-Employee Payroll	300.83%	467.34%	526.30%	474.69%

Source: City of Miami Beach, Florida Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2022.

Footnote for the immediately preceding table is provided on the next page.

(1) For a detailed description of the changes made in the benefits and assumptions for the Police and Firefighters' Plan, reference is made to the source of the table set forth above and to the City Pension Fund for Firefighters and Police Officers in the City of Miami Beach Actuarial Valuation Report, prepared by Gabriel, Roeder, Smith and Company, for each of the years indicated. A copy of such documents may be obtained from the City by contacting the City's Chief Financial Officer, 1700 Convention Center Drive, Miami Beach, Florida 33139, Telephone number: (305) 673-7466, Facsimile number: (305) 673-7795, Email address: www.miamibeachfl.gov/finance.

Other Retirement and Compensation Plans

Florida's Federal-State Social Security Agreement

Pursuant to Modification 29 of the Florida State Social Security Agreement, effective January 1, 1955, the City does not participate in the Federal Old-Age and Survivors Insurance System embodied in the federal Social Security Act. Instead, the City provides eligible employees a comprehensive defined benefit pension plan. Contributions pursuant to the federal Social Security Act for Fiscal Years 2022 and 2021 would have been $12,665,414 and $12,074,473, respectively. The City, however, does participate in the hospital insurance tax, also known as Medicare, and withholds taxes accordingly.

Firefighters and Police Relief and Pension Funds

The City's firefighters and police officers are members of two (2) separate non-contributory money purchase benefit plans established under the provisions of Florida Statutes, Chapters 175 and 185, respectively. These plans are funded solely from proceeds of certain excise taxes levied by the City and imposed upon property and casualty insurance coverage within City limits. The excise taxes, which are collected from insurers by the State, are remitted to the Plans' Boards of Trustees. The City is under no obligation to make any further contributions to the plans.

The excise taxes received from the State and remitted to the plans for the Fiscal Year ended September 30, 2022 were $1,373,339 for firefighters and $824,235 for police officers. These payments were recorded on the City's books as revenues and expenditures during the Fiscal Year. Plan benefits are allocated to participants based upon their service during the year and the level of funding received during the year. Participants are fully vested after ten (10) years of service with no benefits vested prior to ten (10) years of service, except those prior to June 1983. All benefits are paid in a lump sum format, except for the Police Relief Funds, where participants may also elect not to withdraw, or to partially withdraw, his or her retirement funds.

Defined Contribution Retirement Plan - Section 401(a)

The City has a defined contribution retirement plan that was created in accordance with Section 401(a) of the Code (the "Section 401(a) Defined Contribution Plan"). The Section 401(a) Defined Contribution Plan provides retirement and other related benefits for eligible employees as an option to the other retirement systems sponsored by the City.

Any person employed on or after October 18, 1992, in the unclassified service of the City, had the right to select the Section 401(a) Defined Contribution Plan as an optional retirement plan to the Unclassified Employees and Elected Officials Retirement System (the "Unclassified Employee System"). At the time of the creation of the Section 401(a) Defined Contribution Plan, employees of the City who were members of the Unclassified Employee System had the irrevocable right to elect to transfer membership from the Unclassified Employee System to the Section 401(a) Defined Contribution Plan for a limited period of time. Effective March 19, 2006, the Section 401(a) Defined Contribution Plan is no longer offered to new employees of the City. Employees participating in the Section 401(a) Defined Contribution Plan prior to March 19, 2006 were given the option to transfer membership to the Unclassified Employee System, which was merged into the Employee Plan. See "PENSION AND OTHER POST EMPLOYMENT BENEFITS - Defined Benefit Plans - Employees' Retirement Plan" herein.

The Section 401(a) Defined Contribution Plan is administrated by a Board of Trustees, which has the general responsibility for the Plan's proper operation and management. The Section 401(a) Defined Contribution Plan complies with the provisions of section 401(a) of the Code and may be amended by the City Commission. The City has no fiduciary responsibility for the Section 401(a) Defined Contribution Plan. Consequently, amounts accrued for benefits are not recorded in the fiduciary fund.

Employees in the Section 401(a) Defined Contribution Plan hired prior to February 21, 1994 are required to contribute ten percent (10%) of their salary while employees hired after February 21, 1994 are required to contribute eight percent (8%) of their salary. The City matches the employee's contribution one hundred percent (100%). The Section 401(a) Defined Contribution Plan of each employee is the immediate property of the employee. Employees have a choice of plan administrators and are responsible for the investment of their funds amongst choices of investment vehicles offered by their selected plan administrator.

Defined Contribution Plan information, as of and for the Fiscal Year ended September 30, 2022, is as follows:

Defined Contribution Plan Information

Members in Defined Contribution Plan		14
City's contribution	$81,255	
Percentage of covered payroll		7.94%
Employees' contribution	$84,047	
Percentage of covered payroll		8.21%

Source: City of Miami Beach, Florida Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2022.

Defined Contribution Retirement Plan - Section 457

On July 12, 1995 the City Commission adopted Ordinance No. 95-3002A to create a deferred compensation plan for all employees of the City who work less than thirty (30) hours a week, in accordance with Section 457 of the Code (the "Section 457 Defined Contribution Plan"). The Section 457 Defined Contribution Plan, administered by a third party, is available to all part-time, seasonal, and temporary employees as an alternative to the Federal Social Security 6.2% employer/employee matching contributions. Upon commencement of employment, the City sets up an individual retirement account on behalf of the part-time, seasonal or temporary employee with the administrator of the Section 457 Defined Contribution Plan. The employee contributes 7.5% of their annual earning into their individual account and the City contributes 2.5% into the individual account of the employee, bringing the total contribution by both parties to 10%. In accordance with the provisions of the Code, the total contribution rate may not fall below 7.5%. The City's aggregate contribution to the Section 457 Defined Contribution Plan for the Fiscal Year ended September 30, 2022 was $131,214, with an outstanding liability at the end of Fiscal Year 2022 of $2,206. There were no forfeitures for the Fiscal Year ended September 30, 2022.

Other Post Employment Benefits

Plan Description

In accordance with Section 112.0801, Florida Statutes, the City is required to permit eligible retirees and their eligible dependents to participate in the City's health insurance program at a cost to the retirees that is no greater than the cost at which coverage is available for active employees. Although not required by law, the City pays a portion of such cost of participation for its retirees. The City also provides life insurance to the retirees.

In June 2015, the Governmental Accounting Standard's Board ("GASB") issued Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions" ("GASB 75"). GASB 75 replaces the requirements of GASB Statement No. 45, "Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions," as amended, and GASB Statement No. 57, "OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans." The objective of GASB 75 is to improve the financial reporting by state and local governments for postemployment benefits other than pensions ("OPEB") and improve information for OPEB that is provided by other entities. The provisions of GASB 75 are effective beginning with for the financial statements of the City for the Fiscal Year ended September 30, 2018. While GASB 75 requires recognition and disclosure of the unfunded OPEB liability, there is no requirement that the liability of such plan be funded. The City's single employer OPEB Plan (the "OPEB Plan") currently provides the following post employment benefits:

(a) Health and Dental Insurance - Employees of the City hired prior to March 18, 2006 are eligible to receive a fifty percent (50%) health insurance contribution of the total premium cost. At age sixty-five (65), if the retiree is eligible for Medicare Part B, the City contributes fifty percent (50%) of the Medicare Part B payment. Employees hired after March 18, 2006, after vesting in City's retirement plans, are eligible to receive an offset to the retiree premium equal to $10 per year of credible service, up to a maximum of $250 per month until age sixty-five (65) and $5 per year of credible service up to a maximum of $125, thereafter.

(b) Life Insurance - Employees of the City are eligible to receive a life insurance benefit of $1,000 towards the cost of such insurance.

As of September 30, 2008, the City established an OPEB Trust (the "OPEB Trust") and began funding its OPEB obligation. Stand alone financial statements for the OPEB Trust are not prepared. As of September 30, 2022, the date of the most recent actuarial valuation, OPEB Plan participation consisted of the following:

OPEB Plan Participation

Active OPEB Plan Participants	1,679
Retirees receiving benefit payments	1,171
Total	2,850

Source: City of Miami Beach, Florida Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2022.

Funding of OPEB Plan

The City has the authority to establish and amend the funding policy of the OPEB Plan. For the Fiscal Year ended September 30, 2022, the City paid $15,684,233 in OPEB benefits on a pay-as-go basis. The City's net OPEB obligation as of September 30, 2022 was $364,192,406. The City intends to consider future OPEB Trust contributions each year during the annual budget process. However, no OPEB Trust contributions are legally or contractually required.

The annual cost (expense) of the OPEB Plan is calculated based on the annual required contribution, an amount actuarially determined in accordance with the parameters of GASB 75. The annual required contribution represents a level of funding that, if paid on an ongoing basis, is projected to cover the normal cost each year and amortize any unfunded actuarial liability over a period not to exceed thirty (30) years.

The City's net OPEB liability and related ratios for the Fiscal Years ended September 30, 2019 through September 30, 2022 are set forth in the table below.

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OPEB Schedule of Changes in the City's
Net OPEB Liability and Related Ratios

	Fiscal Year Ended September 30			
	2022	2021	2020	2019
Total OPEB Liability				
Service Cost	$ 8,313,059	$ 9,033,753	$ 9,129,624	$ 4,235,229
Interest	12,930,877	13,167,573	15,167,033	14,606,184
Difference between Actual and Expected Experience	(589,496)	(2,770,486)	–	–
Assumption Changes[1]	(104,580,036)	11,341,135	70,563,191	212,252,691
Benefit Payments	(15,684,233)	(14,439,769)	(8,886,242)	(13,507,000)
Net Change in Total OPEB Liability	(99,609,829)	16,332,206	85,973,606	217,587,104
Total OPEB Liability (Beginning of Year)	504,019,204	487,686,998	401,713,392	184,126,288
Total OPEB Liability (End of Year) (a)	$404,409,375	$504,019,204	$487,686,998	$401,713,392
Plan Fiduciary Net Position				
Contributions - City	$ 16,584,233	$ 16,270,068	$ 9,373,242	$ 13,996,031
Net Investment Income	(9,521,801)	6,865,781	4,268,202	886,546
Benefit Payments	(15,684,233)	(14,439,769)	(8,886,242)	(13,507,000)
Administrative Expense	(125,260)	(130,422)	(57,699)	(88,918)
Net Change in Plan Fiduciary Net Position	(8,747,061)	8,565,658	4,697,503	1,286,659
Plan Fiduciary Net Position (Beginning of Year)	48,964,030	40,398,372	35,700,869	34,414,210
Plan Fiduciary Net Position (End of Year) (b)	$ 40,216,969	$ 48,964,030	$ 40,398,372	$ 35,700,869
City's Net OPEB Liability (End of Year) (a) - (b)	$364,192,406	$455,055,174	$447,288,626	$366,012,523
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	9.94%	9.71%	8.28%	8.89%
Covered Employee Payroll[2]	$130,779,384	$134,165,565	$156,013,000	$150,737,233
City's Net OPEB Liability as a Percentage of Covered-Employee Payroll	278.48%	339.17%	286.70%	242.81%

Source: City of Miami Beach, Florida Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2022.

(1) For a detailed description of the changes made in the assumptions for OPEB, reference is made to the source of the table set forth above and the actuarial reports relating to the OPEB Plan, a copy of which may be obtained from the City by contacting the City's Chief Financial Officer, 1700 Convention Center Drive, Miami Beach, Florida 33139, Telephone number: (305) 673-7466, Facsimile number: (305) 673-7795, Email address: www.miamibeachfl.gov/finance.

(2) Employees do not contribute to OPEB.

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For more detailed information concerning the Employee Plan, the Police and Firefighters' Plan, the City's other retirement and contribution plans and the OPEB Plan, including actuarial valuations, assumptions about future events and contact information for the acquisition of separate audited financial statements for each plan (except the OPEB Plan, which does not have separate audited financial statements), see "APPENDIX C - Excerpts from Annual Comprehensive Financial Report of the City of Miami Beach, Florida for the Fiscal Year ended September 30, 2022" and, in particular, Note 16 (and, with respect to the OPEB Plan, Note 17 and, with respect to the Section 457 Defined Contribution Plan, Note 15) of the Notes to the Financial Statements and the information provided in the Required Supplementary Information.

INVESTMENT CONSIDERATIONS

General

The City's ability to receive revenues in amounts sufficient to pay all of its outstanding obligations, including, without limitation, the Series 2023 Bonds depends upon many factors, a substantial number of which are not within the control of the City. The following discussion provides information relating to certain factors that could negatively impact the City or its ability to satisfy existing or future financial obligations. The order in which the following information is presented is not intended to reflect the relative importance of the considerations discussed. The following information is not, and is not intended to be, an exhaustive list of the considerations which should be weighed by an investor seeking to determine whether to purchase Series 2023 Bonds and such information should be read in conjunction with all of the other sections of this Official Statement, including its appendices. Prospective purchasers of the Series 2023 Bonds should carefully analyze the information contained in this Official Statement, including its appendices (and including the additional information contained in the form of the complete documents referenced or summarized herein), for a more complete description of the investment considerations relevant to purchasing the Series 2023 Bonds. Copies of any documents referenced or summarized in this Official Statement are available from the City. See "INTRODUCTION" herein.

Notwithstanding the foregoing, the impact to the City from any of the investment considerations described herein will not affect the City's ability to levy ad valorem taxes (without limitation as to rate or amount) to make all required payments of debt service on its general obligation bonds, including the Series 2023 Bonds.

Infectious Disease Outbreak

In December, 2019 a respiratory disease caused by a novel strain of coronavirus was first reported in China. The disease was declared a Public Health Emergency of International Concern on January 30, 2020, named "COVID-19" on February 11, 2020, and declared a pandemic on March 10, 2020, each by the World Health Organization. During the month of March, 2020, emergency declarations were issued by the federal government, the State, the County and municipalities within the County, including the City. Following such declarations, state and local governments implemented unprecedented, formal restrictions to limit human contact. Such restrictions have since been lifted throughout the State and within the City, although certain federal restrictions remain in effect and some businesses maintain limited restrictions.

The outbreak of COVID-19 affected travel, commerce and financial markets globally. As a result of the City's heavy dependence on the tourism and hospitality industries, the COVID-19 pandemic had a significant adverse impact on the City's resort tax, convention center, parking, and general fund revenues. In response, the City revised its revenue projections and implemented various budget balancing plans. Such measures enabled the City to balance its Fiscal Year 2020 General Fund by using only approximately $300,000 of General Fund reserves and its Resort Tax Fund by using only approximately $5.0 million of

Resort Tax Fund reserves. Also, pursuant to the Coronavirus Aid, Relief, and Economic Security ("CARES") Act, the City received a one-time award of $41.1 million in reimbursements for unbudgeted General Fund expenditures incurred in response to COVID-19. In addition, pursuant to the American Rescue Plan Act of 2021 ("ARPA"), the City received a one-time award of approximately $23.6 million to address revenue shortfalls attributable to COVID-19, all of which has been received by the City. ARPA funds were used to cover revenue shortfalls caused by the impacts of COVID-19 and COVID-19 related shortfalls through the Fiscal Year ended September 30, 2022.

While the budget balancing measures, CARES Act and ARPA funding described above helped the City address certain negative impacts of COVID-19 on the financial and operating condition of the City that were experienced or projected, the total or long-term negative impact on the City of COVID-19 cannot be predicted with any reasonable degree of certainty. Although many of the effects of COVID-19 were temporary, the COVID-19 pandemic altered the behavior of businesses and people in a manner that continues to affect global and local economies, including, without limitation, the supply of certain goods and services, labor issues and inflation. In addition, while the foregoing describes certain effects related to the COVID-19 pandemic, similar effects could result from an outbreak of some other contagious disease, epidemic or pandemic. No assurance can be given that the changes produced by the outbreak of COVID-19, if the negative impact continued, would not materially adversely affect real estate values in the City or the ability of the City to collect ad valorem tax revenues as currently contemplated. In addition, no assurance can be given that an outbreak of some other contagious disease, epidemic or pandemic would not have a similar or even greater negative impact. However, see "SECURITY AND SOURCES OF PAYMENT" herein.

Climate Change

The State of Florida is naturally susceptible to the effects of extreme weather events and natural disasters, including floods, droughts and hurricanes. The occurrence of such events and natural disasters can produce significant negative ecological, environmental and economic impacts. Such impacts can be exacerbated by a longer-term shift in the climate over several decades (commonly referred to as climate change), including increasing global temperatures and rising sea levels.

Numerous scientific studies on global climate change conclude that, among other effects on the global ecosystem, extreme and abnormal temperature fluctuations have occurred globally and, without the implementation of measures to address the phenomenon, will continue to occur. Such occurrences have been determined by scientific studies to be the primary reason for current and projected increases in sea levels and for extreme weather events to occur in higher frequency and intensity. Projected changes in weather and tidal patterns place coastal areas like the City at risk of substantial wind or flood damage over time, affecting private development and public infrastructure, including roads, utilities, emergency services, schools, and parks. As a result, global climate change increases the potential of considerable financial loss to the City, including, without limitation, substantial losses in property and other tax revenues. In addition, many residents, businesses and governmental operations could be severely disabled for significant periods of time or displaced, and the City could be required to mitigate these effects at a potentially material cost.

The City is keenly aware of the risks from hurricanes and sea level rise, as are officials at the County. Consequently, advanced emergency management procedures and more stringent construction codes were implemented by the County and the State to reduce risks from hurricanes and flooding. In the City, since elevation is higher on the east side of the City, capital projects designed to reduce the negative impacts of sea level rise and to control flooding have been prioritized so that the installation of improvements designed to address the impact of climate change are initially concentrated on the west side of the City. In addition, to address issues related to climate change, the City developed three (3) areas of concentration: (i) accessing the best available science and engineering; (ii) addressing critical public infrastructure needs of the more vulnerable areas, while taking a deliberate and measured look at longer term strategies that reduce flood risks; and (iii) addressing private infrastructure through land use changes and guidance that reduces flood risks for historic and private property. The City also completed a vulnerability assessment of public assets to identify and prioritize vulnerable assets and develop flexible and responsive adaptations and mitigation measures. More detailed information concerning the City's climate change assessments, strategies and initiatives is provided on the City's Rising Above web page at: http://www.mbrisingabove.com/.

Science and Engineering

The City conducts infrastructure planning and land use changes based on scientific studies and information most applicable to the City concerning sea level rise and flood projections, along with local tidal and rainfall gauges. The City is a Steering Committee member of the Southeast Florida Regional Climate Change Compact (the "Compact") and works regionally to collaborate on climate change issues, including sea level rise. The City has adopted the Compact's Unified Sea Level Rise Projection for Southeast Florida and uses such projection when planning, designing and constructing capital projects. The City also relies upon the climate change strategies described in the Compact's Regional Climate Action Plan. The Compact's Regional Climate Action Plan may be viewed on the Compact's website at: http://southeastfloridaclimatecompact.org/.

The City also was selected by the Rockefeller Foundation as part of its 100 Resilient Cities network to create a resilience strategy with the County and the City of Miami in a unique partnership, referred to as the Greater Miami and the Beaches partnership. The partnership's focus is the development of strategies and initiatives to reduce climate change risks. The partnership's resilience strategy was adopted in July 2019 and is currently being implemented. The City continues to work closely with the 100 Resilient Cities network to plan measures designed to alleviate the shocks and stresses generated by the effects of climate change.

Public Infrastructure

One of the most critical natural defenses against storm surge and certain negative impacts of climate change is the County's renourished beaches and extensive coastal dune system on the east side of the City. Such beaches and coastal dune system serve as a vital buffer between coastal infrastructure and the impacts of wave action and surge during storm events.

The United States Army Corps of Engineers (the "USACE") is currently conducting an estimated $40,468,000 renourishment project with the County to address certain high erosion areas in the County. The entire project is anticipated to be completed in phases during the next few years. The USACE is also working with the County and the City to evaluate alternatives for its Miami-Dade County Back Bay Coastal Storm Risk Management Feasibility Study to reauthorize the next fifty (50) years of beach management. Such alternatives are intended to incorporate protections to combat storm surge and sea level rise. The protections are expected to include beach renourishment and non-structural alternatives, such as elevation increases and coastline floodproofing, including reinforcing the dune system, road elevation, off-shore protections, and storm surge barrier gates. The City implements the dune management plan, which includes active vegetation management to stabilize and grow the dune system (which reaches eighteen (18) feet at its highest point and nearly ten (10) feet on average). The City was awarded a $1.3 million grant to help maintain the dune system and has allocated additional funding for dune management.

In July 2020, the first of the current beach renourishment projects for the County was completed. Such project brought approximately 305,000 cubic yards of sand to the most heavily eroded sections of the beach. Completion of the next large-scale beach renourishment project in the County, which is currently underway, is slated to bring approximately 806,000 cubic yards of sand to the most heavily eroded sections of the beach.

For the past five (5) years the City has operated in an aggressive manner to address the critical infrastructure needs of some of the more vulnerable areas on the west side of the City. Having addressed those most vulnerable areas, the City is currently developing and implementing long-term programs and strategies for more public infrastructure improvements and has completed several major studies to facilitate such development and implementation. The City is also integrating nature based shorelines with seawalls, further fortifying resilience and improving environmental resources. In addition, the City is updating its 2017 Vulnerability Assessment and Adaptation Plan through a Resilient Florida grant to consider additional sea level rise scenarios, adding critical community facilities and evaluating compound flooding. The update is expected to be completed in 2024 and continue to inform the City's climate change and resiliency investments.

The current stormwater program for the City includes a total of eighty-three (83) pump stations, of which forty-eight (48) have been constructed and are in operation. The City also continues to use twenty-two (22) older generation pump stations that were built during a previous stormwater infrastructure program. Such older generation pump stations supplement the City's current resilience and flood mitigation program as new pump stations are being designed and constructed. Among other sources of funding, in calendar years 2015 and 2017, the City issued $100 million of Stormwater Revenue Bonds and in calendar year 2017, $85 million of Water and Sewer Revenue Bonds to implement infrastructure projects that will aid in the fight against the negative impacts of climate change. In 2018, the electors of the City approved the issuance of various series of general obligation bonds; approximately $200 million of such bonds are expected to be used to fund infrastructure projects that also will aid in the fight against the negative impacts of climate change. In addition, the City expects to utilize approximately $100 million in tax increment revenue from the County to fund infrastructure projects for sea level rise mitigation. The City is preparing, together with a consulting engineering firm retained for such purpose, an integrated water management plan that will establish a strategy and schedule for the implementation during the next five (5) to ten (10) years of infrastructure improvements designed to alleviate or prevent negative impacts expected to result from climate change.

Recent improvements to the City's stormwater system have significantly increased the system's pipe and pumping capacity, enabling the system to handle more intense rainfall. In addition, roads have been elevated in the lowest lying areas of the City. As a result of such improvements, the City has avoided numerous tidal flooding incidents in recent years.

Private Property

Efforts have been made to increase resilience for private property as well as to reduce the risk of damage to historic properties. The City adopted the Resilience Code in 2023, replacing the former zoning code, to further address climate adaptation and resilience. The Resilience Code incorporates numerous land use code amendments adopted over the last few years in response to concerns emanating from the potential impact of climate change. Included among the measures adopted are the establishment of (i) a requirement for new homes to be built one (1) to five (5) feet higher than the Federal Emergency Management Agency ("FEMA") requirement; (ii) a minimum FEMA freeboard requirement for new construction and significant renovations throughout the City; (iii) sea level rise and resilience review criteria for use by land use boards in the City; (iv) an increase in allowable height of commercial property to provide additional ground floor height for future elevation of the first floor; (v) an increase in the elevation required for seawalls in the City; (vi) an increase in required green space, with more setbacks for increased water permeability; and (vii) an increase in the elevation required for certain land areas.

Among other actions taken to increase resilience for private property, the City recently implemented its private property adaptation program (the "PPA Program"). The PPA Program offers up to $20,000 in matching funds for property owners that want to conduct flood risk assessments and undertake flood mitigation projects. To provide access to all property owners in the City, regardless of economic status, the PPA Program waives the matching cost requirement for eligible projects for low to moderate income property owners. Projects may include backflow prevention, mechanical and electrical flood protection, wet and dry floodproofing and green infrastructure. The City also adopted Buoyant City design guidelines for historic districts, anticipating the need of certain structures to elevate and adapt in place.

Projections of the effects of global climate change on the City are complex and depend on many factors that are outside the control of the City. The various scientific studies that forecast climate change and its adverse effects, including severe storms, sea level rise and flooding risks, are based on assumptions contained in such studies. Actual events, however, may vary materially from such forecasts. In addition, the scientific understanding of climate change and its effects continues to evolve. The City is able to utilize regional projections of the Compact that incorporate National Oceanic and Atmospheric Administration (NOAA) projections to plan infrastructure improvements for sea level rise and other adverse effects of climate change (e.g., the occurrence and frequency of 100-year storm events, hurricanes, and king tides). However, the City cannot predict the exact timing or precise magnitude of the adverse economic effects that may result from a severe weather event or the impacts of climate change, including, without limitation, material adverse effects on the business operations or financial condition of the City and the local economy during the term of the Series 2023 Bonds. While the effects of climate change may be mitigated by the City's past and future investment in adaptation strategies, the City can give no assurance about the net effects of those strategies and whether the City will be required to take additional adaptive mitigation measures. If necessary, such additional measures could require significant capital resources in excess of the resources already contemplated by the City to be spent on adaptation strategies.

Cybersecurity

Computer networks and systems used for information transmission and collection are vital to the efficient operations of the City. City systems provide support to departmental operations and constituent services by collecting and storing sensitive information, including intellectual property, security information, proprietary business process information, information regarding suppliers and business partners, and personally identifiable information of customers, constituents and employees (collectively, "Computer Information"). The secure processing, maintenance and transmission of Computer Information is critical to effective departmental operations and the appropriate provision of citizen services. Increasingly, governmental entities are being targeted by cyber-attacks seeking to obtain Computer Information or disrupt critical services. A rapidly changing cyber risk landscape may introduce new vulnerabilities that attackers and hackers can exploit in their efforts to effect breaches or service disruptions. Employee error and/or malfeasance may also contribute to a loss of Computer Information or other system disruptions.

<u>Protocols</u>

A successful cybersecurity approach has multiple layers of protection spread across the computers, networks, programs, and Computer Information that is to be protected. The City endeavors to integrate its employees, computer processes, and technology to create an effective defense against cyber-attacks. The City currently utilizes a global research and advisory firm that specializes in providing technology and computer system consultation to guide the development and growth of its cybersecurity protections. For its core infrastructure, the City relies on, among other protections, a combination of industry leading, enterprise grade firewalls, network access controls, intrusion detection systems, email and web filtering, advanced traffic analysis, endpoint protections, encryption, and digital rights management. There is proactive monitoring of internal and external systems, with real time monitoring solutions and the use of computer security best practices. The City provides yearly mandated security training for all City staff, ongoing instruction and certifications for technical staff, and participation in industry acknowledged educational conferences and training. The City reviews its cybersecurity protocols on an ongoing basis to stay abreast of emerging and effective procedures and measures.

Threat Response

The City can respond to cybersecurity threats in many ways, depending on the severity and mode of attack. The City has internal internet technology staff that it can use to respond to a cybersecurity threat, including, without limitation, network administrators, database administrators, system administrators and analysts and field technicians. Additionally, the City has internet security vendors on retainer to provide industry expertise that can be quickly accessed to respond to and remedy a cybersecurity incident. Budgetary funds are also available to secure the services of other professional consultants to respond to a cybersecurity incident, if needed. The City's Security Operations Center monitors computer and network logs for cybersecurity issues, constantly scanning infrastructure for vulnerabilities. In addition, the City has other systems to monitor inbound and outbound traffic and to respond automatically with counter measures when cybersecurity abnormalities occur.

The City regularly refines and seeks to improve its cybersecurity risk management policies and procedures and regularly trains employees to comply with cybersecurity regulatory requirements. It also maintains cyber risk insurance to help mitigate its exposure to security attacks that are known to cripple an organization's technology system and/or fraudulently confiscate funds.

While City cybersecurity and operational safeguards are periodically tested, no assurances can be given that such measures will ensure protection against all cybersecurity threats or attacks. Cybersecurity breaches could damage or compromise the City's computer network and the confidentiality, integrity, or availability of the City's computer system or the Computer Information. The potential disruption, access, modification, disclosure or destruction of Computer Information could result in the interruption of City commerce, the initiation of legal claims or proceedings, liability under laws that protect the privacy of personal information, regulatory penalties, and the loss of confidence in City functions, which could adversely affect City revenues or cause a material disruption in the City's operations or the appropriate provision of City services. The costs of remedying any such damage or protecting against future attacks could be substantial and in excess of the maximum amount of the City's cyber risk insurance policy. Further, the litigation to which the City could be exposed following a cybersecurity breach could be significant, which could cause the City to incur material costs related to such legal claims or proceedings.

Inflation and Supply Chain Issues

The United States is currently experiencing high levels of inflation, which is having an impact on the cost of goods and services, including, without limitation, the acquisition and installation of construction materials and products. Such impact could affect the assessed value of property within the City and the revenue such property is able to generate, as inflationary pressures reduce business and consumer appetites to engage in new construction projects and upgrade existing properties. In addition, the City may be adversely impacted by the current supply chain challenges related to the delivery of goods, services (including labor availability and cost) and construction materials. Deliveries may be delayed, which has a potential to impact the completion of projects generally, including the Series 2023 Project. How long such inflationary pressures and supply chain issues will exist and what adverse impact they will have on construction projects, finances and economic growth within the City, if any, cannot be predicted with any reasonable degree of certainty at this time. However, see "SECURITY AND SOURCES OF PAYMENT" herein.

TAX MATTERS

Series 2023A Bonds

General

In the opinion of Squire Patton Boggs (US) LLP, Bond Counsel, under existing law (i) interest on the Series 2023A Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals, and (ii) the Series 2023A Bonds and the income thereon are exempt from taxation under the laws of the State of Florida, except estate taxes imposed by Chapter 198, Florida Statutes, as amended, and net income and franchise taxes imposed by Chapter 220, Florida Statutes, as amended. Bond Counsel expresses no opinion as to any other tax consequences regarding the Series 2023A Bonds.

The opinion on federal tax matters will be based on and will assume the accuracy of certain representations and certifications, and continuing compliance with certain covenants, of the City contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Series 2023A Bonds are and will remain obligations the interest on which is excluded from gross income for federal income tax purposes. Bond Counsel will not independently verify the accuracy of the City's representations and certifications or the continuing compliance with the City"s covenants.

The opinion of Bond Counsel is based on current legal authority and covers certain matters not directly addressed by such authority. It represents Bond Counsel's legal judgment as to exclusion of interest on the Series 2023A Bonds from gross income for federal income tax purposes but is not a guaranty of that conclusion. The opinion is not binding on the Internal Revenue Service (the "IRS") or any court. Bond Counsel expresses no opinion about (i) the effect of future changes in the Code and the applicable regulations under the Code or (ii) the interpretation and the enforcement of the Code or those regulations by the IRS.

The Code prescribes a number of qualifications and conditions for the interest on state and local government obligations to be and to remain excluded from gross income for federal income tax purposes, some of which require future or continued compliance after issuance of the obligations. Noncompliance with these requirements by the City may cause loss of such status and result in the interest on the Series 2023A Bonds being included in gross income for federal income tax purposes retroactively to the date of issuance of the Series 2023A Bonds. The City has covenanted to take the actions required of it for the interest on the Series 2023A Bonds to be and to remain excluded from gross income for federal income tax purposes, and not to take any actions that would adversely affect that exclusion. After the date of issuance of the Series 2023A Bonds, Bond Counsel will not undertake to determine (or to so inform any person) whether any actions taken or not taken, or any events occurring or not occurring, or any other matters coming to Bond Counsel's attention, may adversely affect the exclusion from gross income for federal income tax purposes of interest on the Series 2023A Bonds or the market value of the Series 2023A Bonds.

Interest on the Series 2023A Bonds may be subject: (1) to a federal branch profits tax imposed on certain foreign corporations doing business in the United States; (2) to a federal tax imposed on excess net passive income of certain S corporations; and (3) to the alternative minimum tax imposed under Section 55(b) of the Code on "applicable corporations" (within the meaning of Section 59(k) of the Code). Under the Code, the exclusion of interest from gross income for federal income tax purposes may have certain adverse federal income tax consequences on items of income, deduction or credit for certain taxpayers, including financial institutions, certain insurance companies, recipients of Social Security and Railroad

Retirement benefits, those that are deemed to incur or continue indebtedness to acquire or carry tax-exempt obligations, and individuals otherwise eligible for the earned income tax credit. The applicability and extent of these and other tax consequences will depend upon the particular tax status or other tax items of the owner of the Series 2023A Bonds. Bond Counsel will express no opinion regarding those consequences.

Payments of interest on tax-exempt obligations, including the Series 2023A Bonds, are generally subject to IRS Form 1099-INT information reporting requirements. If a Series 2023A Bond owner is subject to backup withholding under those requirements, then payments of interest will also be subject to backup withholding. Those requirements do not affect the exclusion of such interest from gross income for federal income tax purposes.

Bond Counsel's engagement with respect to the Series 2023A Bonds ends with the issuance of the Series 2023A Bonds, and, unless separately engaged, Bond Counsel is not obligated to defend the City or the owners of the Series 2023A Bonds regarding the tax status of interest thereon in the event of an audit examination by the IRS. The IRS has a program to audit tax-exempt obligations to determine whether the interest thereon is includible in gross income for federal income tax purposes. If the IRS does audit the Series 2023A Bonds, under current IRS procedures, the IRS will treat the City as the taxpayer and the beneficial owners of the Series 2023A Bonds will have only limited rights, if any, to obtain and participate in judicial review of such audit. Any action of the IRS, including but not limited to selection of the Series 2023A Bonds for audit, or the course or result of such audit, or an audit of other obligations presenting similar tax issues, may affect the market value of the Series 2023A Bonds.

Prospective purchasers of the Series 2023A Bonds upon their original issuance at prices other than the respective prices indicated on the inside cover of this Official Statement, and prospective purchasers of the Series 2023A Bonds at other than their original issuance, should consult their own tax advisors regarding other tax considerations such as the consequences of market discount, as to all of which Bond Counsel expresses no opinion.

Risk of Future Legislative Changes and/or Court Decisions

Legislation affecting tax-exempt obligations is regularly considered by the United States Congress and may also be considered by the State legislature. Court proceedings may also be filed, the outcome of which could modify the tax treatment of obligations such as the Series 2023A Bonds. There can be no assurance that legislation enacted or proposed, or actions by a court, after the date of issuance of the Series 2023A Bonds will not have an adverse effect on the tax status of interest or other income on the Series 2023A Bonds or the market value or marketability of the Series 2023A Bonds. These adverse effects could result, for example, from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), or repeal (or reduction in the benefit) of the exclusion of interest on the Series 2023A Bonds from gross income for federal or state income tax purposes for all or certain taxpayers.

For example, federal tax legislation that was enacted on December 22, 2017 reduced corporate tax rates, modified individual tax rates, eliminated many deductions, repealed the corporate alternative minimum tax that was in effect at that time, and eliminated the tax-exempt advance refunding of tax-exempt bonds and tax-advantaged bonds, among other things. Additionally, investors in the Series 2023A Bonds should be aware that future legislative actions might increase, reduce or otherwise change (including retroactively) the financial benefits and the treatment of all or a portion of the interest on the Series 2023A Bonds for federal income tax purposes for all or certain taxpayers. In all such events, the market value of the Series 2023A Bonds may be affected and the ability of holders to sell their Series 2023A Bonds in the secondary market may be reduced.

Investors should consult their own financial and tax advisors to analyze the importance of these risks.

Original Issue Discount and Original Issue Premium

Certain of the Series 2023A Bonds ("Discount Series 2023A Bonds") may be offered and sold to the public at an original issue discount ("OID"). OID is the excess of the stated redemption price at maturity (the principal amount) over the "issue price" of a Discount Series 2023A Bond. The issue price of a Discount Series 2023A Bond is the initial offering price to the public (other than to bond houses, brokers or similar persons acting in the capacity of underwriters or wholesalers) at which a substantial amount of the Discount Series 2023A Bonds of the same maturity is sold pursuant to that offering. For federal income tax purposes, OID accrues to the owner of a Discount Series 2023A Bond over the period to maturity based on the constant yield method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). The portion of OID that accrues during the period of ownership of a Discount Series 2023A Bond (i) is interest excluded from the owner's gross income for federal income tax purposes to the same extent, and subject to the same considerations discussed above, as other interest on the Series 2023A Bonds, and (ii) is added to the owner's tax basis for purposes of determining gain or loss on the maturity, redemption, sale or other disposition of that Discount Series 2023A Bond. A purchaser of a Discount Series 2023A Bond in the initial public offering at the issue price (described above) for that Discount Series 2023A Bond who holds that Discount Series 2023A Bond to maturity will realize no gain or loss upon the retirement of that Discount Series 2023A Bond.

Certain of the Series 2023A Bonds ("Premium Series 2023A Bonds") may be offered and sold to the public at a price in excess of their stated redemption price at maturity (the principal amount). That excess constitutes bond premium. For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Series 2023A Bond, based on the yield to maturity of that Premium Series 2023A Bond (or, in the case of a Premium Series 2023A Bond callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Series 2023A Bond), compounded semiannually. No portion of that bond premium is deductible by the owner of a Premium Series 2023A Bond. For purposes of determining the owner's gain or loss on the sale, redemption (including redemption at maturity) or other disposition of a Premium Series 2023A Bond, the owner's tax basis in the Premium Series 2023A Bond is reduced by the amount of bond premium that is amortized during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition of a Premium Series 2023A Bond for an amount equal to or less than the amount paid by the owner for that Premium Series 2023A Bond. A purchaser of a Premium Series 2023A Bond in the initial public offering who holds that Premium Series 2023A Bond to maturity (or, in the case of a callable Premium Series 2023A Bond, to its earlier call date that results in the lowest yield on that Premium Series 2023A Bond) will realize no gain or loss upon the retirement of that Premium Series 2023A Bond.

Owners of Discount Series 2023A Bonds and Premium Series 2023A Bonds should consult their own tax advisors as to the determination for federal income tax purposes of the existence of OID or bond premium, the determination for federal income tax purposes of the amount of OID or bond premium properly accruable or amortizable in any period with respect to the Discount Series 2023A Bonds or Premium Series 2023A Bonds, other federal tax consequences in respect of OID and bond premium, and the treatment of OID and bond premium for purposes of state and local taxes on, or based on, income.

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Series 2023B Bonds

General

In the opinion of Squire Patton Boggs (US) LLP, Bond Counsel, under existing law: (i) interest on the Series 2023B Bonds is not excluded from gross income for federal income tax purposes; and (ii) the Series 2023B Bonds and the income thereon are exempt from taxation under the laws of the State of Florida, except estate taxes imposed by Chapter 198, Florida Statutes, as amended, and net income and franchise taxes imposed by Chapter 220, Florida Statutes, as amended. Bond Counsel expresses no opinion as to any other tax consequences regarding the Series 2023B Bonds. The legal defeasance of the Series 2023B Bonds might result in a deemed sale or exchange of the Series 2023B Bonds under certain circumstances; owners of the Series 2023B Bonds should consult their tax advisors as to the federal income tax consequences of such an event. Prospective purchasers of the Series 2023B Bonds should consult their tax advisors as to the federal, state and local, and foreign tax consequences of their acquisition, ownership and disposition of the Series 2023B Bonds.

The following discussion is generally limited to "U.S. owners," meaning beneficial owners of Series 2023B Bonds that for United States federal income tax purposes are either individual citizens or residents of the United States or corporations or other entities taxable as corporations created or organized in or under the laws of the United States or any state thereof (including the District of Columbia). ***Partnerships (including entities treated as partnerships for United States federal income tax purposes) holding Series 2023B Bonds, and partners in such partnerships, and estates or trusts holding Series 2023B Bonds, and beneficiaries of such estates or trusts, should consult their tax advisors regarding the tax consequences of an investment in the Series 2023B Bonds (including their status as U.S. owners).***

Prospective purchasers of the Series 2023B Bonds upon their original issuance at prices other than the respective prices indicated on the inside cover of this Official Statement, and prospective purchasers of the Series 2023B Bonds at other than their original issuance, should consult their own tax advisors regarding other tax considerations such as the consequences of market discount, as to all of which Bond Counsel expresses no opinion.

Payment of Interest

In general, interest paid or accrued on the Series 2023B Bonds, including qualified stated interest on Discount Series 2023B Bonds (as defined below), if any, will be treated as ordinary income to U.S. owners. A U.S. owner using the accrual method of accounting for U.S. federal income tax purposes must include interest paid or accrued on the Series 2023B Bonds in ordinary income as the interest accrues, while a U.S. owner using the cash receipts and disbursements method of accounting for U.S. federal income tax purposes must include interest in ordinary income when payments are received or constructively received by the owner, except as described below under the subsection captioned "Series 2023B Bonds Original Issue Discount and Original Issue Premium."

Series 2023B Bonds Original Issue Discount and Original Issue Premium

Certain of the Series 2023B Bonds ("Discount Series 2023B Bonds") may be offered and sold to the public at an OID. OID is the excess of the stated redemption price at maturity (the principal amount) over the "issue price" of a Discount Series 2023B Bond, provided that excess equals or exceeds a statutory de minimis amount (one-quarter of one percent of the Discount Series 2023B Bond's stated redemption price at maturity multiplied by the number of complete years to its maturity (or, if required by applicable Treasury Regulations, to an earlier call date)). The issue price of a Discount Series 2023B Bond is the initial offering price to the public (other than to bond houses, brokers or similar persons acting in the capacity of underwriters or wholesalers) at which a substantial amount of the Discount Series 2023B Bonds of the same maturity is sold pursuant to that offering. For federal income tax purposes, OID accrues to the owner of a Discount Series 2023B Bond over the period to maturity based on the constant yield method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). The portion of OID that accrues during the time a U.S. owner owns a Discount Series 2023B Bond (i) is interest includable in the U.S. owner's gross income for federal income tax purposes, and (ii) is added to the U.S. owner's tax basis for purposes of determining gain or loss on the maturity, redemption, sale, or other disposition of the Discount Series 2023B Bond. The effect of OID is to accelerate the recognition of taxable income for a U.S. owner who uses the cash method of accounting during the term of the Discount Series 2023B Bond.

Certain of the Series 2023B Bonds ("Premium Series 2023B Bonds") may be offered and sold to the public at a price in excess of their stated redemption price at maturity (the principal amount). If a U.S. owner purchases a Premium Series 2023B Bond, that owner will be considered to have purchased such Premium Series 2023B Bond with "amortizable bond premium" equal in amount to such excess. The U.S. owner may elect (which election shall apply to all securities purchased at a premium by such U.S. owner), in accordance with the applicable provisions of Section 171 of the Code, to amortize that premium as an offset to the interest payments on the Premium Series 2023B Bond using a constant yield to maturity method over the remaining term of the Premium Series 2023B Bond (or, if required by applicable Treasury Regulations, to an earlier call date). Pursuant to Section 67(b)(11) of the Code, the amortization of that premium is not considered a miscellaneous itemized deduction. Any amortization of bond premium will reduce the basis of the Premium Series 2023B Bond pursuant to Section 1016(a)(5) of the Code.

Owners of Discount Series 2023B Bonds and Premium Series 2023B Bonds should consult their own tax advisors as to the determination for federal income tax purposes of the existence of OID or bond premium, the determination for federal income tax purposes of the amount of OID or bond premium properly accruable or amortizable in any period with respect to the Discount Series 2023B Bonds or Premium Series 2023B Bonds, other federal tax consequences in respect of OID and bond premium, and the treatment of OID and bond premium for purposes of state and local taxes on, or based on, income.

Sale, Exchange, Retirement or Other Taxable Disposition of Series 2023B Bonds

Upon the sale, exchange, retirement or other taxable disposition of a Series 2023B Bond, a U.S. owner will recognize gain or loss equal to the difference between the amount realized from the sale, exchange, retirement or other disposition and the owner's adjusted basis in the Series 2023B Bond or applicable portion of the adjusted basis. The owner's adjusted basis generally will equal the cost of the Series 2023B Bond to the owner, increased by any OID includible in the owner's ordinary income for the Series 2023B Bond and reduced by any principal payments on the Series 2023B Bond previously received by the owner (including any other payments on the Series 2023B Bond that are not qualified stated interest payments) and by any amortizable bond premium allowed as a deduction as described above under the subsection captioned "Series 2023B Bonds Original Issue Discount and Original Issue Premium." Any gain or loss recognized upon a sale, exchange, retirement or other disposition of a Series 2023B Bond (excluding amounts attributable to accrued interest or OID) will generally be capital gain or loss and will be long-term capital gain or loss if the U.S. owner's holding period in the Series 2023B Bond exceeds one year. Long-term capital gains of individuals are currently eligible for reduced rates of taxation. The deductibility of capital losses is subject to limitations.

Information Reporting and Backup Withholding

General information reporting requirements will apply to payments of principal and interest made on the Series 2023B Bonds and the proceeds of the sale of Series 2023B Bonds to non-corporate holders of the Series 2023B Bonds, and "backup withholding," currently at a rate of 24%, will apply to such payments if the owner fails to provide an accurate taxpayer identification number in the manner required or fails to report all interest required to be shown on its federal income tax returns. A beneficial owner of Series 2023B Bonds that is a U.S. owner generally can obtain complete exemption from backup withholding by providing a properly completed IRS Form W-9 (Request for Taxpayer Identification Number and Certification).

Medicare Tax Affecting U.S. Owners

A U.S. owner that is an individual is subject to a 3.8% Medicare tax on the lesser of (1) the U.S. owner's "net investment income" for the taxable year and (2) the excess of the U.S. owner's modified adjusted gross income for the taxable year over a certain threshold (which in the case of individuals is between $125,000 and $250,000, depending on the individual's circumstances). A U.S. owner's net investment income generally includes interest income on, and net gains from the disposition of, Series 2023B Bonds, unless such interest income or net gains are derived in the ordinary course of a trade or business (other than a trade or business that consists of certain passive or trading activities). A U.S. owner that is an individual should consult its tax advisor regarding the applicability of the Medicare tax.

Non-U.S. Owners

Under the Code, interest and OID on any Series 2023B Bond whose beneficial owner is not a U.S. owner is generally not subject to United States income tax or withholding tax (including backup withholding) if the non-U.S. owner provides the payor of interest on the Series 2023B Bonds with an appropriate statement as to its status as a non-U.S. owner. This statement can be made on IRS Form W-8BEN or a successor form. If, however, the non-U.S. owner conducts a trade or business in the United States and the interest or OID on the Series 2023B Bonds held by the non-U.S. owner is effectively connected with such trade or business, that interest or OID will be subject to United States income tax but will generally not be subject to United States withholding tax (including backup withholding). The foregoing is a brief summary of certain federal income tax consequences to a non-U.S. owner. ***Non-U.S. owners should consult their tax advisors regarding the tax consequences of an investment in the Series 2023B Bonds.***

Foreign Account Tax Compliance Act

The Foreign Account Tax Compliance Act ("FATCA") generally imposes a 30% withholding tax on interest payments to (i) certain foreign financial institutions (including certain investment funds) that fail to certify their FATCA status and (ii) non-financial foreign entities if certain disclosure requirements related to direct and indirect United States shareholders are not satisfied. Proposed Treasury Regulations, which may be relied upon until final Treasury Regulations are promulgated, suspend the requirement to apply the 30% withholding tax to gross proceeds from the sale or other disposition of Series 2023B Bonds. This requirement otherwise would have applied to a sale or other disposition of Series 2023B Bonds made on or after January 1, 2019.

In the case of payments made to a "foreign financial institution" (generally including an investment fund), as a beneficial owner or as an intermediary, the FATCA withholding tax generally will be imposed, subject to certain exceptions, unless such institution (i) enters into (or is otherwise subject to) and complies with an agreement with the U.S. government (a "FATCA Agreement") or (ii) is required by and complies with applicable foreign law enacted in connection with an intergovernmental agreement between the United States and a foreign jurisdiction (an "IGA"), in either case to, among other things, collect and provide to the U.S. or other relevant tax authorities certain information regarding U.S. account holders of such institution. In the case of payments made to a foreign entity that is not a financial institution (as a beneficial owner), the FATCA withholding tax generally will be imposed, subject to certain exceptions, unless such entity either provides the withholding agent with a certification that it does not have any "substantial" U.S. owner (generally, any specified U.S. person that directly or indirectly owns more than a specified percentage of such entity) or identifies its "substantial" U.S. owners.

If Series 2023B Bonds are held through a foreign financial institution that enters into (or is otherwise subject to) a FATCA Agreement, such foreign financial institution (or, in certain cases, a person paying amounts to such foreign financial institution) generally will be required, subject to certain exceptions, to withhold the 30% FATCA tax on payments of interest as described above made to (i) a person (including an individual) that fails to comply with certain information requests or (ii) a foreign financial institution that has not entered into (and is not otherwise subject to) a FATCA Agreement and that is not required to comply with FATCA pursuant to applicable foreign law enacted in connection with an IGA. Coordinating rules may limit duplicative withholding in cases where the withholding described above in "Non-U.S. Owners" or "Information Reporting and Backup Withholding" also applies.

If any amount of, or in respect of, U.S. withholding tax were to be deducted or withheld from payments on Series 2023B Bonds as a result of a failure by an investor (or by an institution through which an investor holds the Series 2023B Bonds) to comply with FATCA, none of the City, any paying agent or any other person would, pursuant to the terms of the Series 2023B Bonds, be required to pay additional amounts with respect to any Series 2023B Bond as a result of the deduction or withholding of such tax. ***Non-U.S. owners should consult their tax advisors regarding the application of FATCA to the ownership and disposition of Series 2023B Bonds.***

FINANCIAL STATEMENTS

Excerpts from the Annual Comprehensive Financial Report of the City of Miami Beach, Florida for the Fiscal Year ended September 30, 2022 (the "ACFR") and the report of RSM US LLP, independent certified public accountants, in connection therewith, dated April 14, 2023, are included in APPENDIX B to this Official Statement as part of the public records of the City. Such financial statements and report contain information relating to the City and its financial position. The entire ACFR may be viewed on the City's website at: https://www.miamibeachfl.gov/wp-content/uploads/2023/04/FY2022ACFRFINAL.pdf.

The consent of RSM US LLP was not requested for the reproduction of its audit report in this Official Statement. The auditor has performed no services in connection with the preparation of this Official Statement and is not associated with the offering of the Series 2023 Bonds.

CONTINUING DISCLOSURE

The City will covenant for the benefit of the holders of the Series 2023 Bonds to provide certain financial information and operating data relating to the City not later than two hundred forty (240) days following the end of each Fiscal Year, commencing with the Fiscal Year ending September 30, 2023 (the "Annual Report"), and to provide, or cause to be provided, notices of the occurrence of certain enumerated events. The Annual Report and notices of events will be filed with the Municipal Securities Rulemaking Board (the "MSRB"). Digital Assurance Certification LLC ("DAC") will act as the initial disclosure dissemination agent for the City. The specific nature of the information to be contained in the Annual Report and the notices of events is contained in "APPENDIX F - Form of Disclosure Dissemination Agent

Agreement." These covenants have been made in order to assist the Underwriters in complying with Rule 15c2-12 of the Securities and Exchange Commission (the "SEC").

Within the last five (5) years the City has complied in all material respects with its previous undertakings made with respect to SEC Rule 15c2-12(b)(5). Any failure to comply with the provisions of the Disclosure Dissemination Agent Agreement relating to the Series 2023 Bonds shall not constitute a default under the Resolution and any failure of the City to comply with its previous continuing disclosure undertakings are not defaults under the authorizing resolutions or disclosure agreements pursuant to which prior continuing disclosure undertakings were created.

Documents required to be filed pursuant to the City's continuing disclosure undertakings are currently on file and available electronically from the MSRB at http://emma.msrb.org/. Information regarding the Series 2023 Bonds and other outstanding bonds of the City may be found at the DAC internet site, "http//www.dacbond.com."

LITIGATION

There is no litigation or controversy of any nature now pending for which the City has received service of process or, to the actual knowledge of the City Attorney, threatened against the City that seeks to restrain or enjoin the issuance or delivery of the Series 2023 Bonds or contesting the proceedings or authority under which they are to be issued or the creation, organization or existence of the City or, if determined adversely to the City, would have a material adverse impact on the levy and collection of the ad valorem taxes pledged to pay the principal of and interest on the Series 2023 Bonds.

In July, 2019 twenty-six (26) property owners, consisting of the Setai Miami Beach Hotel, condominium associations, multifamily property owners and commercial establishments, filed a lawsuit against the City alleging that the method the City uses to calculate stormwater fees is "unreasonable, arbitrary and discriminatory" and therefore, violates Florida law (the "Stormwater Fee Litigation"). The City charges for the services of its stormwater utility system on a per equivalent residential unit ("ERU") basis. The ERU is the estimated average horizontal impervious area (i.e., the area covered by impenetrable materials, like buildings, cement or asphalt) of residential developed property per dwelling unit. This estimated average is calculated by dividing the total estimated impervious area of four (4) residential categories (single family, mobile home, multifamily and condominium) by the estimated total number of dwelling units. The plaintiffs allege that such a methodology unfairly and improperly establishes a stormwater fee for their property, as compared to the fee charged for a residential, single family property.

In the Stormwater Fee Litigation, the plaintiffs are requesting reimbursement of stormwater fees paid by them from 2015 through resolution of the litigation. The City has vigorously defended the methodology it uses to charge stormwater fees and expects to continue its vigorous defense. Among other defenses, there are strong procedural and substantive arguments that support the validity of the fee methodology challenged in the Stormwater Fee Litigation. Substantially similar methodologies are used by numerous cities and counties throughout the State, in accordance with justifications and recommendations for their use provided by independent rate consultants. Moreover, the City's stormwater fee methodology has been used by the City for more than twenty (20) years prior to the challenge presented by the plaintiffs in the Stormwater Fee Litigation.

The City reasonably believes that its grounds for prevailing in the Stormwater Fee Litigation are based on sound rationale and applicable legal precedent and that, in the event it does not prevail, revenues from the stormwater utility system will be sufficient to pay any judgment against the City that may result, without any materially adverse impact on the financial condition of the City. However, no assurance can be given that (i) the City will prevail in the Stormwater Fee Litigation, (ii) if the City does not prevail, that the amount of the judgment in the Stormwater Fee Litigation will not be more significant and adverse to the City than is currently considered possible, (iii) other claims will not be filed against the City challenging the validity of its stormwater fee methodology or the methodology for the collection of fees for similar services provided by the City, or (iv) if other claims are filed, that such claims will not be successful and, if successful, will not have a material adverse impact on the financial affairs of the City.

In addition to the foregoing, the City experiences routine litigation and claims incidental to the conduct of its municipal affairs. Except as may be otherwise described in this Official Statement, in the opinion of the City Attorney, there are no lawsuits presently pending or, to his actual knowledge, threatened, the adverse outcome of which would impair the City's ability to perform its obligations under the Resolution. Also, see "SECURITY AND SOURCES OF PAYMENT" herein.

LEGAL MATTERS

Certain legal matters incident to the issuance of the Series 2023 Bonds and with regard to the exclusion from gross income for federal income tax purposes of interest on the Series 2023A Bonds (see "TAX MATTERS" herein) are subject to the legal opinion of Squire Patton Boggs (US) LLP, Bond Counsel to the City. The signed legal opinion of Bond Counsel, substantially in the form attached hereto as APPENDIX D, dated and premised on law in effect as of the date of issuance of the Series 2023 Bonds, will be delivered on the date of issuance of the Series 2023 Bonds. The actual legal opinion to be delivered may vary from the form attached hereto to reflect facts and law on the date of delivery. The opinion will speak only as of its date, and subsequent distribution of it by recirculation of this Official Statement or otherwise shall create no implication that Bond Counsel has reviewed or expresses any opinion concerning any of the matters referenced in the opinion subsequent to its date of issuance.

While Bond Counsel has participated in the preparation of certain portions of this Official Statement, it has not been engaged by the City to confirm or verify such information. Except as may be set forth in an opinion of Bond Counsel delivered to the Underwriters, Bond Counsel expresses and will express no opinion as to the accuracy, completeness or fairness of any statements in this Official Statement, or in any other reports, financial information, offering or disclosure documents or other information pertaining to the City or the Series 2023 Bonds that may be prepared or made available by the City, the Underwriters or others to the holders of the Series 2023 Bonds or other parties.

Certain legal matters incident to the issuance of the Series 2023 Bonds relating to disclosure will be passed on for the City by the Law Offices of Steve E. Bullock, P.A., Miami, Florida, whose legal services as Disclosure Counsel have been retained by the City. The signed legal opinion, dated and premised on law in effect as of the date of original delivery of the Series 2023 Bonds, will be delivered to the City by Disclosure Counsel at the time of original delivery of the Series 2023 Bonds.

The proposed text of the form of the legal opinion of Disclosure Counsel is set forth as APPENDIX E to this Official Statement. The actual legal opinion to be delivered may vary from that text if necessary to reflect facts and law on the date of delivery. The opinion will speak only as of its date, and subsequent distribution of it by recirculation of this Official Statement or otherwise shall create no implication that Disclosure Counsel has reviewed or expresses any opinion concerning any of the matters referenced in the opinion subsequent to its date of issuance.

Certain legal matters will be passed on for the City by Rafael A. Paz, Esquire, Miami Beach, Florida, City Attorney. Greenberg Traurig, P.A., Miami, Florida, is serving as counsel to the Underwriters.

The legal opinions and other letters of counsel to be delivered concurrently with the delivery of the Series 2023 Bonds express the professional judgment of the attorneys rendering the opinions or advice regarding the legal issues and other matters expressly addressed therein. By rendering a legal opinion or advice, the giver of such opinion or advice does not become an insurer or guarantor of the result indicated by that opinion, or the transaction on which the opinion or advice is rendered, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

ENFORCEABILITY OF REMEDIES

The remedies available to the owners of the Series 2023 Bonds upon the occurrence of a default under the Resolution are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, such remedies may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2023 Bonds (including Bond Counsel's approving opinion) will be qualified, as to the enforceability of the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery and to general principles of equity (whether sought in a court of law or equity).

RATINGS

Moody's Investors Service, Inc. ("Moody's") has assigned to the Series 2023 Bonds a rating of "_____," with a "________ outlook," and S&P Global Ratings, a division of Standard & Poor's Financial Services LLC ("S&P") has assigned a rating of "_____," with a "________ outlook." Such ratings and outlooks reflect the view of such organizations. An explanation of the significance of such ratings and outlooks may be obtained only from Moody's and S&P, respectively. An explanation of the rating and outlook assigned by Moody's may be obtained from Moody's at 7 World Trade Center, 250 Greenwich Street, 23rd Floor, New York, New York 10007, (212) 553-0300. An explanation of the rating and outlook assigned by S&P may be obtained from S&P at 55 Water Street, 38th Floor, New York, New York 10041, (212) 438-2124.

Generally, a rating agency bases its rating and outlook, if assigned, on the information and materials furnished to it and on investigations, studies and assumptions of its own. A securities rating and outlook is not a recommendation to buy, sell or hold securities. There is no assurance that the rating and outlook provided by Moody's and S&P, respectively, will continue for any given period of time or that they will not be revised downward or withdrawn entirely by such rating agencies if, in their judgment, circumstances so warrant. Any downward revision or withdrawal of such ratings or outlooks may have an adverse effect on the market price of the Series 2023 Bonds.

UNDERWRITING

The Series 2023 Bonds are being purchased by Wells Fargo Bank, N.A., Goldman Sachs & Co. LLC and Estrada Hinojosa & Company, Inc. (collectively, the "Underwriters"), subject to certain terms and conditions set forth in the bond purchase agreement between the City and the Underwriters, including the delivery of opinions on certain legal matters relating to the issuance of the Series 2023 Bonds by Bond Counsel and the existence of no material adverse change in the condition of the City from that set forth in this Official Statement.

The Series 2023A Bonds are being purchased at a purchase price of $_____________ (which represents the $____________ principal amount of the Series 2023A Bonds, **[**plus / minus a net original issue premium / discount of $______________,**]**) and the Series 2023B Bonds are being purchased at a purchase price of $_____________ (which represents the aggregate principal amount of the Series 2023B Bonds. The Underwriters' compensation in connection with the public offering of the Series 2023A Bonds and the Series 2023B Bonds in the amounts of $____________ and $_____________, respectively, will be paid by the City from other legally available moneys of the City. The Series 2023 Bonds are offered for sale to the public at the prices and yields set forth on the inside cover page of this Official Statement. The Series 2023 Bonds may be offered and sold to certain dealers at prices lower than or yields higher than such offering prices and yields. After the initial public offering, such public offering prices and yields may be changed from time to time by the Underwriters.

Wells Fargo Corporate & Investment Banking (which may be referred to elsewhere as "CIB," "Wells Fargo Securities" or "WFS") is the trade name used for the corporate banking, capital markets and investment banking services of Wells Fargo & Company and its subsidiaries, including Wells Fargo Bank, National Association ("WFBNA"), a member of the National Futures Association, which conducts its municipal securities sales, trading and underwriting operations through the Wells Fargo Bank, N.A. Municipal Finance Group, a separately identifiable department of WFBNA, registered with the U.S. Securities and Exchange Commission as a municipal securities dealer pursuant to Section 15B(a) of the Securities Exchange Act of 1934.

WFBNA, acting through its Municipal Finance Group, the senior underwriter of the Series 2023 Bonds, has entered into an agreement (the "WFA Distribution Agreement") with its affiliate, Wells Fargo Clearing Services, LLC (which uses the trade name "Wells Fargo Advisors") ("WFA"), for the distribution of certain municipal securities offerings, including the Series 2023 Bonds. Pursuant to the WFA Distribution Agreement, WFBNA will share a portion of its underwriting, with respect to the Series 2023 Bonds with WF A. WFBNA has also entered into an agreement (the "WFSLLC Distribution Agreement") with its affiliate Wells Fargo Securities, LLC ("WFSLLC"), for the distribution of municipal securities offerings, including the Series 2023 Bonds. Pursuant to the WFSLLC Distribution Agreement, WFBNA pays a portion of WFSLLC's expenses based on its municipal securities transactions. WFBNA, WFSLLC, and WFA are each wholly-owned subsidiaries of Wells Fargo & Company.

In addition to the foregoing, the Underwriters may have entered into distribution agreements with other broker-dealers (that have not been designated by the City as an underwriter) for the distribution of the Series 2023 Bonds at the original issue prices. Such agreements generally provide that the relevant underwriter will share a portion of its underwriting compensation or selling concession with such broker-dealers.

The Underwriters and their respective affiliates are full service financial institutions engaged in various activities, which may include sales and trading, commercial and investment banking, advisory, investment management, investment research, principal investment, hedging, market making, brokerage and other financial and non-financial activities and services. In the course of their various business activities, the Underwriters and their respective affiliates, officers, directors and employees may purchase, sell or hold a broad array of investments and actively traded securities, derivatives, loans, commodities, currencies, credit default swaps and other financial instruments for their own account and for the accounts of their customers, and such investment and trading activities may involve or relate to assets, securities and/or instruments of the City (directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the City. The Underwriters and their respective affiliates may also communicate independent investment recommendations, market color or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and may at any time hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

Bond Counsel and Disclosure Counsel may, from time-to-time, serve as counsel to one or more of the Underwriters on matters unrelated to the issuance of the Series 2023 Bonds.

FINANCIAL ADVISOR

The City has retained PFM Financial Advisors LLC, Coral Gables, Florida, as financial advisor with respect to the authorization and issuance of the Series 2023 Bonds (the "Financial Advisor"). The Financial Advisor has assisted in the preparation of this Official Statement and in other matters relating to the planning, structuring and issuance of the Series 2023 Bonds. The Financial Advisor is not obligated to undertake and has not undertaken to make an independent verification of, or to assume responsibility for, the accuracy, completeness or fairness of the information contained in this Official Statement.

The Financial Advisor is an independent, registered municipal advisory firm. The Financial Advisor is not engaged in the business of underwriting, marketing or trading of municipal securities. Investors should not base any investment decision on the fact that the Financial Advisor has advised the City on matters relating to the issuance of the Series 2023 Bonds.

CONTINGENT FEES

The City has retained Bond Counsel, Disclosure Counsel and the Financial Advisor with respect to the authorization, sale, execution and delivery of the Series 2023 Bonds. The Financial Advisor may also receive a fee for conducting a competitive bidding process regarding the investment of certain proceeds of the Series 2023 Bonds. Payment of the fees of such professionals and the compensation to the Underwriters in connection with the public offering of the Series 2023 Bonds (including the fees of Underwriters' Counsel) are each contingent upon the issuance of the Series 2023 Bonds.

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and Rule 69W-400.003, Florida Administrative Code, requires the City to disclose each and every default as to payment of principal and interest after December 31, 1975 with respect to obligations issued or guaranteed by the City. Rule 69W-400.003 further provides, however, that if the City in good faith believes that such disclosure would not be considered material by reasonable investors, such disclosure may be omitted. The City has not defaulted on the payment of principal or interest with respect to obligations issued or guaranteed by the City after December 31, 1975 that would be considered material by a reasonable investor.

AUTHORIZATION CONCERNING OFFICIAL STATEMENT

The delivery of this Official Statement has been duly authorized by the City Commission. At the time of the delivery of the Series 2023 Bonds, the Mayor and the City Manager of the City will furnish a certificate to the effect that nothing has come to their attention which would lead them to believe that this Official Statement, as of its date and as of the date of delivery of the Series 2023 Bonds, contains an untrue statement of a material fact or omits to state a material fact which should be included therein for the purpose for which this Official Statement is intended to be used, or which is necessary to make the statements contained herein, in the light of the circumstances under which they were made, not misleading.

A limited number of copies of the final Official Statement will be provided, at the City's expense, on a timely basis.

MISCELLANEOUS

All information included in this Official Statement has been provided by the City, except where attributed to other sources. The summaries of and references to all documents, statutes, reports, and other instruments referred to herein do not purport to be complete, comprehensive or definitive, and each such reference or summary is qualified in its entirety by reference to each such document, statute, report or other instrument. The information in this Official Statement has been compiled from official and other sources and, while not guaranteed by the City, is believed to be correct. To the extent that any statements made in this Official Statement and the appendices attached hereto involve matters of opinion or of estimates, whether or not expressly stated, they are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized.

This Official Statement has been duly executed and delivered by the Mayor and the City Manager of the City of Miami Beach, Florida.

CITY OF MIAMI BEACH, FLORIDA

____
DAN GELBER, Mayor

____
ALINA T. HUDAK, City Manager

APPENDIX A

General Information and Economic Data

Regarding the City of Miami Beach, Florida

and Miami-Dade County, Florida

<u>APPENDIX B</u>

Excerpts from the Annual Comprehensive Financial Report

of the City of Miami Beach, Florida

for the Fiscal Year Ended September 30, 2022

APPENDIX C

The Resolution

APPENDIX D

Proposed Form of Opinion of Bond Counsel

APPENDIX E

Proposed Form of Opinion of Disclosure Counsel

Date of Delivery

Mayor and City Commission of the
City of Miami Beach, Florida
1700 Convention Center Drive
Miami Beach, Florida 33139

$__________
CITY OF MIAMI BEACH, FLORIDA

$__________	**$__________**
General Obligation Bonds	**General Obligation Bonds**
(Arts and Cultural Facilities)	**(Arts and Cultural Facilities)**
Series 2023A	**Taxable Series 2023B**

Ladies and Gentlemen:

We have served as Disclosure Counsel to the City of Miami Beach, Florida (the "City") in connection with the issuance by the City of its $______________ in aggregate principal amount of General Obligation Bonds (Arts and Cultural Facilities), Series 2023A (the "Series 2023A Bonds") and its $______________ in aggregate principal amount of General Obligation Bonds (Arts and Cultural Facilities), Taxable Series 2023B (the "Series 2023B Bonds" and, collectively with the Series 2023A Bonds, the "Series 2023 Bonds"). The Series 2023 Bonds are being issued with the terms, for the purposes and subject to the conditions set forth in Resolution No. 2023-______ adopted by the Mayor and City Commission of the City on June ___, 2023 (the "Resolution"), as described in the Preliminary Official Statement dated July ___, 2023 relating to the Series 2023 Bonds (the "Preliminary Official Statement") and the Official Statement dated July ___, 2023 relating to the Series 2023 Bonds (the "Official Statement"). All capitalized terms used in this opinion that are not defined herein and not normally capitalized shall have the meaning ascribed to such terms in the Official Statement.

In connection with the issuance and delivery of this opinion, we have considered such matters of law and fact and have relied upon such certificates and other information furnished to us as we have deemed appropriate. We are not expressing any opinion or views herein on the authorization, issuance, delivery or validity of the Series 2023 Bonds. To the extent that the opinions expressed herein relate to or are dependent upon the determination that the proceedings and actions related to the authorization, issuance and sale of the Series 2023 Bonds are lawful and valid under the laws of the State of Florida, or that the Series 2023 Bonds are valid and binding obligations of the City enforceable in accordance with their terms, or that interest on the Series 2023A Bonds is excluded from the gross income of the owners thereof for federal income tax purposes, or that the Series 2023 Bonds and the interest thereon are exempt from taxation under the laws of the State of Florida, we understand that you are relying upon the opinions delivered on the date hereof of Squire Patton Boggs (US) LLP and no opinion is expressed herein as to such matters.

The scope of our engagement with respect to the issuance of the Series 2023 Bonds was not to establish factual matters and, because of the wholly or partially non-legal character of many of the determinations involved in the preparation of the Preliminary Official Statement and the Official Statement, we are not passing on and do not assume any responsibility for, except as set forth in the immediately succeeding paragraph, the accuracy or completeness of the contents of the Preliminary Official Statement and the Official Statement (including, without limitation, its appendices) and we make no representation that we have independently verified the accuracy, completeness or fairness of such contents. As Disclosure Counsel to the City, we have participated in the preparation of the Preliminary Official Statement and the Official Statement and in discussions and conferences with officials of the City, Bond Counsel for the City, the Financial Advisor for the City, the Underwriters and Greenberg Traurig, P.A., Counsel to the Underwriters, in which the contents of the Preliminary Official Statement and the Official Statement and related matters were discussed.

Solely on the basis of our participation in the preparation of the Preliminary Official Statement and the Official Statement, our examination of certificates, documents, instruments and records relating to the City and the issuance of the Series 2023 Bonds and the above-mentioned discussions, nothing has come to our attention which would lead us to believe that the Preliminary Official Statement (other than permitted omissions, as described in Rule 15c2-12 promulgated under the Securities Exchange Act of 1934, as amended), as of its date, and the Official Statement, as of its date and as of the date hereof (except for the financial, statistical and demographic data and information in the Preliminary Official Statement and the Official Statement, including, without limitation, the appendices thereto, the information relating to DTC, its operations and the book-entry only system, and the information under the caption "UNDERWRITING," as to which no opinion is expressed), contains an untrue statement of a material fact or omits to state a material fact that is necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

In reaching the conclusions expressed herein we have, with your concurrence, assumed and relied on, without independent verification, the genuineness and authenticity of all signatures not witnessed by us, the authenticity of all documents, records, instruments and letters submitted to us as originals, the conformity to originals of all items submitted to us as certified or photostatic copies, the legal capacity and authority of the persons who executed such items, the accuracy of all warranties, representations and statements of fact contained in the documents and instruments submitted to us, and the continuing accuracy on this date of any certificates or other items supplied to us regarding the matters addressed herein. As to questions of fact material to our opinions, we have relied upon and assumed the correctness of the public records and certificates by, and representations of, public officials and other officers, and representatives of the parties to this transaction. We have no actual knowledge of any factual information that would lead us to form a legal opinion that the public records or certificates which we have relied upon contain any untrue statement of a material fact.

The opinions expressed herein are based upon existing law as of the date hereof and we express no opinion herein as of any subsequent date or with respect to any pending legislation. We assume no obligation to supplement this opinion if any applicable laws change after the date hereof or if we become aware of any facts that might change the opinions expressed herein after the date hereof. The opinions expressed herein represent our professional judgment, are not a guarantee of result, and are limited to the laws of the State of Florida and the United States of America.

The opinions expressed herein are furnished by us as Disclosure Counsel to our client, the City, and solely for the use of the addressee named above. Such opinions shall not extend to, and may not be relied upon by, any other persons, firms, or corporations without our express prior written consent. The opinions expressed herein are limited to the matters set forth herein, and to the documents referred to herein, and do not extend to any other agreements, documents or instruments executed by the City. No other opinion should be inferred beyond the matters expressly stated herein.

Respectfully submitted,

LAW OFFICES OF STEVE E. BULLOCK, P.A.

<u>APPENDIX F</u>

Form of Disclosure Dissemination Agent Agreement