

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING AND INTENT TO
CONSIDER A DEVELOPMENT AGREEMENT
June 28, 2023**

NOTICE IS HEREBY given that a First Reading/Public Hearing will be heard by the Mayor and City Commission of the City of Miami Beach, Florida, in the Commission Chamber, 3rd Floor, City Hall, 1700 Convention Center Drive, Miami Beach, Florida, on **Wednesday, June 28, 2023, at 2:30 p.m.**, or as soon thereafter as the matter can be heard, to consider:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, TO CONSIDER APPROVAL, FOLLOWING FIRST READING/PUBLIC HEARING, OF A DEVELOPMENT AGREEMENT BY, BETWEEN AND AMONG THE CITY, MIAMI-DADE COUNTY, TCH 500 ALTON LLC, 740 ALTON RD, LLC, TCH 700 ALTON, LLC, AND TCH 663 ALTON, LLC AS AUTHORIZED UNDER SECTION 118-4 OF THE CITY CODE, AND SECTIONS 163.3220 – 163.3243, FLORIDA STATUTES, WHICH DEVELOPMENT AGREEMENT DELINEATES THE CONDITIONS FOR THE DEVELOPMENT OF THE PROPERTIES LOCATED AT 630 ALTON ROAD, 710 ALTON ROAD, 720 ALTON ROAD, 740 ALTON ROAD, FOLIO 02-4203-001-0095 (CANOPY PARK), and FOLIO 02-4203-001-0090 (CURRENTLY A PARKING LOT SERVING THE FLORIDIAN CONDOMINIUM) TO ACCOMMODATE A NEW MIAMI-DADE COUNTY COMMUNITY HEALTH CENTER AND LIBRARY AT 663 ALTON ROAD AND OTHER TERMS FOR DEVELOPMENT CONTINGENT UPON SATISFACTION OF THE CONDITIONS SET FORTH IN THE DEVELOPMENT AGREEMENT AND ENACTMENT OF CERTAIN AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS, AT ITS SOLE DISCRETION; AND FURTHER, SETTING THE SECOND AND FINAL READING OF THE DEVELOPMENT AGREEMENT FOR A TIME CERTAIN. This Resolution is being heard pursuant to §166.041 F.S. Inquiries may be directed to the Office of the City Manager at 305.673.7010.

PROPERTIES: The Development Site consists of 710 Alton Road, 720 Alton Road, 740 Alton Road, the former 6 Street right of way, 630 Alton Road, Folio 02-4203-001-0095 (Canopy Park), and Folio 02-4203-001-0090 (currently a parking lot serving the Floridian Condominium)

Tax Folio Nos.: 02-4203-001-0100, 02-4203-001-0090, 02-4203-001-0095, 02-4203-001-0250, 02-4203-001-0270

ZONING DISTRICTS: The proposed Development Site is currently zoned Commercial, Medium Intensity District ("CD-2 District").

The proposed Development Agreement contemplates that the City Commission will approve amendments to the City's Comprehensive Plan and Land Development Regulations, to:

- (a) Increase the allowable Floor Area Ratio (FAR) within the Alton Road Gateway Area to 2.6 to implement the voter-approved FAR increase once a new public health center with a minimum size of 12,000 square feet and a new public library within a minimum size of 7,000 square feet to be located in the Alton Road Gateway Area or within 500 feet of the boundaries of the Alton Road Gateway Area are the subject of an executed agreement between Miami-Dade County and the relevant property owners.
- (b) Extend the boundaries of the Alton Road Gateway Area north to 8 Street.
- (c) Modify development standards of the Alton Road Gateway Area, including, but not limited to, building height, setbacks, the calculation of floor area below grade, and building footprint size.
- (d) Modify the standards of Park District No. 6 for certain governmental uses.

MAXIMUM HEIGHT: Subject to the City Commission's approval of the foregoing amendments to the City's Comprehensive Plan and Land Development Regulations, the proposed Development Agreement provides that the maximum height of any building shall not exceed 150-180 feet to the top of the roof. Architectural projections will comply with the terms of the Development Agreement and other applicable provisions of the City's Land Development Regulations.

PERMITTED USES: The current main permitted uses in the City's CD-2 Commercial, Medium Intensity District are commercial uses; apartments; apartment hotels, hotels, hostels, and suite hotels; religious institutions with an occupancy of 199 persons or less; and alcoholic beverage establishments. The proposed Development Agreement will permit (i) up to 153 units, including, but not limited to, residential units, single-family detached dwellings, townhomes, apartments, amenity guest suites, hotel or apartment hotel uses (subject to City Commission approval); and (ii) up to 10,000 square feet of retail uses. The City's Land Development Regulations provide for population densities for this zoning district of 100 units per acre.

A copy of the proposed Development Agreement is available for public inspection during normal business hours in the City Clerk's Office, 1700 Convention Center Drive, 1st Floor, City Hall, Miami Beach, Florida 33139.

INTERESTED PARTIES are invited to appear at this meeting, be represented by an agent, or express their views in writing addressed to the City Commission, c/o the City Clerk, 1700 Convention Center Drive, 1st Floor, City Hall, Miami Beach, Florida 33139. This item is available for public inspection during normal business hours in the City Clerk's Office, 1700 Convention Center Drive, 1st Floor, City Hall, Miami Beach, Florida 33139. This meeting, or any item herein, may be continued, and under such circumstances, additional legal notice need not be provided. Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in an alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2489 and select option 6; TTY users may call via 711 (Florida Relay Service).

MIAMI BEACH

Ad 06282023-12

Rafael E. Granado, City Clerk
City of Miami Beach
305.673.7411

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

June 18, 2023

REQUEST FOR RELEASE OF FUNDS

On or about **July 6, 2023**, the City of Miami Beach will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of HOME Investment Partnership American Rescue Plan (HOME-ARP) funds under Title I of the Housing and Community Development Act, as amended, for the following activities:

Agency	Activity	Address	Description	Funding Source	
Housing Authority of the City of Miami Beach	New Construction/ Infrastructure	1158 Marselle Drive, Miami Beach, FL 33141	The proposed development of The Heron consists of one (1) mid-rise building with 4 floors for the purpose of Smaller Developments for Persons with Special Needs. The building will consist of twenty (20) zero-bedroom one-bathroom units, with four (4) units that are ELI Set-Aside Units. The proposed building will have a parking garage on the first floor with a trash room, recycling room, and an electrical room, eight (8) rooms on the second and third level, and four (4) rooms, an office, community room, and laundry room on the fourth floor with a roof terrace. A stairwell is located on the northeast and southeast corners of the proposed building and an elevator is located along the east boundary. Additional parking is located to the north of the building.	HOME-ARP FY 21 funds	\$1,400,000
				HOME-ARP (Florida Housing)	\$2,520,000

FINDING OF NO SIGNIFICANT IMPACT

The City of Miami Beach has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of Miami Beach Office of Housing and Community Services office located at 765 17th Street, Miami Beach, FL 33139, and may be examined or copied on weekdays 8:30 A.M to 4:30 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the Environmental Review Record to the City of Miami Beach Office of Housing and Community Services via email at alicewaters@miamibeachfl.gov. All comments received by July 5, 2023, will be considered by the City of Miami Beach prior to authorizing the submission of a request for the release of funds.

RELEASE OF FUNDS

The City of Miami Beach certifies to HUD that **Alina T. Hudak** in her capacity as **City Manager** consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Miami Beach to use the HOME funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Miami Beach's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Miami Beach; (b) the City of Miami Beach has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by the State; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the U.S. Department of Housing and Urban Development, Florida State Office, 909 SE 1st Avenue, Room 500, Miami, Florida 33131, Attn: Environmental Division. Potential objectors should contact the City of Miami Beach to verify the actual last day of the objection period.

Name and Title of Local Government's Certifying Officer: **Alina T. Hudak, City Manager**

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to obtain materials in an accessible format to provide comment should contact the City Clerk's Office at 305-673-7411 for assistance; if hearing impaired, call the Florida Relay numbers 800-955-877d1 (TDD) or 800-955-8770 (voice) for assistance.

Este anuncio puede ser obtenido en español llamando al 305.673.7260 o enviando un correo electrónico a cristinacabrera@miamibeachfl.gov. Si tiene algún comentario sobre este proyecto, puede enviar un correo a [Alicia Waters, alicewaters@miamibeachfl.gov](mailto:alicewaters@miamibeachfl.gov).