

**CITY OF MIAMI BEACH  
NOTICE OF PUBLIC HEARING  
ORDINANCE AMENDING THE ALTON GATEWAY  
DEVELOPMENT REGULATIONS - FLOOR AREA  
RATIO (FAR), PARKING, AND HEIGHT AMENDMENTS  
JANUARY 31, 2024**

NOTICE IS HEREBY GIVEN that on January 31, 2024, at 5:01 p.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a **Second Reading/Public Hearing** on the following proposed Ordinance:

ALTON GATEWAY DEVELOPMENT REGULATIONS  
FAR, PARKING, AND HEIGHT AMENDMENTS

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 114, "GENERAL PROVISIONS," SECTION 114-1, "DEFINITIONS," TO AMEND PROVISIONS RELATING TO FLOOR AREA CALCULATIONS FOR PARTIAL BASEMENTS, BY AMENDING CHAPTER 118, "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE I, "IN GENERAL," SECTION 118-5, "UNITY OF TITLE; COVENANT IN LIEU THEREOF," TO MODIFY THE REQUIREMENTS FOR A UNIFIED DEVELOPMENT SITE IN THE ALTON ROAD GATEWAY AREA; BY AMENDING CHAPTER 130, "OFF-STREET PARKING," ARTICLE II, "DISTRICTS, REQUIREMENTS," SECTION 130-33, "OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICTS NOS. 2, 3, 4, 5, 6, 7, 8, AND 9," TO AMEND PARKING REQUIREMENTS FOR CERTAIN GOVERNMENTAL USES IN PARKING DISTRICT NO. 6; BY AMENDING CHAPTER 142, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," DIVISION 3, ENTITLED "RESIDENTIAL MULTIFAMILY DISTRICTS," SUB-DIVISION IV, ENTITLED "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," TO CREATE ADDITIONAL REGULATIONS FOR PROPERTIES FRONTING THE EAST SIDE OF WEST AVENUE AND LOCATED WITHIN THE ALTON ROAD GATEWAY AREA; AND BY AMENDING DIVISION 5, ENTITLED "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," AT SECTION 142-311, ENTITLED "ALTON ROAD GATEWAY AREA DEVELOPMENT REGULATIONS," TO EXPAND THE ALTON GATEWAY AREA BOUNDARIES TO INCLUDE ADDITIONAL PROPERTIES SOUTH OF 8TH STREET, AND MODIFY THE MAXIMUM FLOOR AREA RATIO (FAR) AND BUILDING HEIGHT, AND AMEND GREEN SPACE REQUIREMENTS, AND FOR REPEALER, SEVERABILITY, PROVIDING CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 118-164 of the City's Land Development Code, Section 2.05 of the City Charter, and §166.041 F.S. Inquiries may be directed to the Planning Department at 305.673.7550.*

During the January 31, 2024, Commission Meeting, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the **Temporary Commission Chamber, located at the Miami Beach Convention Center (MBCC), 1901 Convention Center Drive, Meeting Rooms 222-225, Miami Beach, Florida 33139.**

Members of the public who wish to attend this Commission Meeting or provide public comment in person may appear at the MBCC. Applicants and members of the public who wish to participate or provide comment virtually during the Commission Meeting may join the webinar at: <https://miami-beach11-gov.zoom.us/j/81392857671> or via telephone at: 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Members of the public wanting to speak virtually on an item during the meeting must click the "raise hand" icon if using the Zoom app or press \*9 on the telephone to raise their hand.

INTERESTED PARTIES are invited to take part in this meeting or be represented by an agent. The public may submit written comments by sending an email to: [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) by 5:00 p.m. the day before the City Commission Meeting. Please identify the Agenda Item Number in the email subject line. Emails received will be forwarded to the Mayor and Commissioners and will be included as a part of the meeting record.

Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-archive-main-page-2/>. This meeting, or any items therein, may be continued, and under such circumstances, additional legal notice need not be provided.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission concerning 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 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service).

The City Commission Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeachfl.gov/government/mbtv/>, as well as on BREEZELINE Cable channel 660, AT&T U-verse channel 99, Hotwire Communications channel 395, and Roku device on PEG-TV channel, and on social media at <https://www.facebook.com/cityofmiamibeach>.

**Directions to the Temporary Commission Chamber**

Please enter the MBCC on Convention Center Drive. Meeting Rooms 222-225 are located on the Second Floor, south side. Upon arriving at the MBCC, attendees will be required to check in at the Visitor Management Station located in the Ground Floor Lobby and obtain a Visitor Pass before proceeding to Rooms 222-225. There will be signage in the MBCC indicating the direction of travel.

**Parking**

Meeting attendees can continue to park at the City Hall Garage (1755 Meridian Avenue) or 17th Street Garage (640 17th Street).

**Wi-Fi**

Free Wi-Fi will be available at the MBCC for meeting attendees using CMB-Guest, no password is required.

Rafael E. Granado, City Clerk  
City of Miami Beach  
[CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411



AD: 01312024-09

**CITY OF MIAMI BEACH  
Meeting Notices  
January 22 – 26, 2024**



**MONDAY, January 22**

- 9:00 a.m. Special Magistrate Hearings Zoom Meeting <https://miamibeach11-gov.zoom.us/j/86880424705>  
1.312.626.6799 or 877.853.5257  
Access ID 86880424705#
- 9:30 a.m. Senior Affairs Committee <https://zoom.us/j/4744547055?pwd=YTUuRjR0ZkZlMmJkZWVlZjZzZz09.1.301.715.8592>  
Meeting ID 4744547055#  
Password 808879#
- 9:30 a.m. Lincoln Road BID Board of Directors Zoom Meeting <https://zoom.us/j/4744547055?pwd=YTUuRjR0ZkZlMmJkZWVlZjZzZz09.1.301.715.8592>  
Meeting ID 4744547055#  
Password 808879#
- 6:00 p.m. Health Advisory Committee <https://zoom.us/j/4744547055?pwd=YTUuRjR0ZkZlMmJkZWVlZjZzZz09.1.301.715.8592>  
Meeting ID 4744547055#  
Password 808879#
- 6:00 p.m. Police/Citizens Relations Committee Hybrid Meeting <https://bit.ly/PCRC2024>  
Meeting ID 290519083195  
Passcode HcUeDv  
1.786.636.1480  
Access ID 110436018#

**TUESDAY, January 23**

- 9:00 a.m. Special Magistrate Hearings Zoom Meeting <https://miamibeach11-gov.zoom.us/j/86880424705>  
1.312.626.6799 or 877.853.5257  
Access ID 86880424705#
- 9:00 a.m. Committee for Quality Education <https://zoom.us/j/4744547055?pwd=YTUuRjR0ZkZlMmJkZWVlZjZzZz09.1.301.715.8592>  
Meeting ID 4744547055#  
Password 808879#
- 4:00 p.m. Youth Commission <https://zoom.us/j/4744547055?pwd=YTUuRjR0ZkZlMmJkZWVlZjZzZz09.1.301.715.8592>  
Meeting ID 4744547055#  
Password 808879#

**WEDNESDAY, January 24**

- 10:00 a.m. Visitor and Convention Authority <https://zoom.us/j/4744547055?pwd=YTUuRjR0ZkZlMmJkZWVlZjZzZz09.1.301.715.8592>  
Meeting ID 4744547055#  
Password 808879#
- 5:00 p.m. Affordable Housing Advisory Committee <https://zoom.us/j/4744547055?pwd=YTUuRjR0ZkZlMmJkZWVlZjZzZz09.1.301.715.8592>  
Meeting ID 4744547055#  
Password 808879#

**THURSDAY, January 25**

- 10:00 a.m. Special Magistrate for the Historic Preservation Board - In Re: EBJ Sagamore, LLC; Di Lido Beach Commercial Lessor, LLC; Di Lido Beach Commercial, LLC; Di Lido Beach Resort, LLC. And Di Lido Beach Resort Land, LLC - Case No. HPSM 2023-001/HPB File No. 23-04574 <https://zoom.us/j/4744547055?pwd=YTUuRjR0ZkZlMmJkZWVlZjZzZz09.1.301.715.8592>  
Meeting ID 4744547055#  
Password 808879#

**FRIDAY, January 26**

No Scheduled Meetings

For any and/or all of the above meetings, one or more members of the Miami Beach City Commission, and or City board/committees members may be in attendance and participate in discussions.

\*Aired live on MBTV: BreezeLine 660, AT&T U-verse 99, Hotwire Communications 395 & Roku device on PEG-TV  
\*\* Commission Committee Aired Live on MBTV

AD No. 01142024-01M

A listing of all formal competitive solicitations issued by the City of Miami Beach, Florida is available at <https://www.miamibeachfl.gov/solicitations>. To access any formal competitive solicitation issued by the City, or to receive any addendum issued to a formal competitive solicitation, you may also visit <https://proc.bidsync.com/Miami-Beach>. Public meeting notices can be found on the Procurement Calendar at <https://www.miamibeachfl.gov/calendar/>.

**MIAMI BEACH**

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historical community. Members of the public may present audio/visual (AV) materials relating to Agenda Items at City Commission Meetings by utilizing the City's AV equipment, provided that materials are submitted to the Department of Marketing and Communications by 8:30 a.m., one (1) business day prior to the meeting. Advance submission of a presentation will allow the Communications Department to plan for the use of the appropriate AV equipment. AV materials must be submitted via email at [communications@miamibeachfl.gov](mailto:communications@miamibeachfl.gov). The body of the email must include a notation listing the name or group, contact person, daytime telephone number, email address, description/title of the presentation, and Agenda Item Title as well as the Agenda Item Number. Please reference "Audio/Visual Material" in the email subject line. Acceptable formats for electronic submission are pdf, ppt, pptx, psd, wmv, avi, and mov. (Note that pdf is the preferred format for PowerPoint presentations.)

City Hall is located at 1700 Convention Center Drive; and the Miami Beach Convention Center is located at 1901 Convention Center Drive. Any meeting may be opened and continued, and under such circumstances, additional legal notice will not be provided. 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 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service). A meeting not noticed in the Weekly Meeting Notice and determined to be an emergency meeting will be posted on the bulletin boards throughout City Hall and will be available on the City's website at: <https://www.miamibeachfl.gov/city-clerk/default.aspx?id=1726>

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 board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.