

**MIAMI BEACH REDEVELOPMENT AGENCY  
AND  
CITY OF MIAMI BEACH, FLORIDA**

**NOTICE OF PROPOSED INCURRENCE OF AGENCY INDEBTEDNESS**

Notice is hereby given in accordance with the provisions of Sections 163.346 and 166.041(3)(a), Florida Statutes, as amended, that the Chairman and Members of the Miami Beach Redevelopment Agency (the "Agency") and Mayor and City Commission of the City of Miami Beach, Florida (the "City") will, as applicable, consider the adoption of the following resolutions providing for the incurrence by the Agency of not to exceed \$95,000,000 principal amount of indebtedness in the form of a grant to finance a funding gap for the construction of the Miami Beach Convention Center Headquarters Hotel to be located in the City Center/Historic Convention Village Redevelopment and Revitalization Area, at a meeting to be held on Wednesday, June 26, 2024 at 10:00 a.m., or as soon thereafter as the matter may be heard. The meeting will be held in the City Commission Chamber, 3<sup>rd</sup> Floor, 1700 Convention Center Drive, Miami Beach, Florida, and any interested person may appear at the meeting and be heard with respect to the proposed resolutions. Persons who wish to participate or provide comments virtually may join the webinar at: <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at: 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Persons wanting to speak virtually during the meeting must click the "raise hand" icon if using the Zoom app or press \*9 on the telephone to raise their hand.

Copies of the proposed resolutions may be inspected by the public at the Office of the City Clerk, 1<sup>st</sup> Floor, 1700 Convention Center Drive, Miami Beach, Florida during regular working hours, 8:30 a.m. to 5:00 p.m., Monday through Friday. Copies are also available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-archive-main-page-2/>.

The titles of the proposed resolutions are as follows:

**AGENCY RESOLUTION**

**10:00 a.m. Public Hearing**

A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE BOARD OF THE MIAMI BEACH REDEVELOPMENT AGENCY (AGENCY), APPROVING THE GRANT AGREEMENT BY AND AMONG THE AGENCY, MB MIXED USE INVESTMENT HOLDINGS, LLC AND PUBLIC FINANCE AUTHORITY TO FACILITATE THE EXPEDITIOUS DEVELOPMENT OF THE MIAMI BEACH CONVENTION CENTER HEADQUARTER HOTEL BY INCURRING UP TO \$95,000,000 IN AGENCY INDEBTEDNESS; AND FURTHER, AUTHORIZING THE EXECUTIVE DIRECTOR AND SECRETARY TO EXECUTE THE GRANT AGREEMENT SUBSTANTIALLY IN THE FORM ATTACHED TO THIS RESOLUTION FOLLOWING FORM APPROVAL THEREOF BY THE GENERAL COUNSEL; AND FURTHER, AUTHORIZING THE EXECUTIVE DIRECTOR, SECRETARY AND GENERAL COUNSEL TO TAKE ALL NECESSARY AND APPROPRIATE STEPS, INCLUDING THE EXECUTION AND DELIVERY OF ADDITIONAL ANCILLARY DOCUMENTS, FOR THE IMPLEMENTATION THEREOF.

**CITY RESOLUTION**

**10:00 a.m. Public Hearing**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA AUTHORIZING THE INCURRENCE BY THE MIAMI BEACH REDEVELOPMENT AGENCY (AGENCY) OF UP TO \$95,000,000 IN AGENCY INDEBTEDNESS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 163, PART III, FLORIDA STATUTES, AS AMENDED, IN CONNECTION WITH A GRANT AGREEMENT TO BE ENTERED INTO BETWEEN THE AGENCY, MB MIXED USE INVESTMENT HOLDINGS, LLC AND PUBLIC FINANCE AUTHORITY, TO FACILITATE THE EXPEDITIOUS DEVELOPMENT OF THE MIAMI BEACH CONVENTION CENTER HEADQUARTER HOTEL.

Pursuant to Section 286.0105, Florida Statutes, the Agency and the City hereby advise the public that: if a person decides to appeal any decision made by any board, agency, or commission with respect to any matter considered at its meeting or its hearing, such person must insure 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 Agency or 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).

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding, or to request information on access for persons with disabilities, or to request this publication in an accessible format, or to request sign language interpreters, should call 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service).

The 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>.

**Parking**

Meeting attendees can park at the City Hall Garage, 1755 Meridian Avenue, Miami Beach, Florida 33139.

**MIAMIBEACH**

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

June 9, 2024

AD: 06262024-04

**CITY OF MIAMI BEACH  
NOTICE OF PUBLIC HEARING**

**ELIMINATE THE .5 FAR BONUS FOR  
HOTELS IN THE CD-2 DISTRICT**

**AN ORDINANCE AMENDING THE  
RESILIENCY CODE TO ELIMINATE THE  
FLOOR AREA RATIO (FAR) BONUS FOR  
HOTEL USES IN THE CD-2 DISTRICT  
ALONG ALTON ROAD, NORMANDY DRIVE,  
71 STREET AND COLLINS AVENUE  
NORTH OF 63 STREET**

**JUNE 26, 2024  
CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on June 26, 2024, at 10:25 a.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 First Reading/Public Hearing on the proposed Ordinance.

**ELIMINATE THE .5 FAR BONUS FOR HOTELS IN THE CD-2 DISTRICT**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," SECTION 7.2.11, "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," BY AMENDING SECTION 7.2.11.3, ENTITLED "DEVELOPMENT REGULATIONS (CD-2)," TO ELIMINATE THE FLOOR AREA RATIO BONUS FOR HOTEL USES IN THE CD-2 DISTRICT ALONG ALTON ROAD, NORMANDY DRIVE, 71 STREET AND COLLINS AVENUE NORTH OF 63 STREET; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.

During the June 26, 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 Commission Chamber, located at 1700 Convention Center Drive, 3<sup>rd</sup> Floor, 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 Commission Chamber. Applicants and members of the public who wish to participate or provide comment virtually during the Commission Meeting may join the webinar at: <https://miamibeachfl-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 emailing [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 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

The City Commission Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeachfl.gov/government/mbtv/>, as well as on 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>.

To review the Business Impact Estimates for the above proposed Ordinance, please visit <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-notices/>.

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AD: 06262024-03