



## CITY OF MIAMI BEACH NOTICE OF PUBLIC HEARING AND INTENT TO CONSIDER A DEVELOPMENT AND GROUND LEASE AGREEMENT

**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 Chambers, 3rd Floor, City Hall, 1700 Convention Center Drive, Miami Beach, Florida, on **Friday, July 31, 2015 at 4:10 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, To Consider Approval, Following First Reading/Public Hearing Of A Development And Ground Lease Agreement As Authorized Under Section 82-37 Of The City Code, Section 118-4 Of The City Code, And Sections 163.3220 - 163.3243, Florida Statutes, Between The City And Portman Miami Beach, LLC ("Portman"), For The Development Of An 800-Room Convention Headquarter Hotel And Related Facilities, Including Up To 95,000 Square Feet Of Conference And Ballroom Facilities, And Up To 37,400 Square Feet Of Restaurant Facilities (The "Hotel"), On An Approximately 2.65 Acre Site On The 1700 Block Of Convention Center Drive, Bounded Roughly By The Miami Beach Convention Center To The North, 17th Street To The South, The Fillmore Miami Beach At The Jackie Gleason Theater To The East, And Convention Center Drive To The West (The "Leased Property"); Delineating The Conditions For The Design, Construction, Equipping And Operation Of The Hotel On The Leased Property With No City Funding Therefor; Providing For A 99-Year Term Of The Leased Property Once Certain Conditions Are Satisfied; Prohibiting Gambling Establishments On The Leased Property; And Providing For Annual Base Rent To The City, After The Hotel Opens, Of A Fixed Percentage Of The Gross Revenues Of The Hotel, Among Other Rent; And Further Setting The Second And Final Reading Of The Development And Ground Lease Agreement For A Time Certain.

**PROPERTY:** The proposed Leased Property consists of a portion of Folio No. 02-3227-000-0090, on an approximately 2.65 acre site on the 1700 block of Convention Center Drive, bounded roughly by the Miami Beach Convention Center to the North, 17th Street to the South, the Fillmore Miami Beach at the Jackie Gleason Theater to the East, and Convention Center Drive to the West.

**PERMITTED USES:** The proposed Development and Ground Lease Agreement does not amend the main permitted uses under the City's Land Development Regulations, which include parking lots, garages, performing arts and cultural facilities; hotel; merchandise mart; commercial or office development; landscape open space; parks and any use that is customarily associated with a convention center or governmental buildings and uses.

Under the City's Land Development Regulations, the maximum building intensity for this zoning district (the CCC Civic and Convention Center district) is a floor area ratio of 2.75. The maximum building height for a hotel is 300 feet. The scale of the hotel use is limited by setback, height, floor area ratio, minimum room size, parking requirements of .4 spaces per room and other provisions of the City's Land Development Regulations. The City's Land Development Regulations do not provide for population densities for this zoning district.

The height of any habitable building on the Leased Property shall not exceed 300 feet to the top of the roof, and architectural projections will comply with the terms of the City's Land Development Regulations.

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

**INTERESTED PARTIES** are invited to appear at this meeting, or be represented by an agent, or to 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 Office of the City Clerk, 1700 Convention Center Drive, 1st Floor, City Hall, Miami Beach, Florida 33139. This meeting, or any item herein, may be continued, and under such circumstances, additional legal notice need not be provided.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Rafael E. Granado, City Clerk  
City of Miami Beach