

**RESOLUTION NO: 2023-32715**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTIONS 170.07 AND 170.08, FLORIDA STATUTES, THE FINAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE 41ST STREET BUSINESS IMPROVEMENT DISTRICT, AND CONFIRMING SUCH ASSESSMENTS AS LEGAL, VALID, AND BINDING FIRST LIENS UPON THE PROPERTY AGAINST WHICH SUCH ASSESSMENTS ARE MADE UNTIL PAID.**

**WHEREAS**, on March 27, 2023, the Mayor and City Commission adopted Resolution No. 2023-32544, which created, pursuant to Chapter 170, Florida Statutes, and subject to the approval of a majority of the affected property owners, a special assessment district to be known as the 41<sup>st</sup> Street Business Improvement District (the "District"), for a term of ten (10) years, to stabilize and improve that certain area of the City of Miami Beach, herein referred to as the 41<sup>st</sup> Street Business Improvement District, which District is generally bounded on the west by Alton Road, on the east by Indian Creek Canal, and consists of properties abutting West 41<sup>st</sup> Street/Arthur Godfrey Road, through promotion, management, marketing, and other similar services; and which provides for the levy and collection of special assessments, which shall increase by five percent (5%) every two (2) years; and

**WHEREAS**, on April 28, 2023, the Mayor and City Commission adopted Resolution No. 2023-32566, which called for a special mail ballot election (the "Election") to be held from June 5, 2023 to June 27, 2023, to determine whether a majority of the affected property owners approved the creation of the District; and

**WHEREAS**, pursuant to the results of the Election, a majority of the affected property owners approved the creation of the District, as follows: thirty-four (34) ballots were cast in favor of the creation of the District, nine (9) ballots were cast in opposition to the creation of the District, one (1) ballot was rejected as improperly cast, and eighteen (18) ballots were not returned; and

**WHEREAS**, on June 28, 2023, and after the conclusion of the Election, the Mayor and City Commission adopted Resolution No. 2023-32630, adopting the Official Election Certification of the Canvassing Board for the Election; and

**WHEREAS**, pursuant to Sections 170.07 and 170.08, Florida Statutes, the Mayor and City Commission held a duly noticed public hearing on July 26, 2023, for the owners of the property to be assessed or any other interested persons to appear before the Mayor and City Commission and be heard as to the propriety and advisability of making the improvements and providing the services (and funding them with special assessments on property), as to the cost thereof, as to the manner of payment therefor, and as to the amount thereof to be assessed against each property so improved; and

**WHEREAS**, following the testimony, the Mayor and City Commission voted to levy the special assessments; and

**WHEREAS**, thereafter, pursuant to Section 170.08, Florida Statutes, the City Commission met as an equalizing board to hear and consider any and all complaints as to the special assessments and to adjust and equalize the assessments on a basis of justice and right, following which the Mayor and City Commission approved the final assessment roll; and

**WHEREAS**, the final assessment roll for the District is attached hereto and incorporated herein as Exhibit "A".

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby approve, following a duly noticed public hearing pursuant to sections 170.07 and 170.08, Florida Statutes, the final assessment roll for the special assessment district known as the 41<sup>st</sup> Street Business Improvement District, and confirm such assessments as legal, valid, and binding first liens upon the property against which such assessments are made until paid.

**PASSED and ADOPTED** this 26 day of July, 2023.

ATTEST:

  
\_\_\_\_\_  
Rafael E. Granado, City Clerk

JUL 28 2023

  
\_\_\_\_\_  
Dan Gelber, Mayor

APPROVED AS TO  
FORM AND LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney NK

7-14-23  
Date



# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Alina T. Hudak, City Manager  
DATE: July 26, 2023

**5:03 p.m. Public Hearing**

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTIONS 170.07 AND 170.08, FLORIDA STATUTES, THE FINAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE 41ST STREET BUSINESS IMPROVEMENT DISTRICT, AND CONFIRMING SUCH ASSESSMENTS AS LEGAL, VALID, AND BINDING FIRST LIENS UPON THE PROPERTY AGAINST WHICH SUCH ASSESSMENTS ARE MADE UNTIL PAID.

### RECOMMENDATION

Adopt the Resolution which is sponsored by Commissioner Steven Meiner.

### BACKGROUND/HISTORY

Chapter 170, Florida Statutes, authorizes any municipality, subject to the approval of a majority of the affected property owners, to levy and collect special assessments against property benefitted for the purpose of stabilizing and improving retail business districts, wholesale business districts, or nationally recognized historic districts, or any combination of such districts, through promotion, management, marketing, and other similar services.

On February 25, 2021, the Mayor's 41st Street Blue Ribbon Committee passed a motion requesting the City to conduct an educational and informational public webinar to inform the 41st Street community about the benefits of creating a business improvement district (BID). On March 23, 2021, the City Administration in collaboration with the Office of the City Attorney conducted the town hall webinar.

On October 26, 2022, the Mayor and City Commission adopted Resolution No. 2022-32348 which, in pertinent part, authorized the Offices of the City Manager and City Attorney to work with the Steering Committee of 41st Street commercial property owners, for the purpose of establishing a special assessment district, pursuant to Chapter 170, Florida Statutes, to stabilize and improve the 41st Street retail business district, through promotion, management, marketing, and other similar services.

On March 27, 2023, the Mayor and City Commission adopted Resolution No. 2023-32544,

which created, pursuant to Chapter 170, Florida Statutes, and subject to the approval of a majority of the affected property owners, a special assessment district to be known as the 41st Street Business Improvement District (the "District"), for a term of ten (10) years, to stabilize and improve the 41st street retail business district through promotion, management, marketing, and other similar services.

On April 28, 2023, the Mayor and City Commission adopted Resolution No. 2023-32566, which called for a special mail ballot election (the "Election"), to be held from June 5, 2023 to June 27, 2023, to determine whether a majority (50% plus one) of the affected property owners approve the creation of the District. Pursuant to Resolution No. 2023-32566, the Mayor and City Commission designated Rafael E. Granado, City Clerk; Faroat Andasheva, Senior Assistant City Attorney; and Rogelio A. Madan, Development & Resiliency Officer, Planning Department, to serve as the members of the Canvassing Board for the Election.

On May 17, 2023, the Mayor and City Commission adopted Resolution No. 2023-32601, setting, subject to the approval of a majority of the affected property owners in the Election, and pursuant to Chapter 170, Florida Statutes, a public hearing on **July 26, 2023, at 5:03 p.m.**, for the owners of the affected property to be assessed, or any other interested persons, to be heard by the City Commission as to the propriety and advisability of making the proposed improvements and providing the services (and funding the aforementioned with special assessments on property), as to the cost thereof, as to the manner of payment therefor, and as to the amount to be assessed against each affected property.

The affected property owners approved the creation of the District, as follows: thirty-four (34) ballots were cast in favor of the creation of the District, nine (9) ballots were cast in opposition to the creation of the District, one (1) ballot was rejected as improperly cast, and eighteen (18) ballots were not returned. Following the Election, on June 28, 2023, the Mayor and City Commission adopted Resolution No. 2023-32630 adopting the Official Election Certificate of the Canvassing Board.

## **ANALYSIS**

### **A. Requirement of a public hearing, pursuant to Chapter 170, Florida Statutes, to levy the special assessments and approve the final assessment roll**

Pursuant to Sections 170.07 and 170.08, Florida Statutes, a public hearing is scheduled to be held on July 26, 2023, at 5:03 p.m., for the owners of the property to be assessed or any other interested persons to appear before the Mayor and City Commission and be heard as to the propriety and advisability of making such improvements and providing such services (and funding them with special assessments on property), as to the cost thereof, as to the manner of payment therefor, and as to the amount thereof to be assessed against each property.

Following the public hearing, the Mayor and City Commission shall make a final decision on whether to levy the special assessments. At that time, the Mayor and City Commission shall also serve as an "equalizing board" to hear and consider any and all complaints as to the special assessments and shall adjust and equalize the assessments on a basis of justice and right.

When so equalized and approved by Resolution of the Mayor and City Commission, a final assessment roll shall be filed with the City Clerk, and the special assessments (as set forth in the final roll) shall stand confirmed and remain legal, valid, and binding liens upon the property

against which such assessments are made, until paid. The preliminary assessment roll is attached to the proposed Resolution as Exhibit "A".

## **B. Creation of BID Entity and Memorandum of Understanding**

After the Mayor and City Commission adopted Resolution No. 2022-32348, authorizing the City Manager and City Attorney to work with the Steering Committee, the City assisted the Steering Committee to prepare documents necessary for BID creation. As authorized by City Commission Resolution No. 2023-32566, the City entered into a memorandum of understanding (MOU) relative to the Election with Middle Beach Partnership, Inc., a Florida not-for-profit corporation affiliated with the Steering Committee. Concurrent with the City Commission's final actions to formally establish the District, the Steering Committee will file articles of incorporation creating the 41st St. Business Improvement District, Inc., (the "BID") a not-for-profit entity to self-govern the District. Composed of member property owners and an elected board, the BID will provide structure and leadership for managing District affairs. Acting as liaison to the City, the BID also provides a unified voice when advocating on behalf of the commercial corridor.

If the Mayor and City Commission approve the final assessment roll and vote to levy the special assessments, the Administration and the Office of the City Attorney will proceed to negotiate a comprehensive Memorandum of Understanding with the BID (the "MOU"), to set forth, among other things, the obligations of the BID to administer the District, as well as the rights and obligations of the City to collect the special assessments, conduct an annual review of the BID's budget and activities, and audit the BID. The MOU will require that the BID comply with Chapter 170, Florida Statutes; the requirements of the Uniform Special District Accountability Act, set forth in Chapter 189, Florida Statutes; and the Florida Sunshine Law, including, without limitation, Chapter 286, Florida Statutes. Additionally, the MOU will authorize the City Manager to appoint an Authorized Representative as a non-voting, ex officio member of the Board of Directors and, if applicable, Executive Committee of the BID.

### **SUPPORTING SURVEY DATA**

As currently proposed in its Year 1 Budget, the District's most heavily weighted area of services focuses on branding and marketing. According to the 2022 City of Miami Beach Community Satisfaction Survey, when asked what type of support would help advance their business, the highest number of responses—reflecting some 27.5% of businesses participating in the survey—selected 'support with business marketing, branding, and social media'.

### **FINANCIAL INFORMATION**

A memorandum of understanding will be negotiated and executed to outline the respective roles of the City and the BID in the administration of the District. Consistent with the City's approach to other business improvement districts, the City will process and, on an annual basis, issue invoices for each property's assessments. The City will incur costs in connection with processing annual assessments levied upon BID properties, including staff time, mailing costs, and recording fees.

### **CONCLUSION**

As affirmed by Commission Resolution No. 2023-32630, a majority of the affected property owners voted in support of levying the annual assessments to fund services that will benefit both the property owners individually, and the District at large. For the duration of the District's term,

the special assessment district will serve as a funding mechanism for growth and improvement.

Affected property owners, stakeholders, and members of the public will have an opportunity to raise concerns and address the City Commission, serving in its capacity as the equalizing board, at the duly noticed public hearing on July 26, 2023.

The Administration recommends that the Mayor and City Commission proceed with this subsequent step in the creation of the District by adopting the attached Resolution to approve the Final Assessment Roll and levy the assessments.

**Applicable Area**

Middle Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No

**Strategic Connection**

Prosperity - Revitalize targeted areas and increase investment.

**Legislative Tracking**

Economic Development

**Sponsor**

Sponsored by Commissioner Steven Meiner

**ATTACHMENTS:**

**Description**

- Exhibit A - Assessment Roll
- Resolution
- Ad
- Ad

# 41<sup>st</sup> Street BID Assessment Roll

June 26, 2023

Assessment Rates	
≥ 50% Retail	\$0.50 x Lot Size
< 50% Retail	\$0.25 x Lot Size

Assessment Totals	
Year 1 (2023)	\$195,246
Year 3 (2025)	\$205,009
Year 5 (2027)	\$215,259
Year 7 (2029)	\$226,022
Year 9 (2031)	\$237,323

Property Information					Assessment Rate		Biennial Uptick			
FOLIO	OWNER	GROUND FLOOR	ADDRESS	LOT SIZE (sq. ft.)	≥ 50% of Lot Size Ground Floor Retail Use: \$0.50	Assessment Rate Details	Year 3 Uptick (2025)	Year 5 Uptick (2027)	Year 7 Uptick (2029)	Year 9 Uptick (2031)
					< 50% of Lot Size Ground Floor Retail Use: \$0.25	Assessment Total	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%
<b>North Side of 41st Street (eastward from Alton Road)</b>										
02-3222-019-0340	GILLER GROUP LTD % THE GILLER BUILDING	< 50% Retail	975 W 41 ST	11,057	\$0.25	\$2,764.25	\$2,902.46	\$3,047.59	\$3,199.96	\$3,359.96
02-3222-019-0370	BECHOR TRUST FUND LLC	< 50% Retail	935 W 41 ST	5,000	\$0.25	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-019-0380	JOAN ERDHEIM & ROBERT BALDGH TRS	< 50% Retail	925 W 41 ST	5,000	\$0.25	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-019-0390	GATOR - JAG INC	≥ 50% Retail	915 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-019-0400	BLOCK 41ST STREET INC % GADCO REAL ESTATE CO INC	≥ 50% Retail	901 W 41 ST	10,000	\$0.50	\$5,000.00	\$5,250.00	\$5,512.50	\$5,788.13	\$6,077.53
02-3222-019-0220	TP ARTHUR GODFREY LLC C/O TRIFECTA PARTNERS INC	≥ 50% Retail	827 ARTHUR GODFREY RD	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-019-0230	MBMB CAPITAL PARTNERS LLC	< 50% Retail	825 ARTHUR GODFREY RD	5,000	\$0.25	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-019-0240	FG 801 ARTHUR GODFREY OWNER LLC C/O FIFTEEN GROUP	< 50% Retail	801 W 41 ST	14,010	\$0.25	\$3,502.50	\$3,677.63	\$3,861.51	\$4,054.58	\$4,257.31
02-3222-014-0410	ROMA INVESTMENTS II INC	< 50% Retail	777 ARTHUR GODFREY RD	9,000	\$0.25	\$2,250.00	\$2,362.50	\$2,480.63	\$2,604.66	\$2,734.89
02-3222-017-0200	767 41 STREET CORP	< 50% Retail	767 W 41 ST	6,105	\$0.25	\$1,526.25	\$1,602.56	\$1,682.69	\$1,766.83	\$1,855.17
02-3222-017-0210	DABBY PROPERTIES % AUERBACH ASSOC INC	≥ 50% Retail	761 W 41 ST	4,524	\$0.50	\$2,262.00	\$2,375.10	\$2,493.86	\$2,618.55	\$2,749.48
02-3222-017-0220	757 W 41 STREET LLC	< 50% Retail	757 W 41 ST	3,330	\$0.25	\$832.50	\$874.13	\$917.83	\$963.72	\$1,011.91
02-3222-017-0230	ARM VENTURES LLC	≥ 50% Retail	754 W 45 <sup>th</sup> ST	3,330	\$0.50	\$1,665.00	\$1,748.25	\$1,835.66	\$1,927.45	\$2,023.82

Property Information					Assessment Rate		Biennial Uptick			
FOLIO	OWNER	GROUND FLOOR	ADDRESS	LOT SIZE (sq. ft.)	≥ 50% of Lot Size Ground Floor Retail Use: \$0.50	Assessment Rate Details	Year 3 Uptick (2025)	Year 5 Uptick (2027)	Year 7 Uptick (2029)	Year 9 Uptick (2031)
					< 50% of Lot Size Ground Floor Retail Use: \$0.25	Assessment Total	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%
02-3222-001-1510	555 41TH ST ASSOC C/O CONTINENTAL FIDELITY GROUP	≥ 50% Retail	4111 PRAIRIE AVE	4,535	\$0.50	\$2,267.50	\$2,380.88	\$2,499.92	\$2,624.91	\$2,756.16
02-3222-001-1520	ARLENE A ROTTE TRS C/O MIKE SIEGEL DAVID ROTTE TRUST II	≥ 50% Retail	545 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-1530	SIEGEL INVESTMENTS LLC	≥ 50% Retail	533 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-1540	LONDON FAMILY PARTNERSHIP LLC	≥ 50% Retail	525 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-1550	SHELDON FAMILY BLDG GRP LLC	≥ 50% Retail	517 W 41 ST	7,500	\$0.50	\$3,750.00	\$3,937.50	\$4,134.38	\$4,341.09	\$4,558.15
02-3222-001-1560	N ALPER FAMILY NO 4 LLC	≥ 50% Retail	509 W 41 ST	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-1570	OCEAN BANK	≥ 50% Retail	501 W 41 ST	5,306	\$0.50	\$2,653.00	\$2,785.65	\$2,924.93	\$3,071.18	\$3,224.74
02-3222-001-0430	CITY NATIONAL BANK OF FL % FINANCE DEPT	≥ 50% Retail	475 W 41 ST	5,750	\$0.50	\$2,875.00	\$3,018.75	\$3,169.69	\$3,328.17	\$3,494.58
02-3222-001-0440	465 W 41 LLC	≥ 50% Retail	465 W 41 ST	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0450	N ALPER FAMILY 3 LLC	< 50% Retail	459 W 41 ST	2,500	\$0.25	\$625.00	\$656.25	\$689.06	\$723.52	\$759.69
02-3222-001-0460	BALOGH FAMILY PARTNERSHIP	< 50% Retail	451 W 41 ST	5,000	\$0.25	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0470	JOAN B ERDHEIM FAMILY LLC	≥ 50% Retail	447 W 41 ST	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0480	JOAN B ERDHEIM FAMILY LLC	≥ 50% Retail	447 W 41	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0490	WHITE MARLIN GROUP LLC & SPINNINGS LC	≥ 50% Retail	441 W 41 ST	2,500	\$0.50	\$1,250.00	\$1,312.50	\$1,378.13	\$1,447.03	\$1,519.38
02-3222-001-0500	MGP INC C/O MILLENNIUM MANAGEMNT LLC	≥ 50% Retail	437 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-0510	REIMS AGR I LLC	≥ 50% Retail	425 W 41 ST	5,000	\$0.50	\$2,500.00	\$2,625.00	\$2,756.25	\$2,894.06	\$3,038.77
02-3222-001-0520	GIR INVESTMENTS INC	< 50% Retail	419 W 41 ST	2,500	\$0.25	\$625.00	\$656.25	\$689.06	\$723.52	\$759.69
02-3222-001-0530	THE BALOGH COMPANY INC	< 50% Retail	415 W 41 ST	2,500	\$0.25	\$625.00	\$656.25	\$689.06	\$723.52	\$759.69

Property Information					Assessment Rate		Biennial Uptick			
FOLIO	OWNER	GROUND FLOOR	ADDRESS	LOT SIZE (sq. ft.)	≥ 50% of Lot Size Ground Floor Retail Use: \$0.50	Assessment Rate Details	Year 3 Uptick (2025)	Year 5 Uptick (2027)	Year 7 Uptick (2029)	Year 9 Uptick (2031)
					< 50% of Lot Size Ground Floor Retail Use: \$0.25	Assessment Total	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%
02-3222-001-0540	LEVINE INVESTMENTS LIMITED PARTNERSHIP	≥ 50% Retail	401 W 41 ST	3,801	\$0.50	\$1,900.50	\$1,995.53	\$2,095.30	\$2,200.07	\$2,310.07
02-3222-001-0360	APH CORPORATION	≥ 50% Retail	333 W 41 ST	17,050	\$0.50	\$8,525.00	\$8,951.25	\$9,398.81	\$9,868.75	\$10,362.19
02-3222-001-0370	JP ROOSEVELT LLC C/O SHIBOLETH LLP	< 50% Retail	4100 PINE TREE DR	12,312	\$0.25	\$3,078.00	\$3,231.90	\$3,393.50	\$3,563.17	\$3,741.33
<b>South Side of 41st Street (eastward from Alton Road)</b>										
02-3222-019-0040	GATEWAY ASSOCIATES LTD	≥ 50% Retail	976 W 41 ST	9,400	\$0.50	\$4,700.00	\$4,935.00	\$5,181.75	\$5,440.84	\$5,712.88
02-3222-019-0050	106 KNICKERBOCKER AVE LLC 1081 FLUSHING AVE LLC	< 50% Retail	960 W 41 ST	5,750	\$0.25	\$1,437.50	\$1,509.38	\$1,584.84	\$1,664.09	\$1,747.29
02-3222-019-0060	BOBO 954 LLC	≥ 50% Retail	954 W 41 ST	5,400	\$0.50	\$2,700.00	\$2,835.00	\$2,976.75	\$3,125.59	\$3,281.87
02-3222-019-0070	LEVI 946 LLC	≥ 50% Retail	946 W 41 ST	3,300	\$0.50	\$1,650.00	\$1,732.50	\$1,819.13	\$1,910.08	\$2,005.59
02-3222-019-0140	TD BANK N A	vacant	930 41 ST	5,006	\$0.25	\$1,251.50	\$1,314.08	\$1,379.78	\$1,448.77	\$1,521.21
02-3222-019-0141	TD BANK N A	≥ 50% Retail	851 W 41 ST	2,036	\$0.50	\$1,018.00	\$1,068.90	\$1,122.35	\$1,178.46	\$1,237.39
02-3222-019-0150	BURGER KING CORP #38 PROPERTY TAX ACCOUNTANT	≥ 50% Retail	910 ARTHUR GODFREY RD	20,300	\$0.50	\$10,150.00	\$10,657.50	\$11,190.38	\$11,749.89	\$12,337.39
02-3222-019-0190	TZIPORAH 820 LLC	< 50% Retail	820 ARTHUR GODFREY RD	5,950	\$0.25	\$1,487.50	\$1,561.88	\$1,639.97	\$1,721.97	\$1,808.07
02-3227-015-0260	78041 LLC	≥ 50% Retail	780 W 41 ST	11,400	\$0.50	\$5,700.00	\$5,985.00	\$6,284.25	\$6,598.46	\$6,928.39
02-3227-016-0820	245 EAST EIGHTH LLC	≥ 50% Retail	770 W 41 ST	21,538	\$0.50	\$10,769.00	\$11,307.45	\$11,872.82	\$12,466.46	\$13,089.79
02-3222-004-0010	NOAM 744 LLC	≥ 50% Retail	744 W 41 ST	12,294	\$0.50	\$6,147.00	\$6,454.35	\$6,777.07	\$7,115.92	\$7,471.72
02-3222-004-0020	K I F A PROPERTIES LLC	≥ 50% Retail	726 ARTHUR GODFREY RD	2,250	\$0.50	\$1,125.00	\$1,181.25	\$1,240.31	\$1,302.33	\$1,367.44
02-3222-004-0030	CVS 2893 MIAMI LLC CVS PHARMACY INC	≥ 50% Retail	700 ARTHUR GODFREY RD	26,169	\$0.50	\$13,084.50	\$13,738.73	\$14,425.66	\$15,146.94	\$15,904.29
02-3227-017-1360	MURIEL LAND LLC	≥ 50% Retail	4568 W 41ST	5,063	\$0.50	\$2,531.50	\$2,658.08	\$2,790.98	\$2,930.53	\$3,077.05

Property Information					Assessment Rate		Biennial Uptick			
FOLIO	OWNER	GROUND FLOOR	ADDRESS	LOT SIZE (sq. ft.)	≥ 50% of Lot Size Ground Floor Retail Use: \$0.50	Assessment Rate Details	Year 3 Uptick (2025)	Year 5 Uptick (2027)	Year 7 Uptick (2029)	Year 9 Uptick (2031)
					< 50% of Lot Size Ground Floor Retail Use: \$0.25	Assessment Total	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%	Uptick Rate 5%
02-3227-017-1350	540 RETAIL LLC 540 RETAIL II LLC	< 50% Retail	540 W 41 ST	4,800	\$0.25	\$1,200.00	\$1,260.00	\$1,323.00	\$1,389.15	\$1,458.61
02-3227-017-1340	530 AGR LLC	≥ 50% Retail	530 W 41 ST	5,100	\$0.50	\$2,550.00	\$2,677.50	\$2,811.38	\$2,951.94	\$3,099.54
02-3227-017-1330	AARON REALTY CORP	≥ 50% Retail	524 ARTHUR GODFREY RD	5,900	\$0.50	\$2,950.00	\$3,097.50	\$3,252.38	\$3,414.99	\$3,585.74
02-3227-017-1320	518 ARTHUR GODFREY ROAD INC	≥ 50% Retail	514 W 41 ST	5,033	\$0.50	\$2,516.50	\$2,642.33	\$2,774.44	\$2,913.16	\$3,058.82
02-3227-017-1310	SUNSHINE DADE INVEST LLC	≥ 50% Retail	508 W 41 ST	6,591	\$0.50	\$3,295.50	\$3,460.28	\$3,633.29	\$3,814.95	\$4,005.70
02-3227-017-1240	DELANCEY PROPERTIES INC	≥ 50% Retail	460 W 41 ST	10,700	\$0.50	\$5,350.00	\$5,617.50	\$5,898.38	\$6,193.29	\$6,502.96
02-3227-017-1230	RAJAMIM LLC	≥ 50% Retail	456 W 41 ST	5,500	\$0.50	\$2,750.00	\$2,887.50	\$3,031.88	\$3,183.47	\$3,342.64
02-3227-017-1220	ZEIDYS LLC	≥ 50% Retail	450 W 41 ST	2,875	\$0.50	\$1,437.50	\$1,509.38	\$1,584.84	\$1,664.09	\$1,747.29
02-3227-017-1210	432 W 41 ST LLC	≥ 50% Retail	444 W 41 ST	2,950	\$0.50	\$1,475.00	\$1,548.75	\$1,626.19	\$1,707.50	\$1,792.87
023227-017-1180	432 W 41 ST LLC	≥ 50% Retail	428 W 41 ST	15,790	\$0.50	\$7,895.00	\$8,289.75	\$8,704.24	\$9,139.45	\$9,596.42
02-3227-017-1170	432 W 41 ST LLC	≥ 50% Retail	416 W 41 ST	6,850	\$0.50	\$3,425.00	\$3,596.25	\$3,776.06	\$3,964.87	\$4,163.11
02-3227-017-1160	RMET SHERIDAN LLC	< 50% Retail	410 W 41 ST	14,500	\$0.25	\$3,625.00	\$3,806.25	\$3,996.56	\$4,196.39	\$4,406.21
02-3227-017-1120	JEFFERSON PLAZA PTNRS LTD	< 50% Retail	300 ARTHUR GODFREY RD	26,640	\$0.25	\$6,660.00	\$6,993.00	\$7,342.65	\$7,709.78	\$8,095.27
02-3226-002-0390	SILVER TREE INC % WALGREEN CO #3942	< 50% Retail	4049 PINE TREE DR	43,555	\$0.25	\$10,888.75	\$11,433.19	\$12,004.85	\$12,605.09	\$13,235.34

Total Annual Assessment	Year 1 (2023)	Year 3 (2025)	Year 5 (2027)	Year 7 (2029)	Year 9 (2031)
		\$195,246	\$205,009	\$215,259	\$226,022

**CITY OF MIAMI BEACH  
NOTICE OF PUBLIC HEARING AND INTENT TO  
CONSIDER AMENDING A DEVELOPMENT AGREEMENT  
July 26, 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, July 26, 2023, at 2:31 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 THIRD AMENDMENT TO A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY AND TCH 500 ALTON LLC, AS AUTHORIZED UNDER SECTION 118-4 OF THE CITY CODE, AND SECTIONS 163.3220 - 163.3243, FLORIDA STATUTES, WHICH AMENDMENT MODIFIES THE BOUNDARIES OF THE UNIFIED DEVELOPMENT SITE TO INCLUDE 710 ALTON ROAD, 720 ALTON ROAD, AND 740 ALTON ROAD, REMOVES PORTIONS OF FOLIO 02-4203-001-0095 (CANOPY PARK) AND ALL OF FOLIO NUMBER 02-4203-001-0090 (CURRENTLY A PARKING LOT SERVING THE FLORIDIAN CONDOMINIUM), MODIFIES THE ASSIGNMENT OF DEVELOPMENT RIGHTS FOR THE IMPACTED PROPERTIES, AND OTHERWISE DELINEATES OR MODIFIES THE CONDITIONS FOR THE DEVELOPMENT OF THE PROPERTIES SUBJECT TO THE AGREEMENT LOCATED AT 500-630 ALTON ROAD AND OTHER TERMS FOR DEVELOPMENT CONTINGENT UPON SATISFACTION OF THE CONDITIONS SET FORTH IN THE DEVELOPMENT AGREEMENT, 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 500 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** 02-4204-006-0010, 02-4203-001-0100, 02-4203-001-0090, and 02-4203-001-0095

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

**MAXIMUM HEIGHT:** The proposed third amendment to the Development Agreement does not contemplate any changes to the maximum height of development. As currently required, any tower built on the Development Site shall be located within the northeast quadrant of the 500 Block of Alton Road, and the height of the tower shall not exceed 519 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 proposed third amendment to the Development Agreement does not contemplate any changes to the permitted uses. The Development Agreement will permit (i) up to 310 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 15,000 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 Third Amendment to the 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 07262023-05

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

**NOTICE OF PUBLIC HEARING  
TO APPROVE THE FINAL ASSESSMENT ROLL  
FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS  
THE 41<sup>ST</sup> STREET BUSINESS IMPROVEMENT DISTRICT  
July 26, 2023**

NOTICE IS HEREBY GIVEN that on July 26, 2023, at 5:03 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 Public Hearing to consider

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTIONS 170.07 AND 170.08, FLORIDA STATUTES, THE FINAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE 41<sup>ST</sup> STREET BUSINESS IMPROVEMENT DISTRICT, AND CONFIRMING SUCH ASSESSMENTS AS LEGAL, VALID, AND BINDING FIRST LIENS UPON THE PROPERTY AGAINST WHICH SUCH ASSESSMENTS ARE MADE UNTIL PAID.

During the July 26, 2023 Commission Meeting, the City Commission will be present in the Commission Chamber, Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139. Owners of the properties to be assessed and the public are encouraged to attend the meeting virtually (as provided below). However, owners of the properties to be assessed or members of the public who wish to attend the meeting or provide public comment in person may appear at the Commission Chamber.

To participate or provide comment virtually during the Commission Meeting, owners of the properties to be assessed or the public may join the webinar at <https://miamibeachfl.gov.zoom.us/j/81392851671> or via telephone at 1.301.715.8592 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392851671. Persons wanting to speak virtually on this 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.

At the hearing, the owners of the property to be assessed or any other persons interested therein may appear before the Mayor and City Commission and be heard as to the propriety and advisability of stabilizing and improving, through special assessments, the proposed 41<sup>st</sup> Street Business Improvement District (the "District"), through promotion, management, marketing, and other similar services; as to the cost thereof; as to the manner of payment thereof; and as to the amount thereof to be assessed against each property so improved.

Following the testimony, the Mayor and City Commission shall make a final decision on whether to levy the special assessments. Thereafter, the Mayor and City Commissioners shall meet as an equalizing board to hear and consider any and all complaints as to the special assessments and shall adjust and equalize the assessments on a basis of justice and right.

The District is bounded on the west by Allan Road, on the east by Indian Creek Canal, and consists of properties abutting West 41<sup>st</sup> Street/Arthur Godfrey Road; provided, however, that the following properties shall be excluded and exempted from the District: (1) residential properties; (2) any property owned by a City, County, State, or Federal governmental entity or School District; and (3) any property owned or occupied by a religious institution and used as a place of worship or education (as defined by Section 170.201(2), Florida Statutes).

The description of each property to be assessed and the amount to be assessed for each piece or parcel of property is available at <https://www.miamibeachfl.gov/wp-content/uploads/2023/08/Assessment-Roll-6-22-23.pdf>. Inquiries may be directed to the City's Economic Development Department at 305-673-7572.

**INTERESTED PARTIES** are invited to appear at this meeting, or represented by an agent, or express their views in writing addressed to the City Commission, c/o the City Clerk, 1700 Convention Center Drive, First Floor, City Hall, Miami Beach, Florida 33139. The preliminary assessment roll for the District referenced herein is available for public inspection during normal business hours in the Office of the City Clerk, 1700 Convention Center Drive, First 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, Florida Statute, 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.

Members of the public may present audio/visual (AV) materials relating to Agenda Items at City Commission meetings held in the Commission Chamber by utilizing the City's AV equipment, provided that materials are submitted to the Marketing and Communications Department by 8:30 a.m., one (1) business day before the meeting. Advance submission of a presentation will allow the Marketing and Communications Department to plan for the use of the appropriate AV equipment. AV materials may be submitted via email at [communications@miamibeachfl.gov](mailto:communications@miamibeachfl.gov) or hand-delivered in a jump drive, CD, or DVD to: Attention: Marketing and Communications Department, 1701 Meridian Avenue, 5<sup>th</sup> Floor, Miami Beach, FL 33139. Presentations, videos, or links must include a label noting the name of group, contact person, daytime telephone number, email address, description/title of the presentation, and Agenda Item Title as well as the Agenda Item number. Acceptable formats for electronic submission are .pdf, .ppt, .pps, .ppsx, .wmv, .avi, and .mov. (Note that .pdf is the preferred format for PowerPoint presentations.)

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**MIAMI BEACH**  
Ad No. 07262023-03 HERALD

Rafael E. Granada, City Clerk  
305.673.7411  
<http://www.miamibeachfl.gov>  
<https://www.miamibeachfl.gov/>

**NOTICE OF PUBLIC HEARING  
TO APPROVE THE FINAL ASSESSMENT ROLL  
FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS  
THE 41<sup>ST</sup> STREET BUSINESS IMPROVEMENT DISTRICT  
July 26, 2023**

NOTICE IS HEREBY GIVEN that on July 26, 2023, at 5:03 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 Public Hearing to consider:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTIONS 170.07 AND 170.08, FLORIDA STATUTES, THE FINAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE 41<sup>ST</sup> STREET BUSINESS IMPROVEMENT DISTRICT, AND CONFIRMING SUCH ASSESSMENTS AS LEGAL, VALID, AND BINDING FIRST LIENS UPON THE PROPERTY AGAINST WHICH SUCH ASSESSMENTS ARE MADE UNTIL PAID.

During the July 26, 2023 Commission Meeting, the City Commission will be present in the Commission Chamber, Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139. Owners of the properties to be assessed and the public are encouraged to attend the meeting virtually (as provided below). However, owners of the properties to be assessed or members of the public who wish to attend the meeting or provide public comment in person may appear at the Commission Chamber.

To participate or provide comment virtually during the Commission Meeting, owners of the properties to be assessed or the public may join the webinar at <https://miambeachfl.gov.zoom.us/j/81392857671> or via telephone at 1.301.715.8592 (U.S.) or 888.475.4499 (Toll-Free) Webinar ID: 81392857671. Persons wanting to speak virtually on this 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.

At the hearing, the owners of the property to be assessed or any other persons interested therein may appear before the Mayor and City Commission and be heard as to the propriety and advisability of stabilizing and improving, through special assessments, the proposed 41<sup>st</sup> Street Business Improvement District (the "District"), through promotion, management, marketing, and other similar services; as to the cost thereof; as to the manner of payment thereof; and as to the amount thereof to be assessed against each property so improved.

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Pursuant to Section 266.0105, Florida Statute, 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.

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Rafael E. Granado, City Clerk  
305.673.7411  
<http://www.miambeach.com/>  
<https://www.miambeachfl.gov/>



AD No. 07262023-03 HERALD

**CITY OF MIAMI BEACH  
MEETING NOTICES  
July 24 – 28, 2023**

- MONDAY, July 24**
- 1:00 a.m. Social Magistrate Hearings Zoom Meeting <https://miambeachfl.gov.zoom.us/j/88880424705>  
1.312.626.6799 or 877.853.5257  
Access ID 88880424705
  - 1:30 a.m. Senior Affairs Committee Zoom Meeting <https://miambeachfl.gov.zoom.us/j/89398245385>  
1.301.715.8592 or 877.853.5257  
Access ID 89398245385
- TUESDAY, July 25**
- 10:00 a.m. Planning Board\* Hybrid Meeting <https://miambeachfl.gov.zoom.us/j/86143426727>  
1.929.205.6098 or 1.877.853.5257  
Access ID 86143426727  
City Hall Commission Chamber  
1700 Convention Center Drive, 3rd FL  
<https://miambeachfl.gov.zoom.us/j/89865919251>  
1.305.224.1888 or 1.029.205.6099  
Access ID 89865919251
  - 5:30 p.m. Virtual Town Hall with Commissioner Menor Zoom Meeting
- WEDNESDAY, July 26**
- 8:30 a.m. City Commission/ADA/NBCRA\*\* Hybrid Meeting <https://miambeachfl.gov.zoom.us/j/81392857671>  
1.301.715.8592 or 1.888.475.4499  
Access ID 81392857671  
City Hall Commission Chamber  
1700 Convention Center Drive, 3rd FL
- THURSDAY, July 27**
- 8:00 a.m. Social Magistrate Hearings Zoom Meeting <https://miambeachfl.gov.zoom.us/j/88880424705>  
1.312.626.6799 or 877.853.5257  
Access ID 88880424705
  - 2:00 p.m. Washington Avenue BID/Executive Board Zoom Meeting <https://us06web.zoom.us/j/93762146139?pwd=SOBQemZkdjZlbnRlY0pEZEZpOj09>  
1.308.205.3225 or 1.312.626.6799  
Access ID 85763146788 • Passcode 793359 •
  - 2:00 p.m. Sustainability Committee Zoom Meeting <https://us06web.zoom.us/j/93665529250>  
1.312.626.6799 or 1.029.205.6099  
Access ID 93665529250
  - 4:00 p.m. Ad Hoc Neighborhood Residence Project Advisory Committee Microsoft Teams Meeting <https://teams.microsoft.com/join/865192361673>  
Meeting ID 865192361673 • Passcode 42qr/w  
1.786.636.1480  
Access ID 770762643
  - 5:00 p.m. Post Commission Recap with Commissioner Rosen Gonzalez Zoom Meeting <https://miambeachfl.gov.zoom.us/j/82558477651>  
1.305.224.1888 or 1.029.205.6099  
Access ID 82558477651
- FRIDAY, July 28**
- 8:30 a.m. Finance and Economic Resiliency Committee - Budget Briefing\*\* Hybrid Meeting <https://miambeachfl.gov.zoom.us/j/85165925482>  
1.301.715.8592 or 1.888.475.4499  
Access ID 85165925482  
City Hall Commission Chamber  
1700 Convention Center Drive, 3rd FL.

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

\* Aired live on MBTV. [www.6ER.com](https://www.6ER.com) AT&T U-Verse 59. Habitat Communications 295. A Roku device on PEG-TV

\*\* Commission Committee Aired Live on MBTV

AD No. 07162023-01M

A listing of all formal competitive solicitations issued by the City of Miami Beach, Florida is available at <https://www.miambeachfl.gov/cfo/procurement/competitive-solicitations>. To receive any formal competitive solicitation issued by the City, or to receive any addendum issued to a formal competitive solicitation, you may also visit <https://www.bidsmc.com/miambeach>. Public meeting notices can be found on the Procurement Calendar at <https://www.miambeachfl.gov/cfo/procurement/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 audiovisual (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@miambeachfl.gov](mailto:communications@miambeachfl.gov) or hand-delivered in a jump drive, CD, or DVD to Attention: Marketing and Communications Department, 1701 Meridian Avenue, 5<sup>th</sup> Floor, Miami Beach, FL 33139. Presentations, videos, or links must include a label noting 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, .pps, .ppsx, .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 3901 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 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 then option 6; 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 website boards throughout City Hall and will be available on the City's website at <https://www.miambeachfl.gov/cfo/cfo/press-releases/777>.

Pursuant to Section 266.0105, 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.