

**CITY OF MIAMI, FLORIDA**  
**NOTICE OF PUBLIC HEARING**

A public hearing will be held by the City Commission of the City of Miami, Florida on Thursday, October 24, 2019, at 9:00 A.M. at City Hall, located at 3500 Pan American Drive, Miami, Florida, 33133 for the purpose of granting the following:

A RESOLUTION OF THE MIAMI CITY COMMISSION, TO APPROVE OR DENY, PURSUANT TO SECTION 29-B OF THE CHARTER OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("CHARTER"), ENTITLED "CITY-OWNED PROPERTY SALE OR LEASE-GENERALLY," BY A FOUR-FIFTHS (4/5THS) AFFIRMATIVE VOTE, WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A GROUND LEASE, MASTER DEVELOPMENT AGREEMENT, STADIUM LEASE, AND NON-RELOCATION AGREEMENT ("LEASE"), ALL IN FORMS ACCEPTABLE TO THE CITY ATTORNEY AND OUTSIDE COUNSEL, BETWEEN THE CITY OF MIAMI ("CITY") AND MIAMI FREEDOM PARK, LLC ("MFP") FOR APPROXIMATELY SEVENTY-THREE (73) ACRES OF CITY-OWNED PROPERTY LOCATED GENERALLY AT 1400 NORTHWEST 37TH AVENUE, MIAMI, FLORIDA 33125, COMMONLY KNOWN AS MELREESE COUNTRY CLUB AND IDENTIFIED AS FOLIO NUMBERS 01-3132-000-0080 AND 01-3132-000-0090 ("DEMISED PROPERTY") WITH AN INITIAL TERM OF THIRTY-NINE (39) YEARS WITH TWO (2) ADDITIONAL THIRTY (30) YEAR OPTIONS TO RENEW, FOR A TOTAL TERM OF NINETY-NINE (99) YEARS, WITH AN ANNUAL BASE RENT EQUAL TO THE GREATER OF (A) FAIR MARKET VALUE AS DETERMINED BY STATE CERTIFIED APPRAISERS OR (B) FIVE PERCENT (5.0%) OF RENT FROM THE RETAIL, OFFICE, AND HOTEL DEVELOPMENT WITHIN THE DEMISED PROPERTY, BUT ANNUAL BASE RENT OF NO LESS THAN THREE MILLION FIVE HUNDRED SEVENTY-SEVEN THOUSAND THREE HUNDRED SIXTY-FIVE DOLLARS (\$3,577,365.00), IN ADDITION TO A CONTRIBUTION TO THE CITY OF TWENTY MILLION DOLLARS (\$20,000,000.00) PAYABLE OVER THIRTY (30) YEARS IN ANNUAL INSTALLMENTS, AND ANY RENT INCREASES AND/OR ADDITIONAL RENTS NEGOTIATED BY THE PARTIES; AUTHORIZING THE USE OF THE DEMISED PROPERTY FOR A SOCCER STADIUM, ENTERTAINMENT CENTER, INCLUDING FOOD AND BEVERAGE VENUES, OFFICES, RETAIL, HOTEL, AND CONFERENCE CENTER, AND OTHER ANCILLARY COMMERCIAL DEVELOPMENT, WITH A MAXIMUM HEIGHT NOT TO EXCEED FEDERAL AVIATION ADMINISTRATION AEROSPACE OBSTRUCTION STANDARDS, WITH RESTRICTIONS, REVERSIONS, AND RETENTION BY THE CITY OF ALL OTHER RIGHTS, GUARANTEEING A LIVING WAGE FOR ALL ON-SITE EMPLOYEES; FURTHER REQUIRING MFP TO UNDERTAKE THE REMEDIATION AND SITE DEVELOPMENT FOR A PUBLIC PARK OF APPROXIMATELY FIFTY-EIGHT (58) ACRES, AT NO COST TO THE CITY, TO BE DEVELOPED ON PROPERTY ADJACENT TO THE DEMISED PROPERTY ("NEW PARK") CURRENTLY USED FOR THE MELREESE COUNTRY CLUB; PROVIDING FOR NO NET LOSS OF PARK SPACE TO THE CITY; PROVIDING PROFIT SHARING TO THE CITY IN THE FORM OF NAMING RIGHTS, ADVERTISING, TV RIGHTS, SALE OR ASSIGNMENT, AND THE LIKE; AND AN IMMEDIATE EFFECTIVE DATE FOR THIS RESOLUTION.

The Miami City Commission requests all interested parties be present or represented at the meeting and may be heard with respect to any proposition before the City Commission in which the City Commission may take action. Should any person desire to appeal any decision of the City Commission with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceedings is made including all testimony and evidence upon which any appeal may be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding may contact the Office of the City Clerk at (305) 250-5361 (Voice) no later than five (5) business days prior to the proceeding. TTY users may call via 711 (Florida Relay Service) no later than five (5) business days prior to the proceeding.



Todd B. Hannon  
City Clerk

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