

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, FOLLOWING A SECOND READING/PUBLIC HEARING, A DEVELOPMENT AGREEMENT, AS AUTHORIZED UNDER SECTION 2.11.1 OF THE MIAMI BEACH RESILIENCY CODE, AND SECTIONS 163.3220 – 163.3243, FLORIDA STATUTES, BETWEEN THE CITY OF MIAMI BEACH (THE “CITY”) AND TMG 67 COMMUNITIES, LLC AND DEAUVILLE ASSOCIATES, LLC (COLLECTIVELY THE “DEVELOPER”), WHICH DEVELOPMENT AGREEMENT DELINEATES THE TERMS AND CONDITIONS FOR THE DEVELOPMENT OF THE PROPERTY LOCATED AT 6701 COLLINS AVENUE (THE “DEAUVILLE PROPERTY”) AND 6625 INDIAN CREEK DRIVE (THE “GARAGE PROPERTY”) LOCATED IN MIAMI BEACH, FLORIDA, CONSISTING OF (1) A MAXIMUM OF 140 HOTEL UNITS, (2) A MAXIMUM OF 200 RESIDENTIAL UNITS, (3) GROUND FLOOR RETAIL, (4) PUBLIC PARKING, AND (5) ACCESSORY USES (THE “PROJECT”); AND MEMORIALIZES CERTAIN ADDITIONAL PUBLIC BENEFIT COMMITMENTS MADE BY THE DEVELOPER, AS WELL AS CERTAIN REQUIREMENTS AND DEADLINES WITH RESPECT TO THE PUBLIC BENEFITS; AND FURTHER AUTHORIZING THE CITY MANAGER TO FINALIZE THE DEVELOPMENT AGREEMENT, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, AND FURTHER AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND RECORD THE DEVELOPMENT AGREEMENT.

WHEREAS, the City Commission recognizes the importance of the Deauville Property, which is a uniquely large site warranting specialized development regulations, to the City’s heritage and culture, and particular importance to the North Beach community, and seeks to revitalize the North Beach community by revitalizing the Deauville Property with a partial reconstruction of the original Deauville Hotel and securing capital improvements for the benefit of the North Beach community through a development agreement; and

WHEREAS, TMG 67 Communities, LLC (“TMG”) and Deauville Associates, LLC (“DALLC”) (collectively the “Developer”) hold fee simple title to the property located at 6701 Collins Avenue and identified by Miami-Dade County Folio No. 02-3211-007-0420 (a.k.a. the “Deauville Property”); and

WHEREAS, Deauville Associates, LLC holds fee simple title to the property located at 6625 Indian Creek Drive and identified by Miami-Dade County Folio No. 02-3211-007-1800 (a.k.a. the “Garage Property”); and

WHEREAS, the Developer has applied to amend the City's 2040 Comprehensive Plan and Land Development Regulations to establish the North Beach Oceanfront Overlay District (the "Overlay Ordinances"); and

WHEREAS, the Overlay Ordinances establish the parameters for development of a partial reconstruction of the Deauville Hotel, including partial reconstruction of the pedestal of the original Deauville Hotel, as well as development of contemporary buildings within the Deauville Property; and

WHEREAS, the Overlay Ordinances provide for floor area and height bonuses if the development meets certain benchmarks such as reductions in density, a cap on the total number of hotel units, prohibition of the short term rental of residential units, and construction and maintenance of publicly accessible beach access paths on the north and south sides of the Hotel Property; and

WHEREAS, in addition to the public benefits required in order to obtain the floor area and height bonuses pursuant to the Overlay Ordinances, the Developer has agreed to enter into a development agreement pursuant to Chapter 163, Florida Statutes to memorialize its commitment to partially reconstruct the Deauville Hotel, agree to deadlines and milestones for the project, and provide additional public benefits intended to revitalize the North Beach neighborhood (the "Development Agreement"); and

WHEREAS, the public benefits memorialized in the Development Agreement include parking spaces within the Garage Property to the City for use as public parking, contributions for the development of the proposed Byron Carlyle Art and Cultural Center, funding for water quality improvements in the Park View Canal, funding for analysis and repair of public infrastructure in North Beach, landscaping and beautification of public areas in the vicinity of the project, public access to portions of the Deauville Property both during the development approval process and following development of the project, prohibiting use of the Deauville Property for gambling uses, and prohibiting development of the Deauville Property under the Live Local Act; and

WHEREAS, on April 23, 2025, following a duly noticed public hearing, the City Commission approved the Overlay Ordinances at First Reading; and

WHEREAS, on May 21, 2025, following a duly noticed public hearing, the City Commission approved the Development Agreement at First Reading; and

WHEREAS, on June 25, 2025, following a duly noticed public hearing pursuant to the Development Agreement Act set forth in Chapter 163, Florida Statutes, and Section 2.11.1 of the Resiliency Code, the Mayor and City Commission approved the Development Agreement at Second Reading.

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 Second Reading/Public Hearing, a Development

Agreement as authorized under Section 2.11.1 of the Miami Beach Resiliency Code and Sections 163.3220 – 163.3243, Florida Statutes, between the City and TMG 67 Communities, LLC and Deauville Associates, LLC (collectively the “Developer”), which development agreement delineates the terms and conditions for the development of the property located at 6701 Collins Avenue (the “Deauville Property”) and 6625 Indian Creek Drive (the “Garage Property”) located in Miami Beach, Florida, consisting of: (1) a maximum of 140 hotel units, (2) a maximum of 200 residential units, (3) ground floor retail, (4) public parking, and (5) accessory uses (the “Project”), and memorializes certain additional public benefit commitments made by the developer, as well as certain requirements and deadlines with respect to the public benefits; and further authorize the City Manager to finalize the Development Agreement, in a form acceptable to the City Attorney, and further authorize the Mayor and City Clerk to execute and record the Development Agreement.

PASSED and ADOPTED this _____ day of _____, 2025.


ATTEST:

Steven Meiner, Mayor

Rafael E. Granado, City Clerk

(Sponsored by Commissioner Tanya K. Bhatt)

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

6/18/2025
Date

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