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VIA ELECTRONIC SUBMITTAL

March 19, 2025

Michael Belush
Planning Department, Planning & Design Officer
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **PB25-0758 Letter of Intent** – Development Agreement Application Associated with PB24-0693 & PB24-0708 Amending the City of Miami Beach 2040 Comprehensive Plan & Resiliency Code Establishing the North Beach Oceanfront Overlay District

Dear Mr. Belush:

This law firm represents TMG 67 Communities LLC (the "Applicant") with respect to the property located at 6701 Collins Avenue identified by Folio No. 02-3211-007-0420 (the "Property") in the City of Miami Beach (the "City"). This letter serves as the required letter of intent for an application for the approval of a development agreement between the Applicant and the City in furtherance of providing public benefits in associated with the private application proposing the establishment of the North Beach Oceanfront Overlay (the "Overlay") within the City's Future Land Use Map ("FLUM"), the text of the City's 2040 Comprehensive Plan, and the City's Resiliency Code.

Pending Applications. As referenced above, the Property currently has two pending applications, PB24-0693 and PB24-0708, in furtherance of the establishment of the Overlay and the redevelopment of the Property with a partial reconstruction of the Deauville Hotel and contemporary addition above the reconstructed pedestal. These applications are currently projected to be considered by the City Commission for second reading at the April 23, 2025 City Commission meeting.

Proposed Development Agreement. In association with the proposed Overlay, the Applicant intends to provide public benefits to the City. In order to facilitate the proffer of these public benefits, the Applicant proposes to enter a development agreement with the City. The Applicant is respectfully requesting the Planning Board's review and recommendation with respect to the proposed development agreement. The Applicant intends for the development agreement to be transmitted to the City Commission for consideration at the April 23, 2025 City Commission meeting, concurrent with the City Commission's consideration of the Overlay. This process under which the Planning Board holds one (1) of the two (2) public hearings required to adopt a development agreement is expressly permitted by Section 163.3225(1), Florida Statutes and Section 2.11.1 of the Resiliency Code. .

The proposed development agreement includes the following public benefits:

- Use of the existing parking garage at 6625 Indian Creek Drive (the "Garage Property")) for public parking;
- Use of ground floor commercial space at the Garage Property for public purposes such as a gallery for on-profit art institutions or historic perseveration exhibits;
- Contribution of funds for improvements to the sanitary sewer system at the Biscayne Beach Elementary that is negatively impacting the Park View Canal;
- Contribution of funds for the Byron Carlyle Arts and Culture Center project;
- Contribution of funds for a comprehensive infrastructure analysis in the City's North Beach neighborhood;
- Contribution of funds for the North Beach Community Redevelopment Agency;
- Contribution of a tree canopy planting plan for the North Beach neighborhood;
- Development of a pocket park located at the existing swale area at the intersection of Harding Avenue, Indian Creek Drive, and 67th Street.

The proposed public benefits will substantially benefit the North Beach neighborhood and are commensurate with the requested amendments within the Overlay applications. These benefits have been developed and proffered in coordination with requests from the community and elected officials, and are intended to meet the needs of the North Beach community.

Conclusion. Approval of this development agreement will facilitate the proffer of public benefits in association with the proposed Overlay for the substantial reconstruction of the historic Deauville Hotel and elegant new oceanfront residential component. Accordingly, we respectfully request your favorable review and recommendation with respect to the proposed development agreement. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Michael Larkin

CC:

David Martin
Nicholas Heppner
Nicholas J. Rodriguez-Caballero, Esq.
Benjamin Sherry, Esq.