

**CITY OF MIAMI BEACH  
NOTICE OF PUBLIC HEARING  
AND INTENT TO CONSIDER  
A DEVELOPMENT AGREEMENT  
JUNE 9, 2025 AND JUNE 25, 2025  
CITY COMMISSION MEETINGS**

NOTICE IS HEREBY GIVEN that on **June 9, 2025**, at **5:31 p.m.** or as soon thereafter as the matter can be heard, the Mayor and City Commission of the City of Miami Beach will hold a First Reading/Public Hearing on the following proposed Development Agreement

**5:31 P.M. First Reading Public Hearing**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, FOLLOWING FIRST 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 WEST HOSPITALITY OWNER LLC AND 1250 WEST AVE OWNER LLC (COLLECTIVELY THE “DEVELOPER”), WHICH DEVELOPMENT AGREEMENT DELINEATES THE TERMS AND CONDITIONS FOR THE DEVELOPMENT OF THE PROPERTY LOCATED AT 1250 WEST AVENUE (THE “DEVELOPMENT PROPERTY”) AND 1247 - 1255 WEST AVENUE AND 1234 13 STREET (THE “HOSTEL PROPERTY”) LOCATED IN MIAMI BEACH, FLORIDA CONSISTING OF THE FOLLOWING USES ON THE DEVELOPMENT PROPERTY: (1) A MAXIMUM OF 125 RESIDENTIAL UNITS, (2) GROUND FLOOR RETAIL/COMMERCIAL, AND (3) ACCESSORY USES; AS WELL AS (4) THE POSSIBLE CONSTRUCTION OF A PUBLIC PARK ON THE HOSTEL PROPERTY (THE “PROJECT”); AND MEMORIALIZES CERTAIN PUBLIC BENEFIT COMMITMENTS MADE BY THE DEVELOPER, INCLUDING ACQUISITION OF THE HOSTEL PROPERTY AND CONVEYANCE TO THE CITY, AMONG OTHER PUBLIC BENEFITS; AND FURTHER, SETTING THE DAY, TIME, AND PLACE FOR THE SECOND AND FINAL READING OF THE DEVELOPMENT AGREEMENT.**

If this proposed Development Agreement is approved on First Reading, then on **June 25, 2025**, at **9:17 a.m.** or as soon thereafter as the matter can be heard, the Mayor and City Commission of the City of Miami Beach will hold a Second Reading/Public Hearing on the proposed Development Agreement.

The City of Miami Beach Commission will host a Hybrid Commission Meeting on June 9, 2025 and June 25, 2025. During the June 9, 2025 and June 25, 2025 Hybrid Commission Meetings, the City Commission will be physically present in the **Commission Chamber, at Miami Beach City Hall, 1700 Convention Center Drive, 3<sup>rd</sup> Floor, Miami Beach, Florida 33139.**

Members of the public who wish to attend this Commission Meeting or provide public comment in person may appear at the Commission Chamber. Applicants and members of the public who want to participate or provide comments virtually during the Commission Meeting may join the webinar at <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Members of the public wanting to speak virtually on an 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.

**PROPERTY:** The development site consists of the property located at 1250 West Avenue, identified by Reference Folio No. 02-3233-048-0001 (the "Development Property") and the property located at 1247 - 1255 West Avenue and 1234 13 Street, identified by Folio Nos. 02-3233-018-0090, 02-3233-018-0100, 02-3233-018-0110 (the "Hostel Property"), with the Hostel Property consisting of approximately 17,252 square feet (0.40 acres) of land, and the Development Property consisting of approximately 83,707 square feet (1.91 acres) of land.

**PROPOSED MAXIMUM BUILDING INTENSITY:** The Proposed Development Agreement would permit a floor area ratio of up to 5.75 on the Development Property, utilizing a series of floor area bonuses. The Proposed Development Agreement would not change the permitted floor area ratio of 2.0 applicable to the Hostel Property.

**PROPOSED MAXIMUM HEIGHT:** The Proposed Development Agreement would permit development at up to 330 feet on the Development Property, utilizing a series of bonuses. The Proposed Development Agreement would not change the permitted height of 60 feet applicable to the Hostel Property.

**PROPOSED USES AND POPULATION DENSITIES:** The proposed Development Agreement contemplates a mixed-use development consisting of (1) a maximum of 125 residential units at the Development Property; (2) accessory retail/commercial uses at the Development Property.

*A copy of the proposed Development 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 take part in this meeting or be represented by an agent. The public may submit written comments by sending an email to: [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) by 5:00 p.m. the day before the City Commission meeting. Please identify the Agenda Item Number in the email subject line. The emails received will be forwarded to the Mayor and Commissioners and will be included as a part of the meeting record. This Item is available for public inspection during normal business hours in the Office of the City Clerk, 1700 Convention Center Drive, 1<sup>st</sup> Floor, City Hall, Miami Beach, Florida 33139. This meeting, or any Item therein, 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).

The City Commission Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeachfl.gov/government/mbtv/>, as well as on Breezeline Cable channel 660, AT&T U-verse channel 99, Hotwire Communications channel 395, and ROKU device on PEG.TV channel, and on social media at <https://www.facebook.com/cityofmiamibeach>.

**Parking**

Meeting attendees can park at the City Hall Garage, 1755 Meridian Avenue, Miami Beach, Florida 33139.

MIAMIBEACH

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**AD: 06092025-01 / 06252025-03 MAILER/WEBSITE**