

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING**

**ALTON BEACH BAYFRONT OVERLAY DISTRICT –
LDR AMENDMENTS**

**ORDINANCE AMENDING THE RESILIENCY CODE OF
THE CITY OF MIAMI BEACH TO PROVIDE
DEVELOPMENT REGULATIONS THAT INCENTIVIZE
NON-TRANSIENT RESIDENTIAL USES FOR LOT 3,
BLOCK 80 OF BAY GARDEN MANOR CONDO,
ACCORDING TO THE PLAT THEREOF, RECORDED IN
PLAT BOOK 6, PAGE 12 OF THE PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA.**

**JUNE 25, 2025
CITY COMMISSION MEETING**

SECOND READING DATE REVISED FROM MAY 21, 2025 TO JUNE 25, 2025

PLEASE BE ADVISED: This advertisement has been updated to reflect a change in the date of the Second Reading/Public Hearing for the proposed Ordinance. The original hearing date of May 21, 2025, at 9:16 a.m. has been rescheduled to June 25, 2025, at 9:16 a.m. All other information remains unchanged.

NOTICE IS HEREBY GIVEN that on **June 25, 2025, at 9:16 a.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 Second Reading/Public Hearing on the following proposed Ordinance:

ALTON BEACH BAYFRONT OVERLAY DISTRICT – LDR AMENDMENTS

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 7, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," SECTION 7.2.6, "RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY," SUBSECTION 7.2.6.3, "DEVELOPMENT REGULATIONS (RM-3)," TO REFERENCE MODIFIED DEVELOPMENT REGULATIONS FOR THE ALTON BEACH BAYFRONT OVERLAY, FURTHER AMENDING ARTICLE III, "OVERLAY DISTRICTS," BY CREATING SECTION 7.3.12, ENTITLED "ALTON BEACH BAYFRONT OVERLAY DISTRICT," TO CREATE DEVELOPMENT REGULATIONS THAT INCENTIVIZE NON-TRANSIENT RESIDENTIAL DEVELOPMENT ON LOT 3, BLOCK 80 OF BAY GARDEN MANOR CONDO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 12 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.*

During the June 25, 2025 Hybrid Commission Meeting, the City Commission will be physically present in the **Commission Chamber at 1700 Convention Center Drive, 3rd Floor, Miami Beach, Florida 33139**. Applicants and members of the public who wish to attend this Commission Meeting or provide public comments 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.

INTERESTED PARTIES are invited to participate in this meeting or be represented by an agent. The public may submit written comments on Commission Meeting Items by either submitting an eComment through the agenda page at <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda> and clicking the comment bubble icon in the "Current and Upcoming Meetings" section or by emailing CityClerk@miamibeachfl.gov with the Agenda Item Number in the subject line. Comments received in either format will be accepted until 5:00 p.m. the day before the meeting. All submissions will be forwarded to the Mayor and Commissioners and included in the meeting record.

Copies of Agenda Items are available for public inspection at <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda>. 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 concerning 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 from 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 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; 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/>, Breezeline Cable channel 660 or 2004 (HD), 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>.

To review the Business Impact Estimates for the above proposed Ordinance, please visit <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>.

To access additional advertisements and notices, visit Miami-Dade County's designated website at <http://legalads.miamidade.gov/> and filter by municipality.

Parking

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

MIAMI BEACH

AD: 06252025-02 HERALD

Rafael E. Granado, City Clerk
City of Miami Beach
CityClerk@miamibeachfl.gov
305.673.7411

[311](#)[\(/global/311/home.page\)](#)[GovMeetings](#)[\(/global/webcasting/home.page\)](#)[Calendar](#)[\(/global/calendar/global.page\)](#)[Translate](#)[Menu](#)<https://www.miamidade.gov/global/home.page>[Home \(/global/home.page\)](#) > [News & Social Media \(/global/navigation/news-index.page\)](#) > Public Notices

Legal Ads and Public Notices

Share:

Public Hearing - Notice Of Public Hearings And Intent To Consider A Development Agreement - May 21, 2025 And June 25, 2025 City Commission Meetings (/resources/legal-ads/municipalities/miami-beach/05212025-08 06252025-03 DEVELOPMENT AGREEMENT WEBSITE REG ML NK MAILER.pdf)

Miami Beach | Publish Date: May 1, 2025

NOTICE IS HEREBY GIVEN that on May 21, 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 First Reading/Public Hearing on the following proposed Development Agreement - (9:17 a.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 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.

Public Hearing - Notice Of Public Hearing And Intent To Consider A Development Agreement - May 21, 2025 City Commission Meeting (/resources/legal-ads/municipalities/miami-beach/05212025-07 DEVELOPMENT AGREEMENT WEBSITE REG ML NK TM.pdf)

Miami Beach | Publish Date: May 1, 2025

NOTICE IS HEREBY GIVEN that on May 21, 2025, at 9:22 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 following proposed Development Agreement - (9:22 a.m. Second Reading Public Hearing) - A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, 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 OF MIAMI BEACH ("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 200 HOTEL UNITS, (2) A MAXIMUM OF 140 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.

Public Hearing - Alton Beach Bayfront Overlay District - Comprehensive Plan Amendment (</resources/legal-ads/municipalities/miami-beach/03-06252025-01altonbeachbayfrontcp.pdf>)

Miami Beach | Publish Date: Apr 30, 2025

PLEASE BE ADVISED: This advertisement has been updated to reflect a change in the date of the Second Reading/Public Hearing for the proposed Ordinance. The original hearing date of May 21, 2025, at 9:15 a.m. has been rescheduled to June 25, 2025, at 9:15 a.m. All other information remains unchanged. NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:15 a.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 Second Reading/Public Hearing on the following proposed Ordinance: ALTON BEACH BAYFRONT OVERLAY DISTRICT - COMPREHENSIVE PLAN AMENDMENT

Public Hearing - Alton Beach Bayfront Overlay District - LDR Amendment (</resources/legal-ads/municipalities/miami-beach/04-06252025-02altonbeachbayfrontldr.pdf>)

Miami Beach | Publish Date: Apr 30, 2025

PLEASE BE ADVISED: This advertisement has been updated to reflect a change in the date of the Second Reading/Public Hearing for the proposed Ordinance. The original hearing date of May 21, 2025, at 9:16 a.m. has been rescheduled to June 25, 2025, at 9:16 a.m. All other information remains unchanged. NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:16 a.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 Second Reading/Public Hearing on the following proposed Ordinance: ALTON BEACH BAYFRONT OVERLAY DISTRICT – LDR AMENDMENTS

Public Notice - City of Miami Beach Meeting Notices May 2 - 9, 2025 (</resources/legal-ads/municipalities/miami-beach/02-may5-may92025.pdf>)

Miami Beach | Publish Date: Apr 25, 2025

City of Miami Beach Meeting Notices May 2 - 9, 2025