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Miami Beach | Publish Date: Apr 15, 2025

NOTICE IS HEREBY GIVEN that on April 23, 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 First Amendment to Development Agreement: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, APPROVING, FOLLOWING FIRST READING/PUBLIC HEARING, A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT, DATED JULY 31, 2019, CURRENTLY AMONG THE CITY OF MIAMI BEACH ("CITY"), 7450 OCEAN TERRACE LLC, OCEAN TERRACE TRUSTEE LLC, OCEAN TERRACE RESIDENTIAL LLC, OCEAN TERRACE SHARED FACILITIES LLC, AND OCEAN TERRACE RETAIL LLC (COLLECTIVELY, "PROJECT DEVELOPER"), AND OTH STREETScape, LLC ("PARK DEVELOPER"), FOR THE DEVELOPMENT OF THE OCEAN TERRACE PROPERTY, GENERALLY LOCATED AT 7409, 7421, 7433, 7435, 7437, 7439, 7441, AND 7449 COLLINS AVENUE, AND 7400, 7410, 7420, 7430, 7436, AND 7450 OCEAN TERRACE ("DEVELOPMENT SITE"), AS AUTHORIZED UNDER SECTION 2.11.1 OF THE MIAMI BEACH RESILIENCY CODE (FORMERLY SECTION 118-4 OF THE CITY CODE), AND SECTIONS 163.3220 – 163.3243, FLORIDA STATUTES, WHICH FIRST AMENDMENT ELIMINATES THE REQUIREMENT THAT THE PROJECT INCLUDE AT LEAST 75 HOTEL UNITS; AND FURTHER, SETTING THE SECOND AND FINAL READING/PUBLIC HEARING OF THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR A TIME CERTAIN.

[Public Hearing 1 - Alton Beach Bayfront Overlay District - Comprehensive Plan Amendment](#) (/resources/legal-ads/municipalities/miami-beach/04-04232025-05-05212025-01altonbeachbayfrontoverlay1.pdf)

Miami Beach | Publish Date: Apr 12, 2025

NOTICE IS HEREBY GIVEN that on April 23, 2025, at 5:01 p.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 First Reading/Public Hearing on the following proposed Ordinance:

[Public Hearing 2 - North Beach Oceanfront Overlay - LDR Amendment](#) (/resources/legal-ads/municipalities/miami-beach/12-04232025-13northbeachldramendment.pdf)

Miami Beach | Publish Date: Apr 12, 2025

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARINGS
AND INTENT TO CONSIDER
A DEVELOPMENT AGREEMENT
APRIL 23, 2025 AND MAY 21, 2025
CITY COMMISSION MEETINGS**

NOTICE IS HEREBY GIVEN that on **April 23, 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 First Amendment to Development Agreement:

9:17 a.m. First Reading Public Hearing

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, APPROVING, FOLLOWING FIRST READING/PUBLIC HEARING, A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT, DATED JULY 31, 2019, CURRENTLY AMONG THE CITY OF MIAMI BEACH (“CITY”), 7450 OCEAN TERRACE LLC, OCEAN TERRACE TRUSTEE LLC, OCEAN TERRACE RESIDENTIAL LLC, OCEAN TERRACE SHARED FACILITIES LLC, AND OCEAN TERRACE RETAIL LLC (COLLECTIVELY, “PROJECT DEVELOPER”), AND OTH STREETSCAPE, LLC (“PARK DEVELOPER”), FOR THE DEVELOPMENT OF THE OCEAN TERRACE PROPERTY, GENERALLY LOCATED AT 7409, 7421, 7433, 7435, 7437, 7439, 7441, AND 7449 COLLINS AVENUE, AND 7400, 7410, 7420, 7430, 7436, AND 7450 OCEAN TERRACE (“DEVELOPMENT SITE”), AS AUTHORIZED UNDER SECTION 2.11.1 OF THE MIAMI BEACH RESILIENCY CODE (FORMERLY SECTION 118-4 OF THE CITY CODE), AND SECTIONS 163.3220 — 163.3243, FLORIDA STATUTES, WHICH FIRST AMENDMENT ELIMINATES THE REQUIREMENT THAT THE PROJECT INCLUDE AT LEAST 75 HOTEL UNITS; AND FURTHER, SETTING THE SECOND AND FINAL READING/PUBLIC HEARING OF THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR A TIME CERTAIN.

If this proposed First Amendment to Development Agreement is approved on First Reading, then on May 21, 2025, at 9:25 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 First Amendment to Development Agreement.

The City of Miami Beach Commission will host a Hybrid Commission Meeting on April 23, 2025 and May 21, 2025. During the April 23, 2025 and May 21, 2025 Hybrid Commission Meetings, the City Commission will be physically present in the **Commission Chamber, at Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, Florida 33139.**

Members of the public who wish to attend these Commission Meetings or provide public comment in person may appear at the Commission Chamber. Applicants and members of the public who want to participate or provide comment virtually during the Commission Meeting(s) 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(s) 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 7409 Collins Avenue (02-3202-003-0120), 7421 Collins Avenue (02-3202-003-0110), 7433 Collins Avenue (02-3202-003-0100), 7435, 7437,

and 7439 Collins Avenue (02-3202-003-0090), 7441, 7443, and 7445 Collins Avenue (02-3202-003-0080), 7449 and 7451 Collins Avenue (02-3202-003-0070), 7400 Ocean Terrace (02-3202-003-0060), 7410 Ocean Terrace (02-3202-003-0050), 7420 Ocean Terrace (02-3202-003-0040), 7430 Ocean Terrace (02-3202-003-0030), 7436 Ocean Terrace (02-3202-003-0020), 7450 Ocean Terrace (02-3202-003-0010), and the vacated rights-of-way of Ocean Terrace, 74th Street, and 75th Street (02-3202-003-0135), collectively consisting of approximately 142,220 square feet (3.265 acres) of land.

ZONING DISTRICTS: The Development Site is currently located within the Ocean Terrace Overlay District, and two separate underlying zoning districts: CD-2, "Commercial Medium Intensity," and MXE, "Mixed-Use Entertainment."

USES: The existing Development Agreement provides that the Project will be developed consistent with the City's Land Development Regulations for the Ocean Terrace Overlay District and the underlying CD-2 and MXE zoning districts. The current main permitted uses in the Ocean Terrace Overlay District include (a) apartments; (b) apartment/hotels; (c) hotels; (d) commercial; and (e) uses that serve alcoholic beverages. At this time, the Project Developer anticipates that the Project will contain seventy-six (76) units, including fifty-two (52) residential units in a tower building and twenty-four (24) condo hotel units in a mid-rise building, in addition to other permitted uses. The proposed First Amendment to Development Agreement will eliminate the Development Agreement's requirement that the Project include at least seventy-five (75) hotel units.

POPULATION DENSITIES: In the MXE and CD-2, the maximum residential density is 100 dwelling units per acre.

BUILDING INTENSITIES: In the CD-2, the maximum floor area ratio (FAR) is 2.0 for mixed-use buildings. In the MXE, the maximum FAR is 2.0.

BUILDING HEIGHT: Within the Ocean Terrace Overlay District, the maximum height of a main use residential building within the Development Site shall not exceed 235 feet, and the maximum height of a main use hotel building within the Development Site shall not exceed 125 feet. The existing Development Agreement provides that the Project may only include one tower in excess of 125 feet.

A copy of the proposed First Amendment to 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 these meetings or be represented by an agent. The public may submit written comments by sending an email to: CityClerk@miamibeachfl.gov by 5:00 p.m. the day before the City Commission meeting. Please identify the agenda item number in the subject line of the email. 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, 1st Floor, City Hall, Miami Beach, Florida 33139. These meetings, 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 meetings or its hearings, 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 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service).

The City Commission Meetings 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

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

AD: 04232025-16 / 05212025-06 WEBSITE / MAILER