

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 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 13TH 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 CONVEYANCE AND POSSIBLE CONSTRUCTION OF A PUBLIC PARK ON THE HOSTEL PROPERTY, AND DEVELOPMENT OF THE SEGMENTS OF THE BAYWALK ADJACENT TO THE PROPERTIES LOCATED AT 800 WEST AVENUE, 1228 WEST AVENUE, AND 1450 LINCOLN ROAD (THE “PROJECT”); AND MEMORIALIZES CERTAIN PUBLIC BENEFIT COMMITMENTS MADE BY THE DEVELOPER, AS WELL AS CERTAIN REQUIREMENTS AND DEADLINES WITH RESPECT TO ACQUISITION OF THE HOSTEL PROPERTY AND CONVEYANCE TO THE CITY, AND DEVELOPMENT OF THE BAYWALK SEGMENTS, AMONG OTHER PUBLIC BENEFITS; AND FURTHER AUTHORIZING THE CITY MANAGER TO FINALIZE THE DEVELOPMENT AGREEMENT, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND, FINALLY, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND RECORD THE DEVELOPMENT AGREEMENT.

**WHEREAS**, 1250 West Ave Owner LLC, a Florida limited liability company (the “Private Project Developer”) controls the property at 1250 West Avenue identified by Miami-Dade County reference Folio No. 02-3233-048-0001 (a.k.a. the “Developer Property”) within the City; and

**WHEREAS**, West Hospitality Owner LLC, a Florida limited liability company (the “Public Project Developer”) is the contract purchaser of the property located at 1247 West Avenue, 1255 West Avenue, and 1234 13 Street identified by Miami-Dade County Folio Nos. 02-3233-018-0110, 02-3233-018-0090, and 02-3233-018-0100 (a.k.a. the “Hostel Property”); and

**WHEREAS**, the Private Project Developer has applied to amend the City's 2040 Comprehensive Plan and Land Development Regulations to establish the Alton Beach Bayfront Overlay District (the "Overlay Ordinances"); and

**WHEREAS**, the Overlay Ordinances establish the parameters for development of a project that is compatible with its surroundings and sensitive to neighboring properties, as well as provide for floor area and height bonuses if the development meets certain benchmarks such as reductions in density, prohibition of short term rentals, capital improvements in the West Avenue neighborhood, and other public benefits; and

**WHEREAS**, in order to memorialize certain public benefits proffered by the Developer and associated with the benefit of additional floor area and height, as well as certain requirements and deadlines with regard thereto, the Private Project Developer and the City intend to enter into a Development Agreement for capital improvements along the West Avenue corridor, defined as the area bounded by 5<sup>th</sup> street on the south, 17<sup>th</sup> Street on the north, Alton Court on the east, and Biscayne Bay on the west, and other public benefits that could be applied on a City-wide basis, including:

1. Acquisition of property containing a transient use within the West Avenue Corridor;
2. Designing, permitting, and constructing the portions of the Bay Walk located at 800 West Avenue, 1228 West Avenue, and 1450 Lincoln Road, or, in the event the requisite easements from upland owners cannot be obtained, contribute funds to the City for construction of the Bay Walk or other capital improvements; and

**WHEREAS**, on April 23, 2025, the City Commission unanimously approved the Overlay Ordinances at First Reading; and

**WHEREAS**, on April 23, 2025, the City Commission adopted Resolution No. 2025-33639, directing the City Administration to negotiate a development agreement related to the Overlay Ordinances with West Hospitality Owner LLC with respect to acquisition of the Hostel Property and conveyance to the City as well as development of the Baywalk Segments, and other public benefits (the "Development Agreement"); and

**WHEREAS**, on June 9, 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 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 13th 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 conveyance and possible construction of a public park on the Hostel Property, and development of the segments of the Bay Walk located adjacent to the properties located at 800 West Avenue, 1228 West Avenue, and 1450 Lincoln Road (the “Project”) and memorializes certain public benefit commitments made by the Developer, as well as certain requirements and deadlines with respect to acquisition of the Hostel Property and Conveyance to the City, and development of the Baywalk Segments, among other public benefits, and further authorize the City Manager to finalize the Development Agreement, in a form acceptable to the City Attorney; and, finally, authorizing 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 Joseph Magazine)

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney

6/18/2025  
Date

NK