

# **NOTICE OF PUBLIC HEARINGS AND INTENT TO CONSIDER A DEVELOPMENT AGREEMENT**

**May 21, 2025 AND June 25, 2025  
CITY COMMISSION MEETINGS**

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.**

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 May 21, 2025 and June 25, 2025. During the May 21, 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 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 comments virtually during the Commission Meetings 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 meetings 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, and 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 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 these meetings 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 meetings. Please identify the Agenda Item Number(s) in the email subject line. The emails received will be forwarded to the Mayor and Commissioners and will be included as 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. These meetings, or any Items 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 305.604.2489 and select option 6; 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](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411

**AD: 05212025-08 06252025-03 MAILER**

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## Legal Ads and Public Notices

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**[Public Hearing- Planning Board June Meeting \(/resources/legal-ads/municipalities/miami-beach/pb june 2025.pdf\)](#)**

**Miami Beach | Publish Date: May 1, 2025**

The Miami Beach Planning Board will hold a regularly scheduled meeting in the Miami Beach City Hall, 1700 Convention Center Drive, Miami Beach, FL 33139, on: June 10, 2025 at 9:00 AM. Applicants and members of the public are encouraged to attend the meeting virtually via Zoom (i.e. using "communications media technology"). To attend or participate via Zoom, please use the following link to join the webinar: <https://miamibeachfl-gov.zoom.us/j/86143426327>, or dial in via telephone at US: +19292056099,,86143426327# or 877 853 5257 (Toll Free) Webinar ID: 861 4342 6327.

**[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 - 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 - 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

**June DRB BOA HPB Public Hearing (/resources/legal-ads/municipalities/miami-beach/ad drb hpb boa june 2025.pdf)**



**Miami Beach | Publish Date: Apr 23, 2025**

The Miami Beach Design Review Board will hold a regularly scheduled meeting in the Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139, on: June 12, 2025 at 9:00 A.M. Applicants and members of the public are encouraged to attend the meeting virtually via Zoom (i.e. using "communications media technology"). To attend or participate via Zoom, please use the following link to join the webinar: <https://miamibeachfl-gov.zoom.us/j/82273941924> Or iPhone one-tap : US: +13017158592 or 888 475 4499 (Toll Free) Webinar ID: 822 7394 1924. The Miami Beach Board of Adjustment will hold a regularly scheduled meeting in the Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139, on: June 6, 2025 at 9 AM. Applicants and members of the public are encouraged to attend the meeting virtually via Zoom (i.e. using "communications media technology"). To attend or participate via Zoom, please use the following link to join the webinar: <https://miamibeachfl-gov.zoom.us/j/82869615309> Or iPhone one-tap : US: +13017158592 or 877 853 5257 (Toll Free) Webinar ID: 828 6961 5309. The Miami Beach Historic Preservation Board will hold a regularly scheduled meeting in the Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139, on: June 17, 2025 at 9 AM. Applicants and members of the public are encouraged to attend the meeting virtually via Zoom (i.e. using "communications media technology"). To attend or participate via Zoom, please use the following link to join the webinar: <https://miamibeachfl-gov.zoom.us/j/81748347488> Or iPhone one-tap :US: +13126266799 or 888 475 4499 (Toll Free) Webinar ID: 817 4834 7488.

**Public Hearing - Notice of Public Hearing to Approve the Final Assessment Roll for the Special Assessment District Known as the Lincoln Road Business Improvement District: April 23, 2025, at 2:30 p.m. (/resources/legal-ads/municipalities/miami-beach/Notice-of-Public-Hearing-and-Assessment-Roll.pdf)**

**Miami Beach | Publish Date: Apr 18, 2025**

NOTICE IS HEREBY GIVEN that on April 23, 2025, at 2:30 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 Public Hearing to consider: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTIONS 170.07 AND 170.08, FLORIDA STATUTES, THE FINAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, AND CONFIRMING SUCH ASSESSMENTS AS LEGAL, VALID, AND BINDING FIRST LIENS UPON THE PROPERTY AGAINST WHICH SUCH ASSESSMENTS ARE MADE UNTIL PAID.