

CITY OF MIAMI BEACH NOTICE OF PUBLIC HEARING

ALTON BEACH BAYFRONT OVERLAY DISTRICT - COMPREHENSIVE PLAN AMENDMENT

ORDINANCE AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPRE- HENSIVE PLAN CREATING THE ALTON BEACH BAYFRONT OVERLAY LAND USE OVERLAY CATEGORY, PROVIDING FLOOR AREA BONUSES FOR DEVELOPMENTS THAT INCLUDE CERTAIN PUBLIC BENEFITS.

**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 9:15 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

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN PURSUANT TO THE SMALL SCALE PROCEDURES IN SECTION 163.3187, FLORIDA STATUTES, BY AMENDING GOAL RLU 1, "LAND USE," OBJECTIVE RLU 1.1, "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES," POLICY 1.1.7, "HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)," TO CREATE THE ALTON BEACH BAYFRONT OVERLAY LAND USE CATEGORY, PROVIDING FLOOR AREA RATIO BONUSES FOR DEVELOPMENTS THAT INCLUDE CERTAIN PUBLIC BENEFITS; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, 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>, <https://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.

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 (H-D), AT&T U-verse channel 90, 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.

MIAMIBEACH

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

AD: 06252025-01 HERALD

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-TRAN- SIENT 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 7.2.5, "RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY," SUBSECTION 7.2.5.3, "DEVELOPMENT REGULATIONS (RM-3)," TO REFERENCE MODIFIED DEVELOPMENT REGULATIONS FOR THE ALTON BEACH BAYFRONT OVERLAY, FURTHER AMENDING ARTICLE II, "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 286.0106, 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. Rafael E. Granado, City Clerk

City of Miami Beach
City Clerk: miamibeachfl.gov
305.673.7411
AD: 06252025-02 HERALD

MIAMI BEACH

**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.

MIAMIBEACH

AD: 06252025-02 HERALD

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

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

**ALTON BEACH BAYFRONT OVERLAY DISTRICT -
COMPREHENSIVE PLAN AMENDMENT**

**ORDINANCE AMENDING THE CITY OF MIAMI BEACH
YEAR 2040 COMPREHENSIVE PLAN CREATING THE
ALTON BEACH BAYFRONT OVERLAY LAND USE
OVERLAY CATEGORY, PROVIDING FLOOR AREA
BONUSES FOR DEVELOPMENTS THAT INCLUDE
CERTAIN PUBLIC BENEFITS.**

**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 9:15 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**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN PURSUANT TO THE SMALL SCALE PROCEDURES IN SECTION 163.3187, FLORIDA STATUTES, BY AMENDING GOAL RLU 1, "LAND USE," OBJECTIVE RLU 1.1, "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES," POLICY 1.1.7, "HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)," TO CREATE THE ALTON BEACH BAYFRONT OVERLAY LAND USE CATEGORY, PROVIDING FLOOR AREA RATIO BONUSES FOR DEVELOPMENTS THAT INCLUDE CERTAIN PUBLIC BENEFITS; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, 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.

MIAMIBeach

AD: 06252025-01 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

CITY OF MIAMI BEACH NOTICE OF PUBLIC HEARING

NORTH BEACH OCEANFRONT OVERLAY - COMPREHENSIVE PLAN AMENDMENT ORDINANCE AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN, CREATING THE NORTH BEACH OCEANFRONT OVERLAY LAND USE OVERLAY CATEGORY PROVIDING AUTHORITY TO ESTABLISH FLOOR AREA INCENTIVES FOR PARTIAL RECONSTRUCTION OF CONTRIBUTING BUILDINGS; AND DESIGNATING THE NORTH BEACH OCEANFRONT OVERLAY DISTRICT ON THE 2040 FUTURE LAND USE MAP.

JUNE 25 2025

CITY COMMISSION MEETING

NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:20 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:

NORTH BEACH OCEANFRONT OVERLAY - COMPREHENSIVE PLAN AMENDMENT

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN PURSUANT TO THE SMALL SCALE PROCEDURES IN SECTION 163.3187, FLORIDA STATUTES, BY AMENDING GOAL, RLU 1: LAND USE, OBJECTIVE RLU 1.1: ESTABLISHMENT OF FUTURE LAND USE CATEGORIES, POLICY 1.1.7: HIGH DENSITY MULTI-FAMILY RESIDENTIAL (RW-3), CREATING THE NORTH BEACH OCEANFRONT OVERLAY LAND USE OVERLAY CATEGORY PROVIDING AUTHORITY TO ESTABLISH FLOOR AREA INCENTIVES FOR PARTIAL RECONSTRUCTION OF CONTRIBUTING BUILDINGS, AND DESIGNATING THE NORTH BEACH OCEANFRONT OVERLAY DISTRICT ON THE 2040 FUTURE LAND USE MAP, PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL, REPEALER, SEVERABILITY, 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** Commission Meeting, the City of Miami Beach will host a Hybrid Commission Meeting. During the 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**.

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 comment virtually during the Commission Meeting may join the webinar at <https://miami-beach-fl-gov.zoom.us/j/81392857671f> or via telephone at 1.305.224.1968 (U.S.) or 888.275.4499 (Toll-Free). Webinar ID: 81392857671f. 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 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 (live-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 305.604.2404 (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/>, Brezeline 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/>.

Parking

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

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

AD: 06252025-04

MIAMI BEACH

CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING

NORTH BEACH OCEANFRONT OVERLAY -
LDR AMENDMENT

ORDINANCE AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH TO
REFERENCE MODIFIED DEVELOPMENT REGULATIONS FOR THE NORTH BEACH
OCEANFRONT OVERLAY AND TO ESTABLISH DEVELOPMENT REGULATIONS THAT
INCENTIVIZE DEVELOPMENTS, INCLUDING THE PARTIAL RECONSTRUCTION OF
CONTRIBUTING BUILDINGS ON CERTAIN EXISTING OCEANFRONT LOTS WITHIN THE
NORTH BEACH RESORT LOCAL HISTORIC DISTRICT.

JUNE 25, 2025
CITY COMMISSION MEETING

NOTICE IS HEREBY GIVEN that on **June 25, 2025, at 9:21 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:

NORTH BEACH-OCEANFRONT OVERLAY - LDR AMENDMENT

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 MODIFIED DEVELOPMENT REGULATIONS FOR THE NORTH BEACH OCEANFRONT OVERLAY," FURTHER AMENDING CHAPTER 7, "ZONING DISTRICTS AND REGULATIONS," ARTICLE III, "OVERLAY DISTRICTS," BY CREATING SECTION 7.3.11, ENTITLED "NORTH BEACH OCEANFRONT OVERLAY DISTRICT," TO ESTABLISH DEVELOPMENT REGULATIONS THAT INCENTIVIZE DEVELOPMENTS INCLUDING THE PARTIAL RECONSTRUCTION OF CONTRIBUTING BUILDINGS ON CERTAIN EXISTING OCEANFRONT LOTS WITHIN THE NORTH BEACH RESORT LOCAL HISTORIC DISTRICT; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, 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**, Commission Meeting, the City of Miami Beach will host a Hybrid Commission Meeting. During the 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**.

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 comment virtually during the Commission Meeting may join the webinar at <https://miami-beach1-gov.zoom.us/j/81392857671> or via telephone at 1.305.224.1988 (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.miami-beach1-gov/city-hall/city-clerk/agenda> or by emailing CityClerk@miamibeach1.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.miamibeach1.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 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 Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeach1.gov/government/mbtv/>, BreezeLine Cable channel 660 or 2004 (HD), AT&T U-verse channel 99, Holwire 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.miamibeach1.gov/city-hall/city-clerk/meeting-notices/>.

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

AD: 06252025-05 HERALD

MIAMI BEACH

Rafael E. Granado, City Clerk
City of Miami Beach
CityClerk@miamibeach1.gov
305.673.7411

[311](#)[\(/global/311/home.page\)](#)[GovMeetings](#)[\(/global/webcasting/home.page\)](#)[Calendar](#)[\(/global/calendar/global.page\)](#)

Translate

[Menu](#)[\(/https://www.miamidade.gov/global/home.page\)](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

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, 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 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 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, 1st 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
305.673.7411

AD: 05212025-08 06252025-03 MAILER

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING
ALTON BEACH BAYFRONT OVERLAY DISTRICT -
COMPREHENSIVE PLAN AMENDMENT**

**ORDINANCE AMENDING THE CITY OF MIAMI BEACH
YEAR 2040 COMPREHENSIVE PLAN CREATING THE
ALTON BEACH BAYFRONT OVERLAY LAND USE
OVERLAY CATEGORY, PROVIDING FLOOR AREA
BONUSES FOR DEVELOPMENTS THAT INCLUDE
CERTAIN PUBLIC BENEFITS.**

**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 9:15 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**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN PURSUANT TO THE SMALL SCALE PROCEDURES IN SECTION 163.3187, FLORIDA STATUTES, BY AMENDING GOAL RLU 1, "LAND USE," OBJECTIVE RLU 1.1, "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES," POLICY 1.1.7, "HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)," TO CREATE THE ALTON BEACH BAYFRONT OVERLAY LAND USE CATEGORY, PROVIDING FLOOR AREA RATIO BONUSES FOR DEVELOPMENTS THAT INCLUDE CERTAIN PUBLIC BENEFITS; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, 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

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

AD: 06252025-01 HERALD

**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.

MIAMIBEACH

AD: 06252025-02 HERALD

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

[311](#)[\(/global/311/home.page\)]((/global/311/home.page))[GovMeetings](#)[\(/global/webcasting/home.page\)]((/global/webcasting/home.page))[Calendar](#)[\(/global/calendar/global.page\)]((/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 Rescheduled Public Hearing To Approve The Final Assessment Roll For The Special Assessment District Known As The Lincoln Road Business Improvement District - June 25, 2025
(/resources/legal-ads/municipalities/miami-beach/LRBID Notice of Rescheduled Public Hearing and Assessment Roll.pdf)

Miami Beach | Publish Date: Jun 16, 2025

NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:05 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 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.

Public Hearing 1 - Alton Beach Bayfront Overlay District - Comprehensive Plan Amendment
(/resources/legal-ads/municipalities/miami-beach/05-06252025-01altonbeachbayfrontcp.pdf)

Miami Beach | Publish Date: Jun 14, 2025

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 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN PURSUANT TO THE SMALL SCALE PROCEDURES IN SECTION 163.3187, FLORIDA STATUTES, BY AMENDING GOAL RLU 1, "LAND USE," OBJECTIVE RLU 1.1, "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES," POLICY 1.1.7, "HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)," TO CREATE THE ALTON BEACH BAYFRONT OVERLAY LAND USE CATEGORY, PROVIDING FLOOR AREA RATIO BONUSES FOR DEVELOPMENTS THAT INCLUDE CERTAIN PUBLIC BENEFITS; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, 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.

[Public Hearing 1 - North Beach Oceanfront Overlay - Comprehensive Plan Amendment \(/resources/legal-ads/municipalities/miami-beach/03-06252025-04northbeachcp.pdf\)](#)

Miami Beach | Publish Date: Jun 14, 2025

NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:20 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: NORTH BEACH OCEANFRONT OVERLAY - COMPREHENSIVE PLAN AMENDMENT AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN PURSUANT TO THE SMALL SCALE PROCEDURES IN SECTION 163.3187, FLORIDA STATUTES, BY AMENDING GOAL RLU 1: LAND USE; OBJECTIVE RLU 1.1: ESTABLISHMENT OF FUTURE LAND USE CATEGORIES; POLICY 1.1.7: HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3), CREATING THE NORTH BEACH OCEANFRONT OVERLAY LAND USE OVERLAY CATEGORY PROVIDING AUTHORITY TO ESTABLISH FLOOR AREA INCENTIVES FOR PARTIAL RECONSTRUCTION OF CONTRIBUTING BUILDINGS; AND DESIGNATING THE NORTH BEACH OCEANFRONT OVERLAY DISTRICT ON THE 2040 FUTURE LAND USE MAP; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; 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.

[Public Hearing 2 - Alton Beach Bayfront Overlay District - LDR Amendments \(/resources/legal-ads/municipalities/miami-beach/06-06252025-02altonbeachbayfrontldr.pdf\)](#)

Miami Beach | Publish Date: Jun 14, 2025

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.

Public Hearing 2 - North Beach Oceanfront Overlay - LDR Amendment (/resources/legal-ads/municipalities/miami-beach/04-06252025-05northbeachldr.pdf)

Miami Beach | Publish Date: Jun 14, 2025

NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:21 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: NORTH BEACH OCEANFRONT OVERLAY - LDR AMENDMENT 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 NORTH BEACH OCEANFRONT OVERLAY, FURTHER AMENDING CHAPTER 7, "ZONING DISTRICTS AND REGULATIONS," ARTICLE III, "OVERLAY DISTRICTS," BY CREATING SECTION 7.3.11, ENTITLED "NORTH BEACH OCEANFRONT OVERLAY DISTRICT," TO ESTABLISH DEVELOPMENT REGULATIONS THAT INCENTIVIZE DEVELOPMENTS INCLUDING THE PARTIAL RECONSTRUCTION OF CONTRIBUTING BUILDINGS ON CERTAIN EXISTING OCEANFRONT LOTS WITHIN THE NORTH BEACH RESORT LOCAL HISTORIC DISTRICT; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, 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.

Public Notice - How A Person May Participate During The June 25, 2025 Hybrid City Commission Meeting (/resources/legal-ads/municipalities/miami-beach/11-06252025-10avm.pdf)

Miami Beach | Publish Date: Jun 14, 2025

On June 25, 2025, commencing at 8:30 a.m., the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the Commission Chamber at 1700 Convention Center, 3rd Floor, Miami Beach, Florida, 33139.

Public Notice - Notice Of Public Hearing And Intent To Consider A Development Agreement (/resources/legal-ads/municipalities/miami-beach/07-06252025-06northbeachda.pdf)

Miami Beach | Publish Date: Jun 14, 2025

NOTICE IS HEREBY GIVEN that on June 25, 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 140 HOTEL UNITS, (2) A MAXIMUM OF 200 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 Notice - Notice Of Public Hearing And Intent To Consider A Development Agreement (/resources/legal-ads/municipalities/miami-beach/08-06252025-09altonda.pdf)

Miami Beach | Publish Date: Jun 14, 2025

NOTICE IS HEREBY GIVEN that 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 following proposed Development Agreement 9:17 a.m. Second Reading Public Hearing A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, FOLLOWING FIRST READING/PUBLIC HEARING, OF 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 (1) A MAXIMUM OF 125 RESIDENTIAL UNITS AT THE DEVELOPMENT PROPERTY, (2) GROUND FLOOR RETAIL/COMMERCIAL AT THE DEVELOPMENT PROPERTY, AND (3) ACCESSORY USES; AND (4) A PUBLIC PARK AT 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 Notice - Notice of Public Hearings - June 25, 2025, Commission Meeting \(/resources/legal-ads/municipalities/miami-beach/09-06252025-08longherald.pdf\)](#)

Miami Beach | Publish Date: Jun 14, 2025

NOTICE IS HEREBY GIVEN that the following Public Hearings will be heard by the Mayor and City Commissioners of the City of Miami Beach, Florida, on June 25, 2025, at the times listed or as soon thereafter as the matter can be heard. For questions, please contact the Office of the City Clerk at 305.673.7411.

[Public Notice - Notice of Public Hearings - June 25, 2025, Commission Meeting \(/resources/legal-ads/municipalities/miami-beach/10-06252025-07longwebsite.pdf\)](#)

Miami Beach | Publish Date: Jun 14, 2025

NOTICE IS HEREBY GIVEN that the following Public Hearings will be heard by the Mayor and City Commissioners of the City of Miami Beach, Florida, on June 25, 2025, at the times listed or as soon thereafter as the matter can be heard. For questions, please contact the Office of the City Clerk at 305.673.7411.



Page 1



Was this page helpful?

Yes

No

CITY OF MIAMI BEACH

HOW A PERSON MAY PARTICIPATE DURING THE JUNE 25, 2025 HYBRID CITY COMMISSION MEETING

In-Person Participation:

On **June 25, 2025**, commencing at 8:30 a.m., the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the Commission Chamber at **1700 Convention Center, 3rd Floor**, Miami Beach, Florida, 33139.

Providing Spoken Public Comment:

Applicants and 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 wish to participate or provide comment 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#. Applicants and 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.

Observing the Commission Meeting:

The 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 or 2004 (HD), AT&T U-verse channel 99, Hotwire Communications channel 395, and ROKU device on PEG.TV channel. Closed captioning displays of the audio portion of the Commission Meeting are available in English and Spanish on MBTV. The Commission Meeting will also be broadcast live on social media at facebook.com/cityofmiamibeach. Closed captioning displays of the audio portion of the Commission Meeting are available in English on Facebook.

Submitting Written Public Comment Before the Commission Meeting:

There are two ways for the public to submit written comments on a Commission Meeting Item:

- You may submit eComments once the agenda is published by visiting <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda> and clicking the comment bubble icon in the "Current and Upcoming Meetings" section to comment on specific agenda items. eComments are accepted until 5:00 p.m. the day before the meeting.
- Alternatively, the public may submit written comments by sending an email to CityClerk@miamibeachfl.gov by 5:00 p.m. the day before the Commission Meeting. Please identify the Agenda Item Number in the email subject line.

Comments received, in either format, will be forwarded to the Mayor and Commissioners and will be included as a part of the meeting record.

DR. STANLEY SUTNICK CITIZENS SPEAKERS FORUM

The times for the public comment period, known as the Dr. Stanley Sutnick Citizen's Forum, are 8:30 a.m. and 1:00 p.m., or as soon as possible thereafter. Approximately thirty minutes will be allocated to each session, with individuals being limited to no more than two minutes or for a period established by the Mayor. No appointment or advance notification is needed to speak to the Commission during this Forum. During the Dr. Stanley Sutnick Citizen's Forum, the public may address any issues and/or concerns.

AUDIO/VISUAL PRESENTATIONS

Audio/visual (AV) materials relating to Agenda Items at City Commission meetings may be presented by utilizing the City's AV equipment, provided that materials are submitted to the Department of Marketing and Communications by 8:30 a.m., one (1) business day before the meeting. Advance submittal of a presentation will allow the Communications Department to plan for the use of the appropriate AV equipment. AV materials must be submitted via email at communications@miamibeachfl.gov. The body of the email must include a notation listing the name or group, contact person, daytime telephone number, email address, description/title of the presentation, and Agenda Item Title as well as the Agenda Item Number. Please reference "Audio/Visual Material" in the email subject line. Acceptable formats for electronic submission are .pdf, .ppt, .pptx, .pps, .ppsx, .wmv, .avi, and .mov. (Note that .pdf is the preferred format for PowerPoint presentations.)

Before every Commission meeting, an Agenda and backup materials are published by the Administration. The Agenda and backup materials are available on the City's website: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda> the Thursday before a regularly scheduled Commission Meeting. Interested parties are invited to take part in this meeting or be represented by an agent. This meeting, or any Item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

To request this material in an alternate format, a 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).

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

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: 06252025-10 AVM

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

**NORTH BEACH OCEANFRONT OVERLAY -
COMPREHENSIVE PLAN AMENDMENT**

**ORDINANCE AMENDING THE CITY OF MIAMI BEACH
YEAR 2040 COMPREHENSIVE PLAN, CREATING THE
NORTH BEACH OCEANFRONT OVERLAY LAND USE
OVERLAY CATEGORY PROVIDING AUTHORITY TO
ESTABLISH FLOOR AREA INCENTIVES FOR PARTIAL
RECONSTRUCTION OF CONTRIBUTING BUILDINGS;
AND DESIGNATING THE NORTH BEACH
OCEANFRONT OVERLAY DISTRICT ON THE 2040
FUTURE LAND USE MAP.**

**JUNE 25 2025
CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on **June 25, 2025**, at **9:20 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:

**NORTH BEACH OCEANFRONT OVERLAY - COMPREHENSIVE PLAN
AMENDMENT**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN PURSUANT TO THE SMALL SCALE PROCEDURES IN SECTION 163.3187, FLORIDA STATUTES, BY AMENDING GOAL RLU 1: LAND USE; OBJECTIVE RLU 1.1: ESTABLISHMENT OF FUTURE LAND USE CATEGORIES; POLICY 1.1.7: HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3), CREATING THE NORTH BEACH OCEANFRONT OVERLAY LAND USE OVERLAY CATEGORY PROVIDING AUTHORITY TO ESTABLISH FLOOR AREA INCENTIVES FOR PARTIAL RECONSTRUCTION OF CONTRIBUTING BUILDINGS; AND DESIGNATING THE NORTH BEACH OCEANFRONT OVERLAY DISTRICT ON THE 2040 FUTURE LAND USE MAP; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; 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** Commission Meeting, the City of Miami Beach will host a Hybrid Commission Meeting. During the 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.**

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 comment 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 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 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/>.

Parking

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

MIAMIBEACH

AD: 06252025-04

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

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

**NORTH BEACH OCEANFRONT OVERLAY -
LDR AMENDMENT**

**ORDINANCE AMENDING THE RESILIENCY CODE OF THE
CITY OF MIAMI BEACH TO REFERENCE MODIFIED
DEVELOPMENT REGULATIONS FOR THE NORTH BEACH
OCEANFRONT OVERLAY AND TO ESTABLISH
DEVELOPMENT REGULATIONS THAT INCENTIVIZE
DEVELOPMENTS, INCLUDING THE PARTIAL
RECONSTRUCTION OF CONTRIBUTING BUILDINGS ON
CERTAIN EXISTING OCEANFRONT LOTS WITHIN THE NORTH
BEACH RESORT LOCAL HISTORIC DISTRICT.**

**JUNE 25, 2025
CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on **June 25, 2025**, at **9:21 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:

NORTH BEACH OCEANFRONT OVERLAY - LDR AMENDMENT

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 NORTH BEACH OCEANFRONT OVERLAY, FURTHER AMENDING CHAPTER 7, "ZONING DISTRICTS AND REGULATIONS," ARTICLE III, "OVERLAY DISTRICTS," BY CREATING SECTION 7.3.11, ENTITLED "NORTH BEACH OCEANFRONT OVERLAY DISTRICT," TO ESTABLISH DEVELOPMENT REGULATIONS THAT INCENTIVIZE DEVELOPMENTS INCLUDING THE PARTIAL RECONSTRUCTION OF CONTRIBUTING BUILDINGS ON CERTAIN EXISTING OCEANFRONT LOTS WITHIN THE NORTH BEACH RESORT LOCAL HISTORIC DISTRICT; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, 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**, Commission Meeting, the City of Miami Beach will host a Hybrid Commission Meeting. During the 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**.

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 comment 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 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 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/>.

Parking

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

MIAMI BEACH

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

AD: 06252025-05 HERALD

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING
ALTON BEACH BAYFRONT OVERLAY DISTRICT -
COMPREHENSIVE PLAN AMENDMENT
ORDINANCE AMENDING THE CITY OF MIAMI BEACH
YEAR 2040 COMPREHENSIVE PLAN CREATING THE
ALTON BEACH BAYFRONT OVERLAY LAND USE
OVERLAY CATEGORY, PROVIDING FLOOR AREA
BONUSES FOR DEVELOPMENTS THAT INCLUDE
CERTAIN PUBLIC BENEFITS.
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 9:15 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**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN PURSUANT TO THE SMALL SCALE PROCEDURES IN SECTION 163.3187, FLORIDA STATUTES, BY AMENDING GOAL RLU 1, "LAND USE," OBJECTIVE RLU 1.1, "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES," POLICY 1.1.7, "HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)," TO CREATE THE ALTON BEACH BAYFRONT OVERLAY LAND USE CATEGORY, PROVIDING FLOOR AREA RATIO BONUSES FOR DEVELOPMENTS THAT INCLUDE CERTAIN PUBLIC BENEFITS; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, 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.

MIAMIBEACH

AD: 06252025-01 HERALD

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

**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.

MIAMIBEACH

AD: 06252025-02 HERALD

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

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING
AND INTENT TO CONSIDER
A DEVELOPMENT AGREEMENT**

**JUNE 25, 2025
CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on **June 25, 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 140 HOTEL UNITS, (2) A MAXIMUM OF 200 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.

The City of Miami Beach Commission will host a Hybrid Commission Meeting on June 25, 2025. During the June 25, 2025 Hybrid Commission Meeting, 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 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 6701 Collins Avenue identified by Folio No. 02-3211-007-0420 (the “Deauville Property”) and the property located at 6625 Indian Creek Drive identified by Folio No. 02-3211-007-1800 (the “Garage Property”), collectively consisting of approximately 201,750 square feet (4.63 acres) of land.

PROPOSED MAXIMUM BUILDING INTENSITY: The Proposed Development Agreement would permit a floor area ratio (“FAR”) of up to 5.5 on the Deauville Property, utilizing a series of floor area bonuses to accommodate a partial reconstruction of a contributing building and a contemporary addition above a portion of the reconstructed pedestal.

The Proposed Development Agreement would not change the permitted FAR of 1.5, applicable to the Garage Property.

PROPOSED MAXIMUM HEIGHT: The Proposed Development Agreement would permit development at up to 300 feet on the Deauville Property, utilizing a series of bonuses to accommodate a partial reconstruction of a contributing building and a contemporary addition above a portion of the reconstructed pedestal.

The Proposed Development Agreement would not change the permitted height of 50 feet applicable to the Garage Property.

PROPOSED USES AND POPULATION DENSITIES: The proposed Development Agreement contemplates a mixed-use development consisting of (1) a maximum of 140 hotel units at the Deauville Property, (2) a maximum of 200 residential units at the Deauville Property; (3) accessory commercial and food and beverage uses at the Deauville Property; (4) ground floor retail at the Deauville Property and the Garage Property, and (5) public parking and public recreational uses within portions of the Garage 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 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 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. 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 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/>, 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.

MIAMI BEACH

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

AD: 06252025-06 MAILER

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING
AND INTENT TO CONSIDER
A DEVELOPMENT AGREEMENT**

**JUNE 25, 2025
CITY COMMISSION MEETINGS**

NOTICE IS HEREBY GIVEN that 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 following proposed Development Agreement

9:17 a.m. Second Reading Public Hearing

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, FOLLOWING FIRST READING/PUBLIC HEARING, OF 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 (1) A MAXIMUM OF 125 RESIDENTIAL UNITS AT THE DEVELOPMENT PROPERTY, (2) GROUND FLOOR RETAIL/COMMERCIAL AT THE DEVELOPMENT PROPERTY, AND (3) ACCESSORY USES; AND (4) A PUBLIC PARK AT 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.

The City of Miami Beach Commission will host a Hybrid Commission Meeting on June 25, 2025. During the June 25, 2025 Hybrid Commission Meeting, 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 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 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, 1st 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

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

AD: 06252025-09 WEBSITE

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARINGS**

**JUNE 25, 2025
HYBRID CITY COMMISSION MEETING**

On **June 25, 2025**, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the **Commission Chamber, located at 1700 Convention Center Drive, 3rd 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 wish 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.

NOTICE IS HEREBY GIVEN that the following Public Hearings will be heard by the Mayor and City Commissioners of the City of Miami Beach, Florida, on **June 25, 2025**, at the times listed or as soon thereafter as the matter can be heard. For questions, please contact the Office of the City Clerk at 305.673.7411.

9:15 a.m. Second Reading Public Hearing

ALTON BEACH BAYFRONT OVERLAY DISTRICT - COMPREHENSIVE PLAN AMENDMENT
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN PURSUANT TO THE SMALL SCALE PROCEDURES IN SECTION 163.3187, FLORIDA STATUTES, BY AMENDING GOAL RLU 1, "LAND USE," OBJECTIVE RLU 1.1, "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES," POLICY 1.1.7, "HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)," TO CREATE THE ALTON BEACH BAYFRONT OVERLAY LAND USE CATEGORY, PROVIDING FLOOR AREA RATIO BONUSES FOR DEVELOPMENTS THAT INCLUDE CERTAIN PUBLIC BENEFITS; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, 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.*

9:16 a.m. Second Reading Public Hearing

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. *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.*

10:45 a.m. Second Reading Public Hearing

DISTANCE SEPARATION EXEMPTIONS FOR ADULT MATERIAL IN RETAIL COSMETICS STORES
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 1, ENTITLED "GENERAL PROVISIONS," ARTICLE II, ENTITLED "DEFINITIONS," SECTION 1.2.2, ENTITLED "USE DEFINITIONS," BY ADDING A DEFINITION FOR 'COSMETICS STORE', AND BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE V, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," SECTION 7.5.5, ENTITLED "SUPPLEMENTARY USE REGULATIONS," SECTION 7.5.5.2, ENTITLED "ADULT ENTERTAINMENT", BY CREATING EXEMPTIONS FROM THE DISTANCE SEPARATION REQUIREMENTS FOR COSMETIC STORES, WHERE ADULT MATERIAL CONSTITUTES LESS THAN 20% OF THE FLOOR AREA OF THE ESTABLISHMENT; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, 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.*

10:50 a.m. Second Reading Public Hearing

WEBSITE ADVERTISING FOR LDR AMENDMENTS

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, SUBPART B, ENTITLED "MIAMI BEACH RESILIENCY CODE," CHAPTER 2, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE IV, ENTITLED "AMENDMENTS TO COMPREHENSIVE PLAN AND TO THE TEXT OF THE LAND DEVELOPMENT REGULATIONS," SECTION 2.4.2, ENTITLED "AMENDMENT TO THE TEXT OF LAND DEVELOPMENT REGULATIONS," BY MODIFYING THE PUBLISHED NOTICE REQUIREMENTS FOR AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, 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.*

INTERESTED PARTIES are invited to take part 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, a 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/>, as well as on 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 proposed Ordinances, 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.

MIAMIBEACH

AD: 06252025-08

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

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARINGS**

**JUNE 25, 2025
HYBRID CITY COMMISSION MEETING**

On **June 25, 2025**, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the **Commission Chamber, located at 1700 Convention Center Drive, 3rd 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 wish 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.

NOTICE IS HEREBY GIVEN that the following Public Hearings will be heard by the Mayor and City Commissioners of the City of Miami Beach, Florida, on **June 25, 2025**, at the times listed or as soon thereafter as the matter can be heard. For questions, please contact the Office of the City Clerk at 305.673.7411.

9:25 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 66 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, ENTITLED "MARINE STRUCTURES, FACILITIES AND VESSELS," BY AMENDING ARTICLE III, ENTITLED "PIERS, DOCKS AND BOAT RAMPS," BY AMENDING SECTION 66-116 THEREOF, ENTITLED "COMMERCIAL VESSEL ACTIVITY HOURS OF OPERATION AT PRIVATE MARINAS AND PRIVATE MARINE FACILITIES," TO CORRECT A SCRIVENER'S ERROR IN THE DEFINITION OF A PLEASURE VESSEL; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

9:26 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 82 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, ENTITLED "PUBLIC PROPERTY," BY AMENDING ARTICLE III, ENTITLED "USE OF PUBLIC PROPERTY," BY AMENDING DIVISION 1, ENTITLED "GENERALLY," BY AMENDING SECTION 82-72 THEREOF, ENTITLED "COMMERCIAL VESSEL ACTIVITY HOURS OF OPERATION AT PUBLICLY-OWNED MARINAS," TO CLARIFY THE DEFINITIONS SET FORTH THEREIN AND ESTABLISH LIMITATIONS FOR OWNER AFFIRMATIVE DEFENSE FOR PERSONAL USE OUTSIDE OF PERMITTED HOURS OF OPERATION; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

9:27 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 102 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, ENTITLED "TAXATION," BY AMENDING ARTICLE IV, ENTITLED "LOCAL BUSINESS TAX," BY AMENDING SECTION 102-368 THEREOF, ENTITLED "POSTING OF BUSINESS TAX RECEIPT AND DECAL; DISPLAY OF BUSINESS TAX RECEIPT NUMBER IN ADVERTISEMENTS," BY REQUIRING THAT COMMERCIAL VESSEL-RELATED BUSINESSES PROMINENTLY DISPLAY A CITY-ISSUED BUSINESS TAX RECEIPT DECAL ON EACH COMMERCIAL VESSEL IN THEIR FLEET; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN

EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

9:30 a.m. First Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 66 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, ENTITLED "MARINE STRUCTURES, FACILITIES AND VESSELS," BY AMENDING ARTICLE IV, ENTITLED "VESSELS," BY CREATING SECTION 66-143 THEREOF, ENTITLED "ANCHORING OF COMMERCIAL VESSELS OR FLOATING STRUCTURES USED TO RENT, STORE, OR OTHERWISE SECURE OTHER VESSELS PROHIBITED"; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

9:31 a.m. First Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 66 THE CITY CODE, ENTITLED "MARINE STRUCTURES, FACILITIES AND VESSELS," BY AMENDING ARTICLE IV, ENTITLED "VESSELS," BY CREATING SECTION 66-156, ENTITLED, "MIAMI BEACH OVERNIGHT ANCHORING LIMITATION AREA ESTABLISHED" BY ESTABLISHING A MIAMI BEACH OVERNIGHT ANCHORING LIMITATION AREA; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

9:35 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 2 OF THE MIAMI BEACH CITY CODE, ENTITLED "ADMINISTRATION," BY AMENDING ARTICLE III, ENTITLED "AGENCIES, BOARDS AND COMMITTEES," BY CREATING DIVISION 35, BY CREATING SECTIONS 2-190.157 THROUGH 2-190.160 TO ESTABLISH THE "ECONOMIC DEVELOPMENT ADVISORY COMMITTEE," TO PROVIDE THE ADMINISTRATION AND CITY COMMISSION WITH RECOMMENDATIONS AND IDEAS TO BETTER SUPPORT AND EXPAND ECONOMIC DEVELOPMENT IN THE CITY OF MIAMI BEACH; AND, PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

9:40 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 46 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, ENTITLED "ENVIRONMENT," BY AMENDING ARTICLE IV, ENTITLED "NOISE," BY AMENDING SECTION 46-152 THEREOF, ENTITLED "NOISES; UNNECESSARY AND EXCESSIVE PROHIBITED," TO PROVIDE AN EXEMPTION ALLOWING COMMERCIAL ENTITIES TO UTILIZE CERTAIN OUTDOOR MAINTENANCE EQUIPMENT AT SPECIFIED TIMES IN ORDER TO ENHANCE SANITATION AND CLEANLINESS IN THE CITY; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

9:45 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 70 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED "MISCELLANEOUS OFFENSES," BY AMENDING ARTICLE III, ENTITLED "GRAFFITI," BY AMENDING DIVISION 1, ENTITLED "GENERALLY," BY AMENDING SECTION 70-123 THEREOF, ENTITLED "PROHIBITIONS; ENFORCEMENT; AND PENALTIES," TO DOUBLE THE CIVIL FINES FOR VIOLATIONS OF THIS SECTION; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

9:50 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 2 OF THE CITY CODE, ENTITLED "ADMINISTRATION," ARTICLE V, ENTITLED "FINANCE," BY CREATING SECTION 2-280 THEREOF, ENTITLED "USE OF RENT PAYMENTS RECEIVED BY THE CITY FROM CONVENTION CENTER HOTEL LEASE," TO DEDICATE, PURSUANT TO THE BALLOT MEASURE APPROVED BY THE CITY'S VOTERS ON NOVEMBER 6, 2018, THE GUARANTEED RENT PAYMENTS RECEIVED BY THE CITY FROM THE CONVENTION CENTER HOTEL LEASE TO ENHANCE FUNDING FOR STORMWATER PROJECTS (IN LIEU OF RATE INCREASES), TRAFFIC REDUCTION MEASURES, AND EDUCATION; AND REQUIRE A 5/7TH VOTE OF THE CITY COMMISSION TO ADOPT ANY FUTURE AMENDMENT TO THIS ORDINANCE; AND PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

9:55 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 58 OF THE MIAMI BEACH CITY CODE, ENTITLED "HOUSING," BY CREATING ARTICLE VII, ENTITLED "CONSUMER PROTECTION OF OWNERS OF RESIDENTIAL REAL PROPERTY," BY CREATING SECTION 58-600 THEREOF, TO BE ENTITLED "DEFINITIONS," TO ADOPT CERTAIN DEFINED TERMS; CREATING SECTION 58-601 THEREOF, TO BE ENTITLED "PROHIBITED CONTACTS FOR SOLICITATIONS," TO ADOPT REGULATIONS PROHIBITING CERTAIN PREDATORY SOLICITATIONS TO RESIDENTIAL CONDOMINIUM UNIT OWNERS; CREATING SECTION 58-610 THEREOF, TO BE ENTITLED "CIVIL PENALTIES," TO PROVIDE FOR PENALTIES AND ENFORCEMENT; AND PROVIDING FOR REFERENCES TO FLORIDA STATUTES, REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

10:05 a.m. Public Hearing

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE THIRD AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA. JOINT CITY COMMISSION AND NBCRA. *This Resolution is being heard pursuant to §§166.041 and 166.241 F.S. and City Code Sections 34-81 to 34-86. Inquiries may be directed to the Office of Management and Budget at 305.673.7510.*

10:05 a.m. Public Hearing

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE SECOND AMENDMENT TO THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA CAPITAL BUDGET FOR FISCAL YEAR 2025, AS SET FORTH IN ATTACHMENTS A, "PROJECTS"; B "SOURCE OF FUNDS"; AND C "PROGRAMS." JOINT CITY COMMISSIONER AND NBCRA. *This Resolution is being heard pursuant to §§166.041 and 166.241 F.S. and City Code Sections 34-81 to 34-86. Inquiries may be directed to the Office of Management and Budget at 305.673.7510.*

10:06 a.m. Public Hearing

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE SIXTH AMENDMENT TO THE GENERAL FUND, ENTERPRISE FUNDS, INTERNAL SERVICE FUNDS, AND SPECIAL REVENUE FUNDS BUDGETS FOR FISCAL YEAR 2025 AS SET FORTH IN THIS RESOLUTION AND IN THE ATTACHED EXHIBIT "A." *This Resolution is being heard pursuant to §§166.041 and 166.241 F.S. Inquiries may be directed to the Office of Management and Budget at 305.673.7510.*

10:07 a.m. Public Hearing

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH,

FLORIDA, ADOPTING THE SEVENTH AMENDMENT TO THE CAPITAL BUDGET FOR FISCAL YEAR 2025 AS SET FORTH IN ATTACHMENTS A, "PROJECTS"; B, "SOURCE OF FUNDS"; AND C "PROGRAMS." *This Resolution is being heard pursuant to §§166.041 and 166.241 F.S. Inquiries may be directed to the Office of Management and Budget at 305.673.7510.*

10:10 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 58 OF THE MIAMI BEACH CITY CODE, ENTITLED "HOUSING," BY CREATING ARTICLE VII, ENTITLED "CONSUMER PROTECTION OF OWNERS OF RESIDENTIAL REAL PROPERTY," BY CREATING SECTION 58-600 THEREOF, TO BE ENTITLED "DEFINITIONS," TO ADOPT CERTAIN DEFINED TERMS; CREATING SECTION 58-602 THEREOF, TO BE ENTITLED "NOTICE TO ASSOCIATIONS," REQUIRING PROSPECTIVE BULK OWNERS OF RESIDENTIAL CONDOMINIUM UNITS TO PROVIDE NOTICE OF THEIR ACQUISITION OF INTERESTS IN CONDOMINIUM PROPERTY; CREATING SECTION 58-610 THEREOF, TO BE ENTITLED "CIVIL PENALTIES," TO PROVIDE FOR PENALTIES AND ENFORCEMENT; AND PROVIDING FOR REFERENCES TO FLORIDA STATUTES, REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

10:15 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 58 OF THE MIAMI BEACH CITY CODE, ENTITLED "HOUSING," BY AMENDING ARTICLE I, ENTITLED "IN GENERAL," BY CREATING SECTION 58-2, THEREOF, TO BE ENTITLED "FAIR APPROVAL PROCESS" REQUIRING CONDOMINIUM ASSOCIATIONS TO APPROVE OR DISAPPROVE AN APPLICATION FROM A POTENTIAL RESIDENT WITHIN FIFTEEN (15) BUSINESS DAYS; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

10:20 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 102 OF THE MIAMI BEACH CITY CODE, ENTITLED "TAXATION," BY AMENDING ARTICLE IV, ENTITLED "RESORT TAX," BY AMENDING DIVISION 4, ENTITLED "TAX," BY AMENDING SECTION 102-306 THEREOF, ENTITLED "DEFINITIONS," AMENDING THE DEFINITION OF A RESPONSIBLE PERSON; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

10:25 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 78 OF THE MIAMI BEACH CITY CODE, ENTITLED "PERSONNEL," BY CREATING ARTICLE VII, ENTITLED "CLASSIFIED EMPLOYEES' SALARY ORDINANCE," BY CREATING SECTIONS 78-321 THROUGH 78-330 THEREOF, TO CODIFY AS PART OF THE CITY CODE, AND ADOPT AMENDMENTS TO THE CITY'S CLASSIFIED EMPLOYEES' SALARY ORDINANCE (NO. 789), WHICH ORDINANCE ESTABLISHES THE PAY PLAN FOR CLASSIFIED CITY EMPLOYEES, FOR PURPOSES OF CLARITY AND EASE OF REFERENCE, TO DELETE AND/OR REVISE OUTDATED PROVISIONS, AND TO CODIFY EXISTING ADMINISTRATIVE PRACTICES; REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE; AND FURTHER, PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Human Resources Department at 305.673.7524.*

10:26 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 78 OF THE MIAMI BEACH CITY CODE, ENTITLED

"PERSONNEL," BY CREATING ARTICLE VI, ENTITLED "UNCLASSIFIED EMPLOYEES' SALARY ORDINANCE," BY CREATING SECTIONS 78-310 THROUGH 78-320 THEREOF, TO CODIFY AS PART OF THE CITY CODE, AND ADOPT AMENDMENTS TO THE CITY'S UNCLASSIFIED EMPLOYEES' SALARY ORDINANCE (NO. 1605), WHICH ORDINANCE ESTABLISHES THE PAY PLAN FOR UNCLASSIFIED CITY EMPLOYEES, FOR PURPOSES OF CLARITY AND EASE OF REFERENCE, TO DELETE AND/OR REVISE OUTDATED PROVISIONS, AND TO CODIFY EXISTING ADMINISTRATIVE PRACTICES; REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE; AND FURTHER, PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Human Resources Department at 305.673.7524.*

10:30 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 2 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED "ADMINISTRATION," BY AMENDING ARTICLE III, ENTITLED "AGENCIES, BOARDS, AND COMMITTEES," BY AMENDING SECTION 2-22(5)(B) THEREOF, ENTITLED "GENERAL REQUIREMENTS," TO REMOVE THE MANDATORY TWO-YEAR HIATUS PRIOR TO REAPPOINTMENT TO ANOTHER AGENCY, BOARD, OR COMMITTEE, EXCEPT FOR MEMBERS OF LAND USE BOARDS, WHO SHALL CONTINUE TO OBSERVE SUCH HIATUS; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

10:35 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 2 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED "ADMINISTRATION," ARTICLE III, "AGENCIES, BOARDS AND COMMITTEES," DIVISION 1, "GENERALLY," BY AMENDING SECTION 2-22, "GENERAL REQUIREMENTS," TO REQUIRE THAT ALL APPLICANTS FOR APPOINTMENT TO A CITY AGENCY, BOARD, OR COMMITTEE SUBMIT A RÉSUMÉ OR CURRICULUM VITAE (CV), AS WELL AS A STATEMENT OF INTEREST, AND THAT APPLICANTS FOR POSITIONS WITH PROFESSIONAL OR EMPLOYMENT QUALIFICATIONS SUBMIT EVIDENCE OF LICENSURE OR OTHER RELEVANT EXPERIENCE; AND PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

10:55 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 110 OF THE CODE OF THE CITY OF MIAMI BEACH ENTITLED "UTILITIES," AMENDING ARTICLE IV, ENTITLED "FEES, CHARGES, RATES AND BILLING PROCEDURE," BY AMENDING SECTION 110-167 THEREOF, ENTITLED "WATER IMPACT FEE"; BY AMENDING SECTION 110-169 THEREOF, ENTITLED "SEWER IMPACT FEE"; AND FURTHER, AMENDING APPENDIX A OF THE CITY CODE, ENTITLED "FEE SCHEDULE," TO INCREASE THE WATER IMPACT FEES AND SEWER IMPACT FEES IMPOSED BY THE CITY PURSUANT TO SECTIONS 110-167, 110-169, AND APPENDIX A; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Public Works Department at 305.673.7080.*

11:05 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING AND RESTATING THE MIAMI BEACH EMPLOYEES' RETIREMENT PLAN CREATED BY ORDINANCE NO. 2006-3504, AS SUBSEQUENTLY AMENDED, BY AMENDING SECTION 5.01(b)(6) TO PROVIDE FOR A FOUR PERCENT (4%) ACCRUAL FACTOR FOR THE INSPECTOR GENERAL AND TO PROVIDE THAT, AS APPLICABLE TO THE INSPECTOR GENERAL, EARNINGS SHALL INCLUDE TOTAL W-2 COMPENSATION PLUS ANY OTHER PAYMENTS OR ALLOWANCES UP TO THE LIMITATIONS SET FORTH IN SECTION 401(a)(17) OF THE INTERNAL REVENUE CODE AND REGULATIONS PROMULGATED THEREUNDER;

AND PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

1:30 p.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, REPEALING ORDINANCE NO. 2023-4567, BY AMENDING CHAPTER 102 OF THE MIAMI BEACH CITY CODE, ENTITLED "TAXATION," BY AMENDING ARTICLE V, ENTITLED "LOCAL BUSINESS TAX," BY REPEALING SECTION 102-388 THEREOF, ENTITLED "LEVY, COLLECTION AND ADMINISTRATION OF 1% LOCAL OPTION FOOD AND BEVERAGE TAX (HOMELESS AND DOMESTIC VIOLENCE TAX)," THEREBY STRIKING FROM THE CITY CODE ALL PROVISIONS AUTHORIZING MIAMI-DADE COUNTY TO LEVY, COLLECT, AND ADMINISTER THE 1% LOCAL OPTION FOOD AND BEVERAGE TAX (ALSO KNOWN AS THE "HOMELESS AND DOMESTIC VIOLENCE TAX") WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MIAMI BEACH, AS PROVIDED IN SECTION 212.0306 OF THE FLORIDA STATUTES; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

1:35 p.m. First Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 54 OF THE MIAMI BEACH CITY CODE, ENTITLED "FLOODS," BY AMENDING ARTICLE III, ENTITLED "RESILIENCY STANDARDS FOR TIDAL FLOOD PROTECTION," TO AMEND THE APPLICABILITY OF THIS ARTICLE, MODIFY DEFINITIONS, AND STRENGTHEN CONSTRUCTION STANDARDS FOR NEW AND EXISTING SEAWALLS AND OTHER TIDAL FLOOD BARRIERS TO STRENGTHEN COASTAL RESILIENCE AND MITIGATE THE EFFECTS OF TIDAL FLOODING AND SEA LEVEL RISE; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Environment and Sustainability Department at 305.673.7084.*

1:40 p.m. First Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 82 OF THE MIAMI BEACH CITY CODE, ENTITLED "PUBLIC PROPERTY," BY AMENDING ARTICLE III, ENTITLED "USE OF PUBLIC PROPERTY," BY AMENDING DIVISION 1, ENTITLED "GENERALLY," BY AMENDING SECTION 82-73 THEREOF, ENTITLED "BALLOONS PROHIBITED AT PUBLIC MARINAS, MARINE FACILITIES, PARKS, AND BEACHES" TO INCREASE THE CIVIL PENALTIES AND SPECIFY RESPONSIBLE PARTIES FOR VIOLATIONS IN ORDER TO DETER HARMFUL LITTERING AND PROTECT MARINE AND COASTAL WILDLIFE; AND, PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

1:45 p.m. First Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 70 OF THE CITY CODE, ENTITLED "MISCELLANEOUS OFFENSES," BY AMENDING ARTICLE II, ENTITLED "PUBLIC PLACES," BY AMENDING DIVISION 2, ENTITLED "BICYCLING, SKATEBOARDING, ROLLER SKATING, IN-LINE SKATING, MOTORIZED MEANS OF TRANSPORTATION, ELECTRIC BICYCLES, MOPEDS, MOTORCYCLES, MOTORIZED BICYCLES, AND MOTORIZED SCOOTERS," BY AMENDING SECTION 70-66, ENTITLED "DEFINITIONS," BY CLARIFYING THE DEFINITION OF MOTORIZED MEANS OF TRANSPORTATION; AND BY AMENDING SECTION 70-67, ENTITLED "PROHIBITED ACTIVITIES," BY PROHIBITING MOTORIZED MEANS OF TRANSPORTATION ON MIAMI BEACH PROMENADE; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

1:50 p.m. First Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 18 OF THE CITY CODE, ENTITLED "BUSINESSES," BY CREATING ARTICLE XX, ENTITLED "POLICE COST RECOVERY," BY CREATING SECTION 18-950 THEREOF, ENTITLED "RECOVERY OF COSTS FOR FAILURE OF RESPONSIBLE PERSON TO APPEAR ON BEHALF OF BUSINESS," BY AUTHORIZING THE RECOVERY OF ALL COSTS, OR A MINIMUM SERVICE FEE IN LIEU OF THE RECOVERY OF ALL COSTS, INCURRED BY THE CITY'S POLICE DEPARTMENT UNDER CIRCUMSTANCES IN WHICH A CRIMINAL PROSECUTION IS NOLLE PROSSED, ABANDONED, DISMISSED, OR OTHERWISE UNSUCCESSFUL AS A DIRECT RESULT OF THE FAILURE OF A RESPONSIBLE PERSON TO APPEAR IN COURT PROCEEDINGS ON BEHALF OF THE OWNER OR OPERATOR OF A BUSINESS ESTABLISHMENT; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

1:55 p.m. First Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 106 OF THE CITY CODE, ENTITLED "TRAFFIC AND VEHICLES," ARTICLE II, ENTITLED "METERED PARKING," DIVISION 1, ENTITLED "GENERALLY," SECTION 106-55 ENTITLED "PARKING RATES, FEES, AND PENALTIES; EXCEPTIONS," TO EXPAND THE EXISTING EXEMPTION FROM THE REQUIREMENT TO PAY A FEE FOR THE PERMANENT REMOVAL OF A PARKING SPACE WHEN THE REMOVAL IS NECESSARY TO PROVIDE ACCESS TO OFF-STREET PARKING, TO (A) ALLOW FOR THE REMOVAL OF UP TO TWO SPACES AND (B) TO ENABLE DUPLEXES AND TRIPLEXES TO QUALIFY FOR THE EXEMPTION; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

2:00 p.m. Public Hearing

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, BY 5/7TH VOTE, FOLLOWING A DULY NOTICED PUBLIC HEARING ON JUNE 25, 2025, PURSUANT TO SECTION 82-504 (A) OF THE CITY CODE, THE ESTABLISHMENT OF A COMMEMORATIVE PLAQUE, IN FRONT OF THE FACILITY LOCATED AT 999 11TH STREET, IN HONOR OF ARTHUR MARTINEAU. *This Resolution is being heard pursuant to Section §166.041 F.S. Inquiries may be directed to the Facilities and Fleet Management Department at 305.673.7631.*

2:05 p.m. Public Hearing

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY ADVERTISED PUBLIC HEARING, ACCEPTING THE RECOMMENDATION OF THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE (FERC), AND APPROVING, IN SUBSTANTIAL FORM, A NEW LEASE AGREEMENT BETWEEN THE CITY ("LANDLORD") AND SOBE TOSCANA, LLC ("TENANT"), FOR USE OF APPROXIMATELY 2,216 SQUARE FEET OF OUTDOOR CAFÉ SPACE LOCATED AT 22 WASHINGTON AVENUE, FOR A TERM OF NINE (9) YEARS AND 364 DAYS, COMMENCING ON JUNE 1, 2027, UPON EXPIRATION OF THE CURRENT LEASE AGREEMENT, AND EXPIRING ON MAY 30, 2037; FURTHER, WAIVING, BY 5/7TH VOTE, THE FORMAL COMPETITIVE BIDDING REQUIREMENT IN SECTION 82-39(a) OF THE CITY CODE, FINDING SUCH WAIVER TO BE IN THE BEST INTEREST OF THE CITY; AND FURTHER, AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE THE LEASE AGREEMENT. *This Resolution is being heard pursuant to Section §166.041 F.S. Inquiries may be directed to the Facilities and Fleet Management Department at 305.673.7631.*

2:10 p.m. First Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 102 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED

"TAXATION," BY AMENDING ARTICLE V, ENTITLED "LOCAL BUSINESS TAX," BY AMENDING SECTION 102-377 THEREOF, ENTITLED "PENALTIES, ENFORCEMENT; COLLECTION OF DELINQUENT FEES AND TAXES, AND CRIMINAL PENALTIES" BY CLARIFYING THE PENALTIES FOR BUSINESSES THAT REPEATEDLY OPERATE WITHOUT PROCURING THE REQUIRED LOCAL BUSINESS TAX RECEIPT; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 2.05 of the City Charter and §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

INTERESTED PARTIES are invited to take part 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 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, a 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/>, as well as on 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 proposed Ordinances, please visit <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>.

MIAMIBEACH

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

AD: 06252025-07

AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared RAFAEL E. GRANADO, who, being duly sworn, deposes and says as follows:

1. Affiant is the City Clerk of the City of Miami Beach, responsible for the publication of legal notices in accordance with Chapter 50, Florida Statutes.
2. In compliance with Section 50.031, Florida Statutes, the Notice of Public Hearing, required under Chapter 170, Florida Statutes, was published electronically on the Miami-Dade County Legal Ads and Public Notices website: Website URL: <http://legalads.miamidade.gov/>
3. The notice was published on the website on the following dates:
 - May 5, 2025
 - May 12, 2025
 - May 19, 2025
 - May 27, 2025
 - June 2, 2025
 - June 9, 2025
 - June 16, 2025
4. The published notice included:
 - The time and place of the public hearing.
 - A description of the streets or areas to be improved.
 - A statement advising interested persons that the property descriptions and assessment amounts could be reviewed at the office of the City Clerk.
5. A true and correct copy of the published notice, along with a record of its publication on Miami-Dade County's official legal ads website, is attached hereto.
6. Further affiant sayeth not.



RAFAEL E. GRANADO
City Clerk
City of Miami Beach

JUN 16 2025



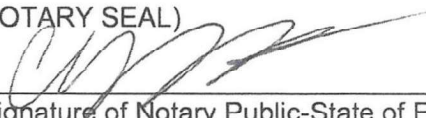
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16th of June, 2025, by RAFAEL E. GRANADO.

Personally Known ☒ OR Produced Identification _____

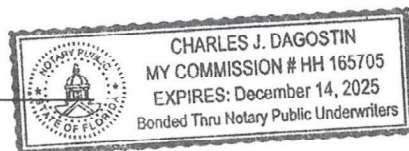
Type of Identification Produced _____

(NOTARY SEAL)



(Signature of Notary Public-State of Florida)

CHARLES D'AGOSTIN



(Name of Notary Typed, Printed, or Stamped)



**NOTICE OF RESCHEDULED PUBLIC HEARING
TO APPROVE THE FINAL ASSESSMENT ROLL FOR THE SPECIAL
ASSESSMENT DISTRICT KNOWN AS THE
LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT**

June 25, 2025

PUBLIC HEARING DATE REVISED FROM APRIL 23, 2025 TO JUNE 25, 2025

PLEASE BE ADVISED: This notice has been updated to reflect a change in the date of the Public Hearing to Approve the Final Assessment Roll for the Special Assessment District Known as the Lincoln Road Business Improvement District. The agenda item, originally scheduled to be heard during the City Commission meeting of April 23, 2025, at 2:30 p.m., was not reached and, therefore, was not considered at that meeting. As such, the matter has been rescheduled and will now be heard at the City Commission meeting of June 25, 2025, at 9:05 a.m. or as soon thereafter as the matter may be heard. All other information remains unchanged.

NOTICE IS HEREBY GIVEN that on **June 25, 2025, at 9:05 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 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.

During the June 25, 2025 Commission Meeting, the City Commission will meet in person in the Commission Chamber at Miami Beach City Hall, located at 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139. Property owners subject to the assessment and members of the public may attend the meeting either virtually (using the information provided below) or in person at the Commission Chamber if they wish to observe or provide public comment.

To participate or provide comments virtually during the Commission Meeting, owners of the properties to be assessed or the public may join the webinar at: <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at: 1.301.715.8592 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Persons wanting to speak virtually on this 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.

At the hearing, the owners of the property to be assessed or any other persons interested therein may appear before the Mayor and City Commission and be heard as to the propriety and advisability of providing services funded by special assessments; the cost of the services and the proposed method of payment; and the assessment amount allocated to each affected property.

Following the testimony, the Mayor and City Commission shall make a final decision on whether to levy the special assessments. Thereafter, the Mayor and City Commissioners shall meet as an equalizing board to hear and consider any and all complaints as to the special assessments and shall adjust and equalize the assessments on a basis of justice and right.

The District is generally bounded on the west by Alton Road, on the east by Washington Avenue, on the north by 17th Street, and on the south by Lincoln Lane South.

The preliminary assessment roll, which includes a description of each property to be assessed and the corresponding assessment amount, is attached to this notice and is also available for in-person review during regular business hours at the Office of the City Clerk, located at the address listed above, or online at <https://www.miamibeachfl.gov/city-hall/city-clerk/election-information/lrbid-renewalelection/>.

The District, with an estimated annual budget of \$1,551,467, will use its funds to stabilize and improve commercial properties between Alton Road on the west, Washington Avenue on the east, 17th Street on the north, and Lincoln Lane South on the south, through promotion, management, marketing, and other similar services.

Inquiries may be directed to the City's Economic Development Department at 305.673.7572.

INTERESTED PARTIES are invited to appear at this meeting, be represented by an agent, or express their views in writing addressed to the City Commission, c/o the City Clerk, 1700 Convention Center Drive, First 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, Florida Statute, 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 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.

Members of the public may present audio/visual (AV) materials relating to agenda items at City Commission meetings held in the Commission Chamber by utilizing the City's AV equipment, provided that materials are submitted to the Marketing and Communications Department by 8:30 a.m., one (1) business day before the meeting. Advance submittal of a presentation will allow the Marketing and Communications Department to plan for the use of the appropriate AV equipment. AV materials may be submitted via email at communications@miamibeachfl.gov or hand-delivered in a jump drive, CD, or DVD to: Attention: Marketing and Communications Department, 1701 Meridian Avenue, 5th Floor, Miami Beach, FL 33139. Presentations, videos, or links must include a label noting the name or group, contact person, daytime telephone number, email address, description/title of the presentation, and agenda item title as well as the agenda item number. Acceptable formats for electronic submission are .pdf, .ppt, .pptx, .pps, .ppsx, .wmv, .avi, and .mov. (Note that .pdf is the preferred format for PowerPoint presentations.)

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 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>.

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

Rafael E. Granado, City Clerk
City of Miami Beach
305.673.7411

AD: 06252025-03 MAIL

DRAFT FINAL ASSESSMENT ROLL TO BE CONSIDERED AT JUNE 25, 2025 PUBLIC HEARING

1. Folios with Lincoln Road Frontage

Folios with frontage on Lincoln Road shall be assessed at two dollars and twenty cents (\$2.20) per square foot in year 1, with 3% annual increases thereafter.

No.	Property Address	Lot S.F.	Folio No. (02-3234-)	Assessment
1	1111 Lincoln Rd.	48,000	018-0080	\$105,600
2	1100 Lincoln Rd. ¹	44,353	018-0250	\$97,577
3	1001 Lincoln Rd.	16,189	018-0070	\$35,616
4	1035 Lincoln Rd.	15,000	018-0040	\$33,000
5	1029 Lincoln Rd.	7,500	018-0050	\$16,500
6	1021 Lincoln Rd.	9,262	018-0060	\$20,376
7	1036 Lincoln Rd.	15,000	002-0090	\$33,000
8	1018 Lincoln Rd.	7,500	002-0080	\$16,500
9	1000 Lincoln Rd.	16,500	002-0070	\$36,300
10	1657 Michigan Ave.	7,500	018-0010	\$16,500
11	927 Lincoln Rd.	22,500	018-0020	\$49,500
12	901 Lincoln Rd.	15,000	018-0030	\$33,000
13	930 Lincoln Rd.	15,000	002-0220	\$33,000
14	918 Lincoln Rd. #1A ²	1,554	076-0010	\$3,419
15	920 Lincoln Rd. #2A	1,258	076-0020	\$2,768
16	922 Lincoln Rd. #3A	1,490	076-0030	\$3,278
17	910 Lincoln Rd	7,500	002-0200	\$16,500
18	900 Lincoln Rd	7,500	002-0190	\$16,500
19	825 Lincoln Rd	22,517	007-0550	\$49,537
20	801 Lincoln Rd.	22,500	007-0540	\$49,500
21	846 Lincoln Rd.	7,500	002-0350	\$16,500
22	838 Lincoln Rd.	15,000	002-0340	\$33,000
23	818 Lincoln Rd.	7,500	002-0330	\$16,500
24	800 Lincoln Rd.	15,000	002-0320	\$33,000
25	741 Lincoln Rd.	11,726	007-0491	\$25,797
26	719 Lincoln Rd.	18,836	007-0490	\$41,439
27	701 Lincoln Rd.	15,000	000-0010	\$33,000

¹ 1100 Lincoln Road shall be assessed based on the square footage of that portion of the lot that lies between Lincoln Road and Lincoln Lane South.

² 918, 920, and 922 Lincoln Road form part of a condominium. The common areas owned by the condominium association shall be excluded from the special assessment district.

DRAFT

No.	Property Address	Lot S.F.	Folio No. (02-3234-)	Assessment
28	663 Lincoln Rd. ³	1,460	219-0010	\$3,212
29	665 Lincoln Rd.	1,465	219-0020	\$3,223
30	667 Lincoln Rd.	1,089	219-0030	\$2,396
31	643 Lincoln Rd.	10,500	000-0030	\$23,100
32	635 Lincoln Rd.	5,250	005-0010	\$11,550
33	631 Lincoln Rd.	5,250	005-0020	\$11,550
34	607 Lincoln Rd.	5,201	005-0030	\$11,442
35	605 Lincoln Rd. #100 ⁴	3,310	168-0010	\$7,282
36	605 Lincoln Rd. #110	2,979	168-0020	\$6,554
37	605 Lincoln Rd. #120	3,219	168-0030	\$7,082
38	734 Lincoln Rd.	15,000	003-0040	\$33,000
39	1646 Euclid Ave.	15,000	003-0010	\$33,000
40	730 Lincoln Rd.	7,500	003-0030	\$16,500
41	720 Lincoln Rd.	7,500	003-0020	\$16,500
42	670 Lincoln Rd.	30,000	003-0060	\$66,000
43	600 Lincoln Rd.	15,000	003-0050	\$33,000
44	551 Lincoln Rd.	15,487	005-0050	\$34,071
45	533 Lincoln Rd.	5,250	005-0060	\$11,550
46	521 Lincoln Rd.	5,250	005-0070	\$11,550
47	511 Lincoln Rd.	5,250	005-0080	\$11,550
48	501 Lincoln Rd.	4,987	005-0090	\$10,971
49	532 Lincoln Rd.	16,500	003-0100	\$36,300
50	530 Lincoln Rd.	7,500	003-0080	\$16,500
51	455 Lincoln Rd.	4,987	005-0100	\$10,971
52	433 Lincoln Rd.	10,500	005-0110	\$23,100
53	421 Lincoln Rd.	10,500	005-0120	\$23,100
54	401 Lincoln Rd. ⁵	8,738	072-0010	\$19,224
	500 Lincoln Rd.⁶	8,477	003-0070	\$18,649
55	408 Lincoln Rd. ⁷	55,659	006-0020	\$122,450

³ 663, 665, and 667 Lincoln Road form part of a condominium. The common areas owned by the condominium association shall be excluded from the special assessment district.

⁴ 605 Lincoln Road is a condominium. The common areas owned by the condominium association shall be excluded from the special assessment district.

⁵ 401 Lincoln Road is a condominium. The common areas owned by the condominium association shall be excluded from the special assessment district.

⁶ The property located at 500 Lincoln Road, owned by 500 Lincoln Road, Inc., has been excluded from the special assessment district. Once the Lincoln Road BID notifies the City that the property is no longer being used for religious or educational purposes, City staff will administratively add the property to the special assessment district.

⁷ 408 Lincoln Road shall be assessed based on the square footage of that portion of the lot that lies between Lincoln Road and Lincoln Lane South.

DRAFT

2. Folios without Lincoln Road Frontage

Folios without Lincoln Road frontage shall be assessed at twenty-two cents (\$0.22) per square foot in year 1, with 3% annual increases thereafter.

No.	Property Address	Lot S. F.	Folio No. (02-3234-)	Assessment
56	1681 Lenox	16,000	004-0800	\$3,520
57	1685 Lenox	8,000	004-0790	\$1,760
58	1664 Lenox	11,765	004-0850	\$2,588
59	1056 17 Street	8,000	004-0780	\$1,760
60	1000 17 Street	8,000	004-0770	\$1,760
61	1680 Michigan Ave. #100 ⁸	1,933	178-0010	\$425
62	1680 Michigan Ave. #101	603	178-0020	\$133
63	1680 Michigan Ave. #103	763	178-0030	\$168
64	1691 Michigan Ave.	76,500	004-0690	\$16,830
65	1688 Meridian Ave.	18,750	007-0600	\$4,125
66	1680 Meridian Ave.	11,250	007-0590	\$2,475
67	1674 Meridian Ave.	8,250	007-0580	\$1,815
68	723 N. Lincoln Lane	20,563	007-0520	\$4,524
69	1675 Meridian Ave.	49,938	007-0530	\$10,986
70	500 17 Street	66,649	000-0093	\$14,663

⁸ 1680 Michigan is a condominium. The common areas owned by the condominium shall be excluded from the special assessment district.

Total properties with Lincoln Road frontage	55 Folios	\$1,483,935
Total properties without Lincoln Road frontage	15 Folios	\$67,532
TOTAL PROPERTIES WITHIN DISTRICT	70 Folios	\$1,551,467

DRAFT

PROOF OF PUBLICATION

MAY 5, 2025

[311](#)

[\(/global/311/home.page\)](#)

[GovMeetings](#)

[\(/global/webcasting/home.page\)](#)

[Calendar](#)

[\(/global/calendar/global.page\)](#)

Translate



[Menu](#)

[\(/https://www.miamidade.gov/global/home.page\)](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 Rescheduled Public Hearing To Approve The Final Assessment Roll For The Special Assessment District Known As The Lincoln Road Business Improvement District - June 25, 2025 \(/resources/legal-ads/municipalities/miami-beach/LRBID Notice of Rescheduled Public Hearing and Assessment Roll.pdf\)](#)

Miami Beach | Publish Date: May 5, 2025

NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:05 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 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.

[Public Hearing - Miami Beach Redevelopment Agency And City Of Miami Beach, Florida - Notice Of Proposed Issuance Of Miami Beach Redevelopment Agency Tax Increment Revenue Refunding Bonds \(City Center/Historic Convention Village\) \(/resources/legal-ads/municipalities/miami-beach/05212025-06 RDA FINAL - COUNTY WEBSTE.pdf\)](#)

Miami Beach | Publish Date: May 4, 2025

PROOF OF PUBLICATION

MAY 12, 2025

[311](#)[\(/global/311/home.page\)]((/global/311/home.page))[GovMeetings](#)[\(/global/webcasting/home.page\)]((/global/webcasting/home.page))[Calendar](#)[\(/global/calendar/global.page\)]((/global/calendar/global.page))

Translate

[Menu](#)[\(/https://www.miamidade.gov/global/home.page\)](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 Rescheduled Public Hearing To Approve The Final Assessment Roll For The Special Assessment District Known As The Lincoln Road Business Improvement District - June 25, 2025 (/resources/legal-ads/municipalities/miami-beach/LRBID Notice of Rescheduled Public Hearing and Assessment Roll.pdf)

Miami Beach | Publish Date: May 12, 2025

NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:05 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 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.

Public Hearing - C-PS2 Development Regulations - 6th Street Overlay (/resources/legal-ads/municipalities/miami-beach/08-05212025-126streetoverlay.pdf)

Miami Beach | Publish Date: May 10, 2025

PROOF OF PUBLICATION

MAY 19, 2025

[311](#) [GovMeetings](#) [Calendar](#) [Translate](#)
(/global/311/home.page) (/global/webcasting/home.page) (/global/calendar/global.page) ▼

[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 Rescheduled Public Hearing To Approve The Final Assessment Roll For The Special Assessment District Known As The Lincoln Road Business Improvement District - June 25, 2025 \(/resources/legal-ads/municipalities/miami-beach/LRBID Notice of Rescheduled Public Hearing and Assessment Roll.pdf\)](#)

Miami Beach | Publish Date: May 19, 2025

NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:05 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 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.

[Public Notice - How A Person May Participate During The May 28, 2025, Hybrid Presentations And Awards Commission Meeting \(/resources/legal-ads/municipalities/miami-beach/04-05282025-01avmpa.pdf\)](#)

Miami Beach | Publish Date: May 17, 2025

On May 28, 2025, commencing at 5:00 p.m., the City of Miami Beach will host a Hybrid Presentations and Awards Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the Commission Chamber at 1700 Convention Center, 3rd Floor, Miami Beach, Florida, 33139.

PROOF OF PUBLICATION

MAY 27, 2025

[311](#)[\(/global/311/home.page\)](#)[GovMeetings](#)[\(/global/webcasting/home.page\)](#)[Calendar](#)[\(/global/calendar/global.page\)](#)

Translate

[Menu](#)[\(/https://www.miamidade.gov/global/home.page\)](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 Rescheduled Public Hearing To Approve The Final Assessment Roll For The Special Assessment District Known As The Lincoln Road Business Improvement District - June 25, 2025 \(/resources/legal-ads/municipalities/miami-beach/LRBID Notice of Rescheduled Public Hearing and Assessment Roll.pdf\)](#)

Miami Beach | Publish Date: May 27, 2025

NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:05 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 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.

[July Design Review Board, Board of Adjustment, Historic Preservation Board, and Planning Board \(/resources/legal-ads/municipalities/miami-beach/ad drb hpb boa pb july 2025 updated.pdf\)](#)

Miami Beach | Publish Date: May 23, 2025

PROOF OF PUBLICATION

JUNE 2, 2025

[311](/global/311/home.page)
(/global/311/home.page)

[GovMeetings](/global/webcasting/home.page)
(/global/webcasting/home.page)

[Calendar](/global/calendar/global.page)
(/global/calendar/global.page)

Translate
▼

[Menu](https://www.miamidade.gov/global/home.page) (https://www.miamidade.gov/global/home.page)

[Home \(/global/home.page\)](/global/home.page) > [News & Social Media \(/global/navigation/news-index.page\)](/global/navigation/news-index.page) > Public Notices

Legal Ads and Public Notices

Share:

[Public Hearing - Notice Of Rescheduled Public Hearing To Approve The Final Assessment Roll For The Special Assessment District Known As The Lincoln Road Business Improvement District - June 25, 2025 \(/resources/legal-ads/municipalities/miami-beach/LRBID Notice of Rescheduled Public Hearing and Assessment Roll.pdf\)](/resources/legal-ads/municipalities/miami-beach/LRBID%20Notice%20of%20Rescheduled%20Public%20Hearing%20and%20Assessment%20Roll.pdf)

Miami Beach | Publish Date: Jun 2, 2025

NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:05 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 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.

[Public Notice - City of Miami Beach Meeting Notices June 9 - 13, 2025 \(/resources/legal-ads/municipalities/miami-beach/02june9-june132025.pdf\)](/resources/legal-ads/municipalities/miami-beach/02june9-june132025.pdf)

Miami Beach | Publish Date: May 30, 2025

City of Miami Beach Meeting Notices June 9 - 13, 2025

PROOF OF PUBLICATION

JUNE 9, 2025

[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:

INVITATION TO BID (ITB) No. 2025-019-JP W-2 WATER PUMP STATION REHABILITATION

(/resources/legal-ads/municipalities/miami-beach/Public Notice 2025-019-JP_DRAFT.pdf)

Miami Beach | Publish Date: Jun 9, 2025

Sealed proposals will be received until 3:00 PM on July 21, 2025, electronically only, through Bidnet Direct (<https://www.bidnetdirect.com/>). By means of this ITB, the City is seeking the professional services of an experienced and qualified firm to provide water pump station rehabilitation services. A Pre-Bid meeting is scheduled to be held on June 18, 2025, @ 2:00 PM. Attendance for the pre-proposal meeting shall be via telephone and recommended as a source of information but is not mandatory. Proposers interested in participating in the Pre-Proposal Meeting must follow these steps: (1) Dial the TELEPHONE NUMBER: +1 786-636-1480 (Toll-free North America) (2) Enter the MEETING NUMBER 638 175 214# The City utilizes Bidnet Direct (<https://www.bidnetdirect.com/>) for automatic notification of competitive solicitation opportunities and document fulfillment, including the issuance of any addendum to this ITB. Any prospective Proposer who has received this ITB by any means other than through Bidnet Direct must register immediately with Bidnet Direct to assure it receives any addendum issued to this ITB. Failure to receive an addendum may result in disqualification of proposal submitted. THIS INVITATION TO BID IS UNDER THE CONE OF SILENCE—ORDINANCE NO. 2002-3378 WHICH MAY BE FOUND ON THE CITY OF MIAMI BEACH WEBSITE: <http://www.miamibeachfl.gov/city-hall/procurement/procurement-related-ordinance-and-procedures>.

Public Hearing - Notice Of Rescheduled Public Hearing To Approve The Final Assessment Roll For The Special Assessment District Known As The Lincoln Road Business Improvement District - June 25, 2025
(/resources/legal-ads/municipalities/miami-beach/LRBID Notice of Rescheduled Public Hearing and



[Assessment Roll.pdf](#)

Miami Beach | Publish Date: Jun 9, 2025

NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:05 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 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.

INVITATION TO BID (ITB) No. 2025-019-JP W-2 WATER PUMP STATION REHABILITATION

[\(/resources/legal-ads/municipalities/miami-beach/Public Notice 2025-019-JP_DRAFT.pdf\)](#)

Miami Beach | Publish Date: Jun 9, 2025

Sealed proposals will be received until 3:00 PM on July 21, 2025, electronically only, through Bidnet Direct (<https://www.bidnetdirect.com/>). By means of this ITB, the City is seeking the professional services of an experienced and qualified firm to provide water pump station rehabilitation services. A Pre-Bid meeting is scheduled to be held on June 18, 2025, @ 2:00 PM. Attendance for the pre-proposal meeting shall be via telephone and recommended as a source of information but is not mandatory. Proposers interested in participating in the Pre-Proposal Meeting must follow these steps: (1) Dial the TELEPHONE NUMBER: +1 786-636-1480 (Toll-free North America) (2) Enter the MEETING NUMBER 638 175 214# The City utilizes Bidnet Direct (<https://www.bidnetdirect.com/>) for automatic notification of competitive solicitation opportunities and document fulfillment, including the issuance of any addendum to this ITB. Any prospective Proposer who has received this ITB by any means other than through Bidnet Direct must register immediately with Bidnet Direct to assure it receives any addendum issued to this ITB. Failure to receive an addendum may result in disqualification of proposal submitted. THIS INVITATION TO BID IS UNDER THE CONE OF SILENCE—ORDINANCE NO. 2002-3378 WHICH MAY BE FOUND ON THE CITY OF MIAMI BEACH WEBSITE: <http://www.miamibeachfl.gov/city-hall/procurement/procurement-related-ordinance-and-procedures>.

INVITATION TO BID (ITB) No. 2025-019-JP W-2 WATER PUMP STATION REHABILITATION

[\(/resources/legal-ads/municipalities/miami-beach/Public Notice 2025-019-JP_DRAFT.pdf\)](#)

Miami Beach | Publish Date: Jun 9, 2025

PROOF OF PUBLICATION

JUNE 16, 2025

[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 Rescheduled Public Hearing To Approve The Final Assessment Roll For The Special Assessment District Known As The Lincoln Road Business Improvement District - June 25, 2025
(/resources/legal-ads/municipalities/miami-beach/LRBID Notice of Rescheduled Public Hearing and Assessment Roll.pdf)

Miami Beach | Publish Date: Jun 16, 2025

NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:05 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 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.

Public Hearing 1 - Alton Beach Bayfront Overlay District - Comprehensive Plan Amendment
(/resources/legal-ads/municipalities/miami-beach/05-06252025-01altonbeachbayfrontcp.pdf)

Miami Beach | Publish Date: Jun 14, 2025