

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

NOTICE IS HEREBY GIVEN that on **April 23, 2025 at 9:22 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 First Reading/Public Hearing on the following proposed Development Agreement

**9:22 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 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; 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 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 proposed Development Agreement.

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

**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 380 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 200 hotel units at the Deauville Property, (2) a maximum of 140 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 these meetings or be represented by an agent. The public may submit written comments by sending an email to: [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) by 5:00 p.m. the day before the City Commission meeting. Please identify the agenda item number in the subject line of the email. Emails received will be forwarded to the Mayor and Commissioners and will be included as a part of the meeting record. This Item is available for public inspection during normal business hours in the Office of the City Clerk, 1700 Convention Center Drive, 1<sup>st</sup> Floor, City Hall, Miami Beach, Florida 33139. These meetings, or any Item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at its meetings or its hearings, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in an alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service).

The City Commission 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](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411

AD: 04232025-15 05212025-03 WEBSITE / MAILER

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## Legal Ads and Public Notices

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

**Miami Beach | Publish Date: Apr 11, 2025**

NOTICE IS HEREBY GIVEN that on April 23, 2025, at 2:30 p.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a Public Hearing to consider: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTIONS 170.07 AND 170.08, FLORIDA STATUTES, THE FINAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT KNOWN AS THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, AND CONFIRMING SUCH ASSESSMENTS AS LEGAL, VALID, AND BINDING FIRST LIENS UPON THE PROPERTY AGAINST WHICH SUCH ASSESSMENTS ARE MADE UNTIL PAID.

**Public Notice - Notice of Land Use Board Vacancy - Historic Preservation Board (/resources/legal-ads/municipalities/miami-beach/14-04132025-01hpbvacancy.pdf)**

**Miami Beach | Publish Date: Apr 11, 2025**

The City of Miami Beach is currently seeking applications to fill a vacancy on the Historic Preservation Board. The Board is composed of seven voting members. The current vacancy is for one at-large member who has resided in one of the city's historic districts for at least one year and who has demonstrated interest and knowledge in architectural or urban design and the preservation of historic buildings.



**Public Notice - Notice Of Public Hearing And Intent To Consider A Development Agreement**

**(/resources/legal-ads/municipalities/miami-beach/13-04232025-15-05212025-03devagreement.pdf)**

**Miami Beach | Publish Date: Apr 11, 2025**

NOTICE IS HEREBY GIVEN that on April 23, 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 First Reading/Public Hearing on the following proposed Development Agreement

**Public Notice - City of Miami Beach Meeting Notices April 21 - 25, 2025 (/resources/legal-ads/municipalities/miami-beach/02april21-252025.pdf)**

**Miami Beach | Publish Date: Apr 11, 2025**

City of Miami Beach Meeting Notices April 21 - 25, 2025

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

**Miami Beach | Publish Date: Apr 4, 2025**