

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: City Attorney Ricardo J. Dopico

DATE: April 23, 2025

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, DIRECTING THE CITY ADMINISTRATION TO NEGOTIATE A DEVELOPMENT AGREEMENT WITH WEST HOSPITALITY OWNER LLC (THE "SPONSOR") TO SET FORTH THE TERMS FOR THE PROVISION OF CERTAIN PUBLIC BENEFITS TO BE PROVIDED BY AN AFFILIATE OF THE SPONSOR IN EXCHANGE FOR BONUS HEIGHT AND FLOOR AREA RATIO (FAR) FOR A DEVELOPMENT PROJECT PURSUANT TO AMENDMENTS TO THE CITY'S LAND DEVELOPMENT REGULATIONS; SAID PUBLIC BENEFITS TO INCLUDE, WITHOUT LIMITATION, (1) THE ELIMINATION OF A LEGAL NONCONFORMING TRANSIENT USE IN THE WEST AVENUE NEIGHBORHOOD; (2) THE CONVEYANCE TO THE CITY OF THE PROPERTY LOCATED AT 1247-1255 WEST AVENUE AND 1234 13TH STREET; AND (3) THE DESIGN AND CONSTRUCTION OF MISSING SEGMENTS OF THE BAYWALK; AND FURTHER, DIRECTING THE CITY ADMINISTRATION (A) TO RETURN TO PRESENT A FIRST READING OF THE DEVELOPMENT AGREEMENT AT THE MAY 21, 2025 MEETING OF THE CITY COMMISSION AND (B) TO ENDEAVOR TO PRESENT THE SECOND READING OF THE DEVELOPMENT AGREEMENT AT THE JUNE 25, 2025 MEETING OF THE CITY COMMISSION.

RECOMMENDATION

BACKGROUND/HISTORY

ANALYSIS

The attached Resolution was prepared at the request of the sponsor, Commissioner Joseph Magazine.

FISCAL IMPACT STATEMENT

N/A

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

CONCLUSION

Applicable Area

Citywide

**Is this a “Residents Right to Know” item,
pursuant to City Code Section 2-17?**

No

**Is this item related to a G.O. Bond
Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

Department

City Attorney

Sponsor(s)

Commissioner Joseph Magazine

Co-sponsor(s)

Condensed Title

Direct Admin. to Negotiate a Dev. Agmt. with West Hospitality Owner, LLC. (Magazine) CA

Previous Action (For City Clerk Use Only)