

[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)

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 - 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.

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)

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 - 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

Notice is hereby given in accordance with the provisions of Sections 163.346 and 166.041(3)(a), Florida Statutes, as amended, that the Chairperson and Members of the Miami Beach Redevelopment Agency (the "Agency") and Mayor and City Commission of the City of Miami Beach, Florida (the "City") will, as applicable, consider the adoption of the following resolutions providing for the issuance by the Agency of not to exceed \$267,000,000 principal amount of Miami Beach Redevelopment Agency Tax Increment Revenue Refunding Bonds (City Center/Historic Convention Village), in one or more series, at a meeting to be held on Wednesday, May 21, 2025, at 10:00 a.m., or as soon thereafter as the matter may be heard. The meeting will be held in the City Commission Chamber, 3rd Floor, 1700 Convention Center Drive, Miami Beach, Florida, and any interested person may appear at the meeting and be heard with respect to the proposed resolutions. Persons who wish to participate or provide comments virtually 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#. Persons wanting to speak virtually during the meeting must click the "raise hand" icon if using the Zoom app or press *9 on the telephone to raise their hand.

Public Notice - City of Miami Beach Meeting Notices May 12 - 16, 2025 (/resources/legal-ads/municipalities/miami-beach/02-may12-may162025.pdf)

Miami Beach | Publish Date: May 2, 2025

**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)**

Notice is hereby given in accordance with the provisions of Sections 163.346 and 166.041(3)(a), Florida Statutes, as amended, that the Chairperson and Members of the Miami Beach Redevelopment Agency (the "Agency") and Mayor and City Commission of the City of Miami Beach, Florida (the "City") will, as applicable, consider the adoption of the following resolutions providing for the issuance by the Agency of not to exceed \$267,000,000 principal amount of Miami Beach Redevelopment Agency Tax Increment Revenue Refunding Bonds (City Center/Historic Convention Village), in one or more series, at a meeting to be held on Wednesday, **May 21, 2025, at 10:00 a.m.**, or as soon thereafter as the matter may be heard. The meeting will be held in the City Commission Chamber, 3rd Floor, 1700 Convention Center Drive, Miami Beach, Florida, and any interested person may appear at the meeting and be heard with respect to the proposed resolutions. Persons who wish to participate or provide comments virtually 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#. Persons wanting to speak virtually during the meeting must click the "raise hand" icon if using the Zoom app or press *9 on the telephone to raise their hand.

Copies of the proposed resolutions may be inspected by the public at the Office of the City Clerk, 1st Floor, 1700 Convention Center Drive, Miami Beach, Florida, during regular working hours, 8:30 a.m. to 5:00 p.m., Monday through Friday. Copies are also available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-archive-main-page-2/>.

AGENCY RESOLUTION

10:00 a.m. Public Hearing

A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE BOARD OF THE MIAMI BEACH REDEVELOPMENT AGENCY AUTHORIZING ISSUANCE OF NOT TO EXCEED \$267,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF MIAMI BEACH REDEVELOPMENT AGENCY TAX INCREMENT REVENUE REFUNDING BONDS, SERIES 2025 (CITY CENTER/HISTORIC CONVENTION VILLAGE), FOR THE PURPOSE OF REFUNDING A PORTION OF THE OUTSTANDING SERIES 2015A BONDS, FUNDING ANY NECESSARY DEPOSIT TO THE DEBT SERVICE RESERVE ACCOUNT AND PAYING COSTS OF ISSUANCE AND REFUNDING, ALL PURSUANT TO SECTION 304(H) OF RESOLUTION NO. 619-2015 ADOPTED BY THE AGENCY ON OCTOBER 14, 2015; PROVIDING THAT SAID SERIES 2025 BONDS AND INTEREST THEREON SHALL BE PAYABLE SOLELY FROM PLEDGED FUNDS; PROVIDING CERTAIN DETAILS OF THE SERIES 2025 BONDS; DELEGATING OTHER DETAILS AND MATTERS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2025 BONDS AND THE REFUNDING OF THE SERIES 2015A BONDS TO BE REFUNDED TO THE EXECUTIVE DIRECTOR, INCLUDING WHETHER TO SECURE A CREDIT FACILITY AND/OR A RESERVE ACCOUNT INSURANCE POLICY, WITHIN THE LIMITATIONS AND RESTRICTIONS STATED HEREIN; AUTHORIZING A BOOK-ENTRY REGISTRATION SYSTEM FOR THE SERIES 2025 BONDS; AUTHORIZING THE NEGOTIATED SALE AND AWARD OF THE SERIES 2025 BONDS TO THE UNDERWRITERS WITHIN THE LIMITATIONS AND RESTRICTIONS STATED HEREIN; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT; APPROVING THE FORM OF AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND AN OFFICIAL STATEMENT AND AUTHORIZING THE EXECUTION AND DELIVERY OF THE OFFICIAL STATEMENT; PROVIDING FOR THE APPLICATION OF THE PROCEEDS OF THE SERIES 2025 BONDS AND CREATING CERTAIN FUNDS AND SUBACCOUNTS; AUTHORIZING THE REFUNDING, DEFEASANCE AND

REDEMPTION OF THE SERIES 2015A BONDS TO BE REFUNDED; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW DEPOSIT AGREEMENT AND APPOINTING AN ESCROW AGENT; COVENANTING TO PROVIDE CONTINUING DISCLOSURE IN CONNECTION WITH THE SERIES 2025 BONDS IN ACCORDANCE WITH SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12 AND AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE AGREEMENT WITH RESPECT THERETO AND APPOINTING A DISCLOSURE DISSEMINATION AGENT; APPOINTING A PAYING AGENT AND REGISTRAR FOR THE SERIES 2025 BONDS; AUTHORIZING OFFICERS AND EMPLOYEES OF THE AGENCY TO TAKE ALL NECESSARY ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2025 BONDS AND THE REFUNDING OF THE SERIES 2015A BONDS TO BE REFUNDED AND OTHER RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY RESOLUTION

10:00 a.m. Public Hearing

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA AUTHORIZING THE ISSUANCE BY THE MIAMI BEACH REDEVELOPMENT AGENCY OF NOT TO EXCEED \$267,000,000 AGGREGATE PRINCIPAL OF TAX INCREMENT REVENUE REFUNDING BONDS, SERIES 2025 (CITY CENTER/HISTORIC CONVENTION VILLAGE), IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 163, PART III, FLORIDA STATUTES, AS AMENDED; AUTHORIZING OFFICERS AND EMPLOYEES OF THE CITY TO TAKE ALL NECESSARY ACTIONS IN CONNECTION THEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Pursuant to Section 286.0105, Florida Statutes, the Agency and the City hereby advise the public that: if a person decides to appeal any decision made by any board, agency, or commission with respect to any matter considered at its meeting or its hearing, such person must insure 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 Agency or 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.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding, or to request information on access for persons with disabilities, or to request this publication in an accessible format, or to request sign language interpreters, should call 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service).

The 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.

Rafael E. Granado, City Clerk
Miami Beach Redevelopment Agency
and
City of Miami Beach, Florida
CityClerk@miamibeachfl.gov
305.673.7411
May 4, 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 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.

MIAMI BEACH

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 AND INTENT TO CONSIDER A DEVELOPMENT AGREEMENT

**MAY 21, 2025
CITY COMMISSION MEETING**

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.

The City of Miami Beach Commission will host a Hybrid Commission Meeting on May 21, 2025. During the May 21, 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 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 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.

MIAMIBEACH

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

AD: 05212025-07 WEBSITE

**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.

MIAMI BEACH

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

AD: 06252025-02 HERALD