

1. ADVERTISEMENTS.

Applicable Area:

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: City Clerk Rafael E. Granado
DATE: May 21, 2025
TITLE: ADVERTISEMENTS.

RECOMMENDATION

See attached Ads.

BACKGROUND/HISTORY

ANALYSIS

FISCAL IMPACT STATEMENT

N/A

Does this Ordinance require a Business Impact Estimate? (FOR ORDINANCES ONLY)

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 Clerk

Sponsor(s)

Co-sponsor(s)

**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.****MAY 21, 2025
CITY COMMISSION MEETING**

PLEASE NOTE NEW HEARING DATE AND TIME: TMG 67 COMMUNITIES, LLC AND DEAUVILLE ASSOCIATES, LLC (COLLECTIVELY THE "DEVELOPER") has notified the City that it is requesting that the Second Reading/Public Hearing, originally scheduled for April 23, 2025, at 9:20 a.m., be **opened and continued by the City Commission to May 21, 2025, at 9:20 a.m.** If the request is granted, the vote on this item is expected to occur on **May 21, 2025, at 9:20 a.m.**, or as soon thereafter as the matter can be heard.

Members of the public are advised to contact the Office of the City Clerk at 305.673.7411 with any inquiries.

NOTICE IS HEREBY GIVEN that on **May 21, 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 **May 21, 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.

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

AD: 05212025-05

**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.

**MAY 21, 2025
CITY COMMISSION MEETING**

PLEASE NOTE NEW HEARING DATE AND TIME: TMG 67 COMMUNITIES, LLC AND DEAUVILLE ASSOCIATES, LLC (COLLECTIVELY THE "DEVELOPER") has notified the City that it is requesting that the Second Reading/Public Hearing, originally scheduled for April 23, 2025, at 9:20 a.m., be **opened and continued by the City Commission to May 21, 2025, at 9:20 a.m.** If the request is granted, the vote on this item is expected to occur on **May 21, 2025, at 9:20 a.m.**, or as soon thereafter as the matter can be heard.

Members of the public are advised to contact the Office of the City Clerk at 305.673.7411 with any inquiries.

NOTICE IS HEREBY GIVEN that on **May 21, 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 **May 21, 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.

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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.

Rafael E. Granado, City Clerk
City of Miami Beach
CityClerk@miamibeachfl.gov
305.673.7411
AD: 05212025-04

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.

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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

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MIAMIBEACH

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

AD: 05212025-08 06252025-03 MAILER

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Legal Ads and Public Notices

Share:

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

Miami Beach | Publish Date: May 1, 2025

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

[Public Hearing - Notice Of Public Hearing And Intent To Consider A Development Agreement - May 21, 2025 City Commission Meeting \(/resources/legal-ads/municipalities/miami-beach/05212025-07 DEVELOPMENT AGREEMENT WEBSITE REG ML NK TM.pdf\)](#)

Miami Beach | Publish Date: May 1, 2025

NOTICE IS HEREBY GIVEN that on May 21, 2025, at 9:22 a.m. or as soon thereafter as the matter can be heard, the Mayor and City Commission of the City of Miami Beach will hold a Second Reading/Public Hearing on the following proposed Development Agreement - (9:22 a.m. Second Reading Public Hearing) - A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, FOLLOWING SECOND READING/PUBLIC HEARING, A DEVELOPMENT AGREEMENT, AS AUTHORIZED UNDER SECTION 2.11.1 OF THE MIAMI BEACH RESILIENCY CODE, AND SECTIONS 163.3220 – 163.3243, FLORIDA STATUTES, BETWEEN THE CITY OF MIAMI BEACH ("CITY") AND TMG 67 COMMUNITIES, LLC AND DEAUVILLE ASSOCIATES, LLC (COLLECTIVELY THE "DEVELOPER"), WHICH DEVELOPMENT AGREEMENT DELINEATES THE TERMS AND CONDITIONS FOR THE DEVELOPMENT OF THE PROPERTY LOCATED AT 6701 COLLINS AVENUE (THE "DEAUVILLE PROPERTY") AND 6625 INDIAN CREEK DRIVE (THE "GARAGE PROPERTY") LOCATED IN MIAMI BEACH, FLORIDA CONSISTING OF (1) A MAXIMUM OF 200 HOTEL UNITS, (2) A MAXIMUM OF 140 RESIDENTIAL UNITS, (3) GROUND FLOOR RETAIL, (4) PUBLIC PARKING, AND (5) ACCESSORY USES (THE "PROJECT"); AND MEMORIALIZES CERTAIN ADDITIONAL PUBLIC BENEFIT COMMITMENTS MADE BY THE DEVELOPER.

Public Hearing - Notice Of Public Hearings And Intent To Consider A Development Agreement - May 21, 2025 And June 25, 2025 City Commission Meetings (/resources/legal-ads/municipalities/miami-beach/05212025-08 06252025-03 DEVELOPMENT AGREEMENT WEBSITE REG ML NK MAILER.pdf)

Miami Beach | Publish Date: May 1, 2025

NOTICE IS HEREBY GIVEN that on May 21, 2025 at 9:17 a.m. or as soon thereafter as the matter can be heard, the Mayor and City Commission of the City of Miami Beach will hold a First Reading/Public Hearing on the following proposed Development Agreement - (9:17 a.m. First Reading Public Hearing) - A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, FOLLOWING FIRST READING/PUBLIC HEARING, A DEVELOPMENT AGREEMENT, AS AUTHORIZED UNDER SECTION 2.11.1 OF THE MIAMI BEACH RESILIENCY CODE, AND SECTIONS 163.3220 – 163.3243, FLORIDA STATUTES, BETWEEN THE CITY AND WEST HOSPITALITY OWNER LLC AND 1250 WEST AVE OWNER LLC (COLLECTIVELY THE "DEVELOPER"), WHICH DEVELOPMENT AGREEMENT DELINEATES THE TERMS AND CONDITIONS FOR THE DEVELOPMENT OF THE PROPERTY LOCATED AT 1250 WEST AVENUE (THE "DEVELOPMENT PROPERTY") AND 1247 - 1255 WEST AVENUE AND 1234 13 STREET (THE "HOSTEL PROPERTY") LOCATED IN MIAMI BEACH, FLORIDA CONSISTING OF THE FOLLOWING USES ON THE DEVELOPMENT PROPERTY: (1) A MAXIMUM OF 125 RESIDENTIAL UNITS, (2) GROUND FLOOR RETAIL/COMMERCIAL, AND (3) ACCESSORY USES; AS WELL AS (4) THE CONSTRUCTION OF A PUBLIC PARK ON THE HOSTEL PROPERTY (THE "PROJECT"); AND MEMORIALIZES CERTAIN PUBLIC BENEFIT COMMITMENTS MADE BY THE DEVELOPER, INCLUDING ACQUISITION OF THE HOSTEL PROPERTY AND CONVEYANCE TO THE CITY, AMONG OTHER PUBLIC BENEFITS; AND FURTHER, SETTING THE DAY, TIME, AND PLACE FOR THE SECOND AND FINAL READING OF THE DEVELOPMENT AGREEMENT.

Public Hearing - Alton Beach Bayfront Overlay District - Comprehensive Plan Amendment

(/resources/legal-ads/municipalities/miami-beach/03-06252025-01altonbeachbayfrontcp.pdf)

Miami Beach | Publish Date: Apr 30, 2025

PLEASE BE ADVISED: This advertisement has been updated to reflect a change in the date of the Second Reading/Public Hearing for the proposed Ordinance. The original hearing date of May 21, 2025, at 9:15 a.m. has been rescheduled to June 25, 2025, at 9:15 a.m. All other information remains unchanged. NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:15 a.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a Second Reading/Public Hearing on the following proposed Ordinance: ALTON BEACH BAYFRONT OVERLAY DISTRICT - COMPREHENSIVE PLAN AMENDMENT

Public Hearing - Alton Beach Bayfront Overlay District - LDR Amendment (/resources/legal-

ads/municipalities/miami-beach/04-06252025-02altonbeachbayfrontldr.pdf)

Miami Beach | Publish Date: Apr 30, 2025

PLEASE BE ADVISED: This advertisement has been updated to reflect a change in the date of the Second Reading/Public Hearing for the proposed Ordinance. The original hearing date of May 21, 2025, at 9:16 a.m. has been rescheduled to June 25, 2025, at 9:16 a.m. All other information remains unchanged. NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:16 a.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a Second Reading/Public Hearing on the following proposed Ordinance: ALTON BEACH BAYFRONT OVERLAY DISTRICT – LDR AMENDMENTS

Public Notice - City of Miami Beach Meeting Notices May 2 - 9, 2025 (/resources/legal-

ads/municipalities/miami-beach/02-may5-may92025.pdf)

Miami Beach | Publish Date: Apr 25, 2025

City of Miami Beach Meeting Notices May 2 - 9, 2025

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

Miami Beach | Publish Date: Apr 23, 2025

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

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

Miami Beach | Publish Date: Apr 18, 2025

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

**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

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

Miami Beach | Publish Date: May 1, 2025

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

[Public Hearing - Notice Of Public Hearing And Intent To Consider A Development Agreement - May 21, 2025 City Commission Meeting \(/resources/legal-ads/municipalities/miami-beach/05212025-07-DEVELOPMENT-AGREEMENT-WEBSITE-REG-ML-NK-TM.pdf\)](/resources/legal-ads/municipalities/miami-beach/05212025-07-DEVELOPMENT-AGREEMENT-WEBSITE-REG-ML-NK-TM.pdf)

Miami Beach | Publish Date: May 1, 2025

NOTICE IS HEREBY GIVEN that on May 21, 2025, at 9:22 a.m. or as soon thereafter as the matter can be heard, the Mayor and City Commission of the City of Miami Beach will hold a Second Reading/Public Hearing on the following proposed Development Agreement - (9:22 a.m. Second Reading Public Hearing) - A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, FOLLOWING SECOND READING/PUBLIC HEARING, A DEVELOPMENT AGREEMENT, AS AUTHORIZED UNDER SECTION 2.11.1 OF THE MIAMI BEACH RESILIENCY CODE, AND SECTIONS 163.3220 – 163.3243, FLORIDA STATUTES, BETWEEN THE CITY OF MIAMI BEACH ("CITY") AND TMG 67 COMMUNITIES, LLC AND DEAUVILLE ASSOCIATES, LLC (COLLECTIVELY THE "DEVELOPER"), WHICH DEVELOPMENT AGREEMENT DELINEATES THE TERMS AND CONDITIONS FOR THE DEVELOPMENT OF THE PROPERTY LOCATED AT 6701 COLLINS AVENUE (THE "DEAUVILLE PROPERTY") AND 6625 INDIAN CREEK DRIVE (THE "GARAGE PROPERTY") LOCATED IN MIAMI BEACH, FLORIDA CONSISTING OF (1) A MAXIMUM OF 200 HOTEL UNITS, (2) A MAXIMUM OF 140 RESIDENTIAL UNITS, (3) GROUND FLOOR RETAIL, (4) PUBLIC PARKING, AND (5) ACCESSORY USES (THE "PROJECT"); AND MEMORIALIZES CERTAIN ADDITIONAL PUBLIC BENEFIT COMMITMENTS MADE BY THE DEVELOPER.

Public Hearing - Notice Of Public Hearings And Intent To Consider A Development Agreement - May 21, 2025 And June 25, 2025 City Commission Meetings (/resources/legal-ads/municipalities/miami-beach/05212025-08 06252025-03 DEVELOPMENT AGREEMENT WEBSITE REG ML NK MAILER.pdf)

Miami Beach | Publish Date: May 1, 2025

NOTICE IS HEREBY GIVEN that on May 21, 2025 at 9:17 a.m. or as soon thereafter as the matter can be heard, the Mayor and City Commission of the City of Miami Beach will hold a First Reading/Public Hearing on the following proposed Development Agreement - (9:17 a.m. First Reading Public Hearing) - A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, FOLLOWING FIRST READING/PUBLIC HEARING, A DEVELOPMENT AGREEMENT, AS AUTHORIZED UNDER SECTION 2.11.1 OF THE MIAMI BEACH RESILIENCY CODE, AND SECTIONS 163.3220 – 163.3243, FLORIDA STATUTES, BETWEEN THE CITY AND WEST HOSPITALITY OWNER LLC AND 1250 WEST AVE OWNER LLC (COLLECTIVELY THE "DEVELOPER"), WHICH DEVELOPMENT AGREEMENT DELINEATES THE TERMS AND CONDITIONS FOR THE DEVELOPMENT OF THE PROPERTY LOCATED AT 1250 WEST AVENUE (THE "DEVELOPMENT PROPERTY") AND 1247 - 1255 WEST AVENUE AND 1234 13 STREET (THE "HOSTEL PROPERTY") LOCATED IN MIAMI BEACH, FLORIDA CONSISTING OF THE FOLLOWING USES ON THE DEVELOPMENT PROPERTY: (1) A MAXIMUM OF 125 RESIDENTIAL UNITS, (2) GROUND FLOOR RETAIL/COMMERCIAL, AND (3) ACCESSORY USES; AS WELL AS (4) THE CONSTRUCTION OF A PUBLIC PARK ON THE HOSTEL PROPERTY (THE "PROJECT"); AND MEMORIALIZES CERTAIN PUBLIC BENEFIT COMMITMENTS MADE BY THE DEVELOPER, INCLUDING ACQUISITION OF THE HOSTEL PROPERTY AND CONVEYANCE TO THE CITY, AMONG OTHER PUBLIC BENEFITS; AND FURTHER, SETTING THE DAY, TIME, AND PLACE FOR THE SECOND AND FINAL READING OF THE DEVELOPMENT AGREEMENT.

Public Hearing - Alton Beach Bayfront Overlay District - Comprehensive Plan Amendment

(/resources/legal-ads/municipalities/miami-beach/03-06252025-01altonbeachbayfrontcp.pdf)

Miami Beach | Publish Date: Apr 30, 2025

PLEASE BE ADVISED: This advertisement has been updated to reflect a change in the date of the Second Reading/Public Hearing for the proposed Ordinance. The original hearing date of May 21, 2025, at 9:15 a.m. has been rescheduled to June 25, 2025, at 9:15 a.m. All other information remains unchanged. NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:15 a.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a Second Reading/Public Hearing on the following proposed Ordinance: ALTON BEACH BAYFRONT OVERLAY DISTRICT - COMPREHENSIVE PLAN AMENDMENT

Public Hearing - Alton Beach Bayfront Overlay District - LDR Amendment (/resources/legal-ads/municipalities/miami-beach/04-06252025-02altonbeachbayfrontldr.pdf)

Miami Beach | Publish Date: Apr 30, 2025

PLEASE BE ADVISED: This advertisement has been updated to reflect a change in the date of the Second Reading/Public Hearing for the proposed Ordinance. The original hearing date of May 21, 2025, at 9:16 a.m. has been rescheduled to June 25, 2025, at 9:16 a.m. All other information remains unchanged. NOTICE IS HEREBY GIVEN that on June 25, 2025, at 9:16 a.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a Second Reading/Public Hearing on the following proposed Ordinance: ALTON BEACH BAYFRONT OVERLAY DISTRICT – LDR AMENDMENTS

Public Notice - City of Miami Beach Meeting Notices May 2 - 9, 2025 (/resources/legal-ads/municipalities/miami-beach/02-may5-may92025.pdf)

Miami Beach | Publish Date: Apr 25, 2025

City of Miami Beach Meeting Notices May 2 - 9, 2025

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

Miami Beach | Publish Date: Apr 23, 2025

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

Public Hearing - Notice of Public Hearing to Approve the Final Assessment Roll for the Special

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

Miami Beach | Publish Date: Apr 18, 2025

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

**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

AD: 05212025-06 RDA



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Legal Ads and Public Notices

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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)

FROM PAGE 15NW

HAITIAN

Little Haiti Cultural Complex, 212 NE 59th Terr., Miami; early bird tickets are \$25 and VIP \$85 plus fees. Tickets at eventbrite.

Haitian Compas Festival All Black Affair with Kai Kenny Ayiti, Rutsthelle and T-vice. 11 p.m. Friday, May 16, Miami Beach’s M2 Nightclub, 1235 Washington Ave., Miami Beach. Cost is \$60. Purchase tickets at www.Haitiancompas festival.com.

Miami Haitian Compas Festival. This year’s 27th annual event features Zafem, Kai, T-Vice, Roody Roodboy, Rutsthelle, Fatima, Ram, Ekip, WID, Team Lobey and more. Plus DJ Nicky Mixx, DJ Bullet, DJ Heavy and others. Prices range from \$80 for general admission

to \$180; VIP Packages for the weekend also included for upwards of \$4,000 and include 12 VIP Passes and 4 Bottles of choice. Saturday, May 17 at NOMI Village, 12351 NW Seventh Ave., North Miami. For tickets go to www.Haitiancompas festival.com; 954-708-6849.

Marlins Haitian Heritage Game: Haitian-born DJ Michael Brun, a Grammy winning Platinum selling producer, will throw out the game’s first pitch at the Miami Marlins game on Haitian Flag Day. 1:40 p.m.-4 p.m. Sunday, May 18, LoanDepot Park, 501 Marlins Way, Miami.

Fete Sur Yacht-Haitian Flag Weekend: Five luxury yachts will set sail in celebration of Haiti’s flag. Attendees will enjoy champagne toasts, music and appetizers. Boarding starts at 11 a.m. and ships return at 5 p.m., Sunday,

May 18. Cost is \$300 and tickets can be purchased on eventbrite; 786-970-7403 or MajesticGroup Events@gmail.com.

Haitian Compas Festival All White Party and official Haitian Compas Festival Close Out party; Mizik Mizik’s 38th anniversary, 10 p.m. Sunday, May 19. M2 NightClub, 1235 Washington Ave., Miami Beach. Cost is \$50.

PAMM Art Storytime: Fanmi Pap Janm Pedi, A Celebration of Haitian Heritage: Visitors will enjoy folklore storytelling of an original story by a local author/illustrator. The event also features performances and vendors. 11 a.m. to 12:30 p.m. Saturday, May 24. Perez Art Museum Miami, 1103 Biscayne Blvd., Miami.

*Jacqueline Charles:
305-376-2616,
@jacquiecharles*



LEGAL NOTICE

PUBLIC HEARING

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT

On Wednesday, May 14th, 2025, at 6:00 PM. in the 3rd floor Council Chambers of City Hall at 501 Palm Avenue, the Hialeah Planning and Zoning Board, the Local Planning Agency, will hold a Public Hearing on One (1) owner-initiated amendment to the Hialeah Comprehensive Plan, which is a Small-Scale Amendments in accordance with Section 98-102 of the Code of Ordinances of the City of Hialeah, and Chapters 163.3184 and 163.3187, Florida Statutes.

The purpose of this hearing is to give the applicant an opportunity to justify their requests, the Planning Division of the Community Development Department to present a recommendation on the application, and to provide an opportunity for the public to ask questions and make comments regarding the amendment.

1 Small Scale Map Amendment from Low-Density Residential to Commercial.
Location: 841 East 24th Street, Hialeah, Florida.
Zoned: R-1 (One-Family District)

Information on the application can be obtained at the Hialeah Planning & Zoning Division, 2nd Floor – Hialeah City Hall, 501 Palm Avenue, or by calling (305) 883-8075 or (305) 883-8008 between 7:30 A.M. – 11:30 A.M. and 12:30 P.M. – 3:30 P.M., Monday through Friday.

AT THE CONCLUSION OF THE ITEM, A RECOMMENDATION FOR APPROVAL OR DENIAL WILL BE MADE AND FORWARDED TO THE HIALEAH CITY COUNCIL FOR CONSIDERATION AT ITS PUBLIC MEETINGS OF TUESDAY, MAY 27TH, 2025, AND TUESDAY, JUNE 10TH, 2025.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION BETWEEN 7:30 – 11:30 A.M. AND 12:30 P.M. – 3:30 P.M., MONDAY THROUGH FRIDAY, NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE), FOR ASSISTANCE.

HIALEAH PLANNING & ZONING DIVISION

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

AD: 05212025-06 RDA

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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

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Legal Ads and Public Notices

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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.

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-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.

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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/>.

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Parking

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MIAMI BEACH

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

AD: 06252025-02 HERALD

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[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

NOTICE IS HEREBY GIVEN that on May 21, 2025, at 9:35 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: C-PS2 DEVELOPMENT REGULATIONS - 6TH STREET OVERLAY 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, ENTITLED "ZONING DISTRICTS AND REGULATIONS, ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.15, ENTITLED "PERFORMANCE STANDARD DISTRICT (PS)," AT SUB-SECTION 7.2.15.3, ENTITLED "COMMERCIAL PERFORMANCE STANDARDS DISTRICTS (C-PS)," TO AMEND THE PERMITTED, CONDITIONAL AND SUPPLEMENTAL USE REGULATIONS, AS WELL AS DEVELOPMENT REGULATIONS, INCLUDING MAXIMUM PERMITTED BUILDING HEIGHT, WITHIN THE C-PS2 ZONING 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 1 - Notice of Public Hearings - May 21, 2025 (/resources/legal-ads/municipalities/miami-beach/04-05212025-09longherald.pdf)

Miami Beach | Publish Date: May 10, 2025

On May 21, 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.

Public Notice 2 - Notice of Public Hearings - May 21, 2025 (/resources/legal-ads/municipalities/miami-beach/05-05212025-10longherald.pdf)

Miami Beach | Publish Date: May 10, 2025

On May 21, 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.

Public Notice 3 - Notice of Public Hearings - May 21, 2025 (/resources/legal-ads/municipalities/miami-beach/06-05212025-11longherald.pdf)

Miami Beach | Publish Date: May 10, 2025

On May 21, 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.

Public Notice 4 - Notice of Public Hearings - May 21, 2025 (/resources/legal-ads/municipalities/miami-beach/07-05212025-13longwebsite.pdf)

Miami Beach | Publish Date: May 10, 2025

On May 21, 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.

Public Notice - How A Person May Participate During The May 21, 2025 Hybrid City Commission Meeting (/resources/legal-ads/municipalities/miami-beach/03-05212025-14avm.pdf)

Miami Beach | Publish Date: May 10, 2025

On May 21, 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.

Sunshine Notice - Meeting between Commissioner Kristen Rosen Gonzalez and the Mayor and Commissioners of the City of Miami Beach (or any combination of them) May 29, 2025, at 5:00 p.m. to discuss North Beach Valet Parking Pilot Program (/resources/legal-ads/municipalities/miami-beach/sunshinenotice-05292025valetservices.pdf)

Miami Beach | Publish Date: May 9, 2025

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

**C-PS2 DEVELOPMENT REGULATIONS - 6TH STREET
OVERLAY**

**AN ORDINANCE AMENDING THE RESILIENCY CODE OF
THE CITY OF MIAMI BEACH, TO AMEND THE
PERMITTED, CONDITIONAL AND SUPPLEMENTAL USE
REGULATIONS, AS WELL AS DEVELOPMENT
REGULATIONS, INCLUDING MAXIMUM PERMITTED
BUILDING HEIGHT, WITHIN THE C-PS2 ZONING
DISTRICT**

**MAY 21, 2025
CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on **May 21, 2025**, at **9:35 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:

C-PS2 DEVELOPMENT REGULATIONS - 6TH STREET OVERLAY

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, ENTITLED "ZONING DISTRICTS AND REGULATIONS, ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.15, ENTITLED "PERFORMANCE STANDARD DISTRICT (PS)," AT SUB-SECTION 7.2.15.3, ENTITLED "COMMERCIAL PERFORMANCE STANDARDS DISTRICTS (C-PS)," TO AMEND THE PERMITTED, CONDITIONAL AND SUPPLEMENTAL USE REGULATIONS, AS WELL AS DEVELOPMENT REGULATIONS, INCLUDING MAXIMUM PERMITTED BUILDING HEIGHT, WITHIN THE C-PS2 ZONING 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 **May 21, 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, 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.

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 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, FL 33139.

MIAMIBEACH

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

AD: 05212025-12

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

**MAY 21, 2025
HYBRID CITY COMMISSION MEETING**

On **May 21, 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 **May 21, 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 - Open and Continue to June 25, 2025

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 - Open and Continue to June 25, 2025

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.*

9:20 a.m. Second Reading Public Hearing

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.*

9:21 a.m. Second Reading Public Hearing

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.*

9:30 a.m. Second Reading Public Hearing

HOTEL USE APPROVAL CLARIFICATION – LDR TEXT AMENDMENT

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," BY AMENDING SECTION 7.2.4, ENTITLED "RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY," AT SUBSECTION 7.2.4.2, ENTITLED "USES (RM-1)," AND BY AMENDING SECTION 7.2.5, ENTITLED "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," AT SUBSECTION 7.2.5.2, ENTITLED "USES (RM-2)," AND BY AMENDING SECTION 7.2.6, ENTITLED "RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY," AT SUBSECTION 7.2.6.2, ENTITLED "USES (RM-3)," AND BY AMENDING SECTION 7.2.10, ENTITLED "CD-1 COMMERCIAL, LOW INTENSITY DISTRICT," AT SUBSECTION 7.2.10.2, ENTITLED "USES (CD-1)," AND BY AMENDING SECTION 7.2.11, ENTITLED "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," AT SUBSECTION 7.2.11.2, ENTITLED "USES (CD-2)," AND BY AMENDING SECTION 7.2.12, ENTITLED "CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT," AT SUBSECTION 7.2.12.2, ENTITLED "USES (CD-3)," AND BY AMENDING SECTION 7.2.13, ENTITLED "MIXED USE ENTERTAINMENT DISTRICT," AT SUBSECTION 7.2.13.2, ENTITLED "USES (MXE)," AND BY AMENDING SECTION 7.2.14, ENTITLED "NORTH BEACH TOWN CENTER-CORE DISTRICT (TC)," AT SUBSECTION 7.2.14.2, ENTITLED "USES (TC-1, TC-2)," AND BY AMENDING SUBSECTION 7.2.14.3, ENTITLED "USES (TC-3)," AND BY AMENDING SUBSECTION 7.2.14.6, ENTITLED "TOWN CENTER-CENTRAL CORE (TC-C) DISTRICT," AND BY AMENDING SECTION 7.2.15, ENTITLED "PERFORMANCE STANDARD DISTRICT (PS)," AT SUBSECTION 7.2.15.2, ENTITLED "RESIDENTIAL PERFORMANCE STANDARDS DISTRICTS (R-PS)," AND BY AMENDING SUBSECTION 7.2.15.3, ENTITLED "COMMERCIAL PERFORMANCE STANDARDS DISTRICTS (C-PS)," BY REFERENCING THE HOTEL APPROVAL PROCESS ESTABLISHED UNDER SECTION 2.7.2, AND CONFORMING THE REGULATIONS FOR EACH RESPECTIVE ZONING DISTRICT TO REFLECT THAT THE APPROVAL OF A WARRANT BY THE CITY COMMISSION SHALL BE REQUIRED PRIOR TO THE REVIEW OF A LAND USE BOARD APPLICATION OR BUILDING PERMIT FOR A HOTEL, SUITE HOTEL,

APARTMENT HOTEL, OR HOSTEL, SUBJECT TO EXCEPTIONS, AND SUBJECT TO THE PROCEDURAL REQUIREMENTS AND REVIEW CRITERIA IN SECTION 2.7.2; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, APPLICABILITY; 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.*

9:45 a.m. Second Reading Public Hearing

COMMERCIAL USE OF SINGLE-FAMILY HOMES

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 7 OF THE MIAMI BEACH RESILIENCY CODE, ENTITLED "ZONING DISTRICTS AND REGULATIONS," BY AMENDING ARTICLE II, ENTITLED "DISTRICT REGULATIONS," BY AMENDING SECTION 7.2.2, ENTITLED "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS" BY AMENDING SUBSECTION 7.2.2.2, ENTITLED "USES (RS)" TO CLARIFY AND AMEND REGULATIONS ON THE COMMERCIAL USE OF SINGLE-FAMILY HOMES; AND, PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, 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.*

9:55 a.m. First Reading Public Hearing

INCREASED AND ENHANCED POROUS SURFACE REQUIREMENTS

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," BY AMENDING CHAPTER 5, ENTITLED "OFF-STREET PARKING," ARTICLE III, ENTITLED "DESIGN STANDARDS," SECTION 5.3.11, ENTITLED "PARKING LOT DESIGN STANDARDS," BY MODIFYING THE POROUS PAVEMENT REQUIREMENTS FOR SURFACE PARKING LOTS; BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.2, ENTITLED "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," BY MODIFYING THE MINIMUM OPEN SPACE AND PERVIOUS AREA REQUIREMENTS IN SINGLE FAMILY DISTRICTS; 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.

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Parking

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MIAMIBeach

AD: 05212025-09

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

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

**MAY 21, 2025
HYBRID CITY COMMISSION MEETING**

On **May 21, 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**.

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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 **May 21, 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.

10:05 a.m. First Reading Public Hearing

RO DISTRICT REGULATIONS FOR ALCOHOL SALES IN NONCONFORMING USES – 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, BY AMENDING GOAL RLU 1: LAND USE; OBJECTIVE RLU 1.1: ESTABLISHMENT OF FUTURE LAND USE CATEGORIES; POLICY RLU 1.1.11: RESIDENTIAL / OFFICE (RO), TO ESTABLISH REQUIREMENTS FOR NONCONFORMING CAFES SERVING ALCOHOL AND LOCATED ON ALTON ROAD; 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.*

10:06 a.m. First Reading Public Hearing

RO DISTRICT REGULATIONS FOR ALCOHOL SALES IN NONCONFORMING USES – LDR AMENDMENT

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, "LAND DEVELOPMENT REGULATIONS," BY AMENDING CHAPTER 2 ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES", ARTICLE XII, ENTITLED "NONCONFORMITIES," BY AMENDING SECTION 2.12.5, ENTITLED "NONCONFORMING USE OF BUILDINGS," TO ESTABLISH REQUIREMENTS FOR NONCONFORMING CAFES SERVING ALCOHOL AND LOCATED ON ALTON ROAD; BY AMENDING CHAPTER 7 ENTITLED, "ZONING DISTRICTS AND REGULATIONS", ARTICLE II, ENTITLED, "GENERAL TO ALL ZONING DISTRICTS", DIVISION 7.2.9 ENTITLED, "RO RESIDENTIAL/OFFICE DISTRICT," BY AMENDING SECTION 7.2.9.2, ENTITLED " USES (RO)," TO ALLOW ALCOHOL SALES IN EXISTING CAFES; 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.*

10:10 a.m. First Reading Public Hearing

SETBACK REGULATIONS FOR AC UNITS

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, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE V, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," SECTION 7.5.3, ENTITLED "SUPPLEMENTARY

YARD REGULATIONS," BY AMENDING THE ALLOWABLE SETBACK ENCROACHMENTS FOR AIR CONDITIONING UNITS; 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.*

10:15 a.m. First Reading Public Hearing

VARIANCE FEE WAIVERS FOR BUILDING RECERTIFICATION

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, "LAND DEVELOPMENT REGULATIONS," BY AMENDING CHAPTER 2 ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE ENTITLED "GENERAL DEVELOPMENT APPLICATION AND HEARING PROCEDURES," BY AMENDING SECTION 2.2.3, ENTITLED "DEVELOPMENT APPLICATION SUBMISSION AND REVIEW," BY MODIFYING THE APPLICABLE PROVISIONS FOR LAND USE BOARD APPLICATION FEES AND ESTABLISHING A PROCESS AND CRITERIA FOR THE CITY COMMISSION TO CONSIDER A WAIVER OF REQUIRED FEES FOR VARIANCE APPLICATIONS RELATED TO COMPLIANCE WITH APPLICABLE BUILDING RECERTIFICATION REQUIREMENTS; 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.*

10:20 a.m. First Reading Public Hearing

VOTING REQUIREMENTS FOR THE RELEASE OF COVENANTS REQUIRING NON-TRANSIENT USES

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE I, ENTITLED "GENERAL TO ALL ZONING DISTRICTS," TO ESTABLISH A MINIMUM VOTING THRESHOLD FOR THE RELEASE OF A COVENANT RESTRICTING TRANSIENT USES; 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.*

10:30 a.m. First Reading Public Hearing

AD HOC HISTORIC PRESERVATION ORDINANCE COMMITTEE RECOMMENDATIONS

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 2, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE XIII, ENTITLED "HISTORIC PRESERVATION," BY AMENDING SECTION 2.13.2, ENTITLED "HISTORIC PRESERVATION REVIEW OF PROJECTS," TO REMOVE THE SUPPLEMENTAL NOTICE REQUIREMENT FOR APPLICATIONS CONTINUED BY THE HISTORIC PRESERVATION BOARD, BY AMENDING SECTION 2.13.7, ENTITLED "ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION," TO INCREASE THE SQUARE FOOTAGE THRESHOLD FOR THE TRANSPORTATION ANALYSIS AND MITIGATION PLAN REQUIREMENT, TO CLARIFY THE TWO-STEP REVIEW PROCESS, AND TO CONSOLIDATE AND OTHERWISE AMEND THE APPLICABLE REVIEW CRITERIA, BY AMENDING SECTION 2.13.8, ENTITLED "SPECIAL REVIEW PROCEDURE," TO EXPAND ADMINISTRATIVE REVIEW AUTHORITY FOR THE REVIEW OF ADDITIONS TO SINGLE-FAMILY HOMES LOCATED WITHIN LOCAL HISTORIC DISTRICTS, BY AMENDING SECTION 2.13.9, ENTITLED "HISTORIC DESIGNATION" TO INTRODUCE PROCEDURES FOR THE REPEAL OF HISTORIC DESIGNATIONS AS REQUIRED PURSUANT TO MIAMI-DADE COUNTY CODE SECTION 16A-3.1, AND BY AMENDING SECTION 2.13.10, ENTITLED "SINGLE-FAMILY AD VALOREM TAX EXEMPTION," TO EXPAND THE TYPES OF PROPERTIES THAT QUALIFY FOR THE EXEMPTION IN A MANNER CONSISTENT WITH SECTION 196.1997, FLORIDA STATUTES; BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," BY AMENDING ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.2, ENTITLED "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," SUBSECTION 7.2.2.4, ENTITLED "ADDITIONAL REGULATIONS (RS)," BY EXPANDING THE APPLICABILITY OF ZONING INCENTIVES TO INCLUDE CONTRIBUTING SINGLE-FAMILY HOMES LOCATED WITHIN LOCAL HISTORIC DISTRICTS; BY AMENDING ARTICLE V, ENTITLED

"SUPPLEMENTARY DISTRICT REGULATIONS," SECTION 7.5.1, ENTITLED "GENERALLY (SUPPLEMENTARY DISTRICT REGULATIONS)," SUBSECTION 7.5.1.5, ENTITLED "ROOF REPLACEMENTS AND NEW ROOFS," TO EXPAND ADMINISTRATIVE REVIEW AUTHORITY FOR SUSTAINABLE ROOFS; 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).

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

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Parking

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

MIAMIBEACH

AD: 05212025-10

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

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

**MAY 21, 2025
HYBRID CITY COMMISSION MEETING**

On **May 21, 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 **May 21, 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.

10:35 a.m. First Reading Public Hearing

MINIMUM LANDSCAPE REQUIREMENTS FOR SINGLE-FAMILY HOME RENOVATIONS EXCEEDING THE 50% RULE

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 4 OF THE MIAMI BEACH RESILIENCY CODE, ENTITLED "LANDSCAPE REQUIREMENTS," BY AMENDING ARTICLE I, ENTITLED "INTENT AND APPLICABILITY," BY AMENDING SECTION 4.1.2, ENTITLED "SHORT TITLE AND APPLICABILITY," BY MODIFYING THE MINIMUM LANDSCAPE REQUIREMENTS FOR SINGLE FAMILY HOME PROJECTS EXCEEDING THE 50% RULE; PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, 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.*

10:40 a.m. First 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.*

10:45 a.m. First 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.*

2:30 p.m. First Reading Public Hearing

SCHOOL USE INCENTIVES – 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 EXPEDITED STATE REVIEW PROCESS OF SECTION 163.3184(3), FLORIDA STATUTES, BY AMENDING THE “RESILIENT LAND USE & DEVELOPMENT ELEMENT,” GOAL RLU 1, ENTITLED “LAND USE,” OBJECTIVE RLU 1.1, ENTITLED “ESTABLISHMENT OF FUTURE LAND USE CATEGORIES,” AT TABLE RLU 1.1 TO PROVIDE FLOOR AREA RATIO (F.A.R.) INCENTIVES THROUGH THE CITY COMMISSION WARRANT REVIEW PROCESS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL 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.*

2:31 p.m. First Reading Public Hearing

SCHOOL USE INCENTIVES – LDR AMENDMENTS

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 2, ENTITLED “ADMINISTRATION AND REVIEW PROCEDURES”, ARTICLE V ENTITLED “REZONINGS AND DEVELOPMENT APPROVALS”, SECTION 2.5.3 ENTITLED “DESIGN REVIEW”, SUBSECTION 2.5.3.3 ENTITLED “ADMINISTRATIVE DESIGN REVIEW”; CHAPTER 2 ENTITLED “ADMINISTRATION AND REVIEW PROCEDURES”, AND BY AMENDING ARTICLE XIII ENTITLED “HISTORIC PRESERVATION”, SECTION 2.13.7 ENTITLED “ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/ CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION”, SUBSECTION C ENTITLED “REVIEW PROCEDURE” TO EXPAND ADMINISTRATIVE REVIEW AUTHORITY FOR SCHOOL DEVELOPMENT; BY AMENDING CHAPTER 2 ENTITLED “ADMINISTRATION AND REVIEW PROCEDURES”, ARTICLE VII ENTITLED “COMMISSION WARRANT” TO SECTION 2.7.1 ENTITLED “REVIEW PROCEDURE” TO ALLOW FAR WARRANT REQUESTS FOR SCHOOL DEVELOPMENT; BY AMENDING CHAPTER 5, ENTITLED “OFF-STREET PARKING,” ARTICLE II, ENTITLED “VEHICLE PARKING, BICYCLE PARKING AND OFF-STREET LOADING REQUIREMENTS,” AT SECTION 5.2.4, ENTITLED “VEHICLE OFF-STREET PARKING REQUIREMENTS,” BY AMENDING THE PARKING REQUIREMENTS IN PARKING TIER 1 TO ELIMINATE THE PARKING REQUIREMENT FOR SCHOOL USE; BY CHAPTER 7, ENTITLED “ZONING DISTRICT REGULATIONS,” ARTICLE I, ENTITLED “GENERAL TO ALL ZONING DISTRICTS,” BY CREATING SECTION 7.1.12, ENTITLED “SCHOOL USE INCENTIVES,” TO ESTABLISH NEW ZONING INCENTIVES (INCLUDING, WITHOUT LIMITATION, FLOOR AREA RATIO) SPECIFIC TO PROPERTIES PROPOSED TO BE DEVELOPED WITH A SCHOOL USE, BY AMENDING CHAPTER 7, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” ARTICLE II, ENTITLED “DISTRICT REGULATIONS,” BY AMENDING SECTION 7.2.4, ENTITLED “RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY,” AT SUBSECTION 7.2.4.2, ENTITLED “USES (RM-1),” AND BY AMENDING SECTION 7.2.5, ENTITLED “RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY,” AT SUBSECTION 7.2.5.2, ENTITLED “USES (RM-2),” AND BY AMENDING SECTION 7.2.6, ENTITLED “RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY,” AT SUBSECTION 7.2.6.2, ENTITLED “USES (RM-3),” AND BY AMENDING SECTION 7.2.10, ENTITLED “CD-1 COMMERCIAL, LOW INTENSITY DISTRICT,” AT SUBSECTION 7.2.10.2, ENTITLED “USES (CD-1),” AND BY AMENDING SECTION 7.2.11, ENTITLED “CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT,” AT SUBSECTION 7.2.11.2, ENTITLED “USES (CD-2),” AND BY AMENDING SECTION 7.2.12, ENTITLED “CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT,” AT SUBSECTION 7.2.12.2, ENTITLED “USES (CD-3),” AND BY AMENDING SECTION 7.2.14, ENTITLED “NORTH BEACH TOWN CENTER-CORE DISTRICT (TC),” AT SUBSECTION 7.2.14.2, ENTITLED “USES (TC-1, TC-2),” AND BY AMENDING SUBSECTION 7.2.14.3, ENTITLED “USES (TC-3),” AND BY AMENDING SUBSECTION 7.2.14.6, ENTITLED “TOWN CENTER-CENTRAL CORE (TC-C) DISTRICT,” AND BY AMENDING SECTION

7.2.15, ENTITLED "PERFORMANCE STANDARD DISTRICT (PS)," AT SUBSECTION 7.2.15.2, ENTITLED "RESIDENTIAL PERFORMANCE STANDARDS DISTRICTS (R-PS)," AND BY AMENDING SUBSECTION 7.2.15.3, ENTITLED "COMMERCIAL PERFORMANCE STANDARDS DISTRICTS (C-PS)," AND BY AMENDING SECTION 7.2.18, ENTITLED "SPE SPECIAL PUBLIC FACILITIES EDUCATIONAL DISTRICT," AT SUBSECTION 7.2.18.2, ENTITLED "USES (SPE)" BY REFERENCING THE SCHOOL USE INCENTIVES ESTABLISHED UNDER SECTION 7.1.12, AND CONFORMING THE REGULATIONS FOR EACH RESPECTIVE ZONING DISTRICT TO REFLECT THE INCENTIVES 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.*

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Parking

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MIAMIBEACH

AD: 05212025-11

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

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

**MAY 21, 2025
HYBRID CITY COMMISSION MEETING**

On **May 21, 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 **May 21, 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.

9:17 a.m. First Reading Public Hearing

ALTON BEACH BAYFRONT OVERLAY - DEVELOPMENT AGREEMENT

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. *This Resolution is being heard pursuant to Section 118-425 of the City Code, and Sections 163.3220 – 163.3243, Florida Statutes. Inquiries may be directed to the Planning Department at 305.673.7550.*

9:22 a.m. Second Reading Public Hearing

NORTH BEACH OCEANSIDE DISTRICT - DEAUVILLE DEVELOPMENT AGREEMENT

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. *This Resolution is being heard pursuant to Section 118-425 of the City Code, and Sections 163.3220 – 163.3243, Florida Statutes. Inquiries may be directed to the Planning Department at 305.673.7550.*

9:25 a.m. Second Reading Public Hearing

OCEAN TERRACE DEVELOPMENT AGREEMENT - AMENDMENT

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, APPROVING, FOLLOWING SECOND READING/PUBLIC HEARING, A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT, DATED JULY 31, 2019, CURRENTLY AMONG THE CITY OF MIAMI BEACH ("CITY"), 7450 OCEAN TERRACE LLC, OCEAN TERRACE TRUSTEE LLC, OCEAN TERRACE RESIDENTIAL LLC, OCEAN TERRACE SHARED FACILITIES LLC, AND OCEAN TERRACE RETAIL LLC (COLLECTIVELY, "PROJECT DEVELOPER"), AND OTH STREETSCAPE, LLC ("PARK DEVELOPER"), FOR THE DEVELOPMENT OF THE OCEAN TERRACE PROPERTY, GENERALLY LOCATED AT 7409, 7421, 7433, 7435, 7437, 7439, 7441, AND 7449 COLLINS AVENUE, AND 7400, 7410, 7420, 7430, 7436, AND 7450 OCEAN TERRACE ("DEVELOPMENT SITE"), AS AUTHORIZED UNDER SECTION 2.11.1 OF THE MIAMI BEACH RESILIENCY CODE (FORMERLY SECTION 118-4 OF THE CITY CODE), AND SECTIONS 163.3220 — 163.3243, FLORIDA STATUTES, WHICH FIRST AMENDMENT ELIMINATES THE REQUIREMENT THAT THE PROJECT INCLUDE AT LEAST 75 HOTEL UNITS; AND FURTHER, SETTING THE SECOND AND FINAL READING/PUBLIC HEARING OF THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR A TIME CERTAIN. *This Resolution is being heard pursuant to Section 118-425 of the City Code, and Sections 163.3220 – 163.3243, Florida Statutes. Inquiries may be directed to the Planning Department at 305.673.7550.*

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 58 OF THE MIAMI BEACH CITY CODE, ENTITLED "HOUSING," BY AMENDING ARTICLE III, ENTITLED "PROPERTY MAINTENANCE STANDARDS," BY AMENDING SECTION 58-298 THEREOF, ENTITLED "RESPONSIBILITIES OF OWNERS AND OCCUPANTS," TO REQUIRE PROPERTY OWNERS OF HOUSES AND BUILDINGS WITHIN THE CITY TO PROVIDE NOTICE OF ANIMAL TRAPPING OR EXTERMINATION SERVICES; 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.*

9:41 a.m. Second Reading Public Hearing

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 10 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, ENTITLED "ANIMALS," BY CREATING SECTION 10-20 THEREOF, ENTITLED "CONFINEMENT OF ANIMALS WITHOUT SUFFICIENT FOOD, WATER, OR EXERCISE; ABANDONMENT OF ANIMALS"; 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.*

10:00 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. *This Resolution is being heard pursuant to Section 166.041 F.S. and Section 2-278 of the City Code. Inquiries may be directed to the Finance Department at 305.673.7420.*

10:01 a.m. Public Hearing

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FIFTH 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.*

10:02 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 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.*

10:05 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 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 FIRST 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 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.*

10:25 a.m. First 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 EMPLOYEES' CLASSIFIED 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. First 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 EMPLOYEES' UNCLASSIFIED 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.*

10:50 a.m. First 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.*

10:55 a.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, 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.*

11:00 a.m. First 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), AND THAT APPLICANTS FOR POSITIONS WITH PROFESSIONAL OR EMPLOYMENT QUALIFICATIONS SUBMIT EVIDENCE OF LICENSURE OR OTHER RELEVANT EXPERIENCE; 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.*

11:01 a.m. First 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.*

11:05 a.m. First 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.

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.*

1:40 p.m. First 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.*

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 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.*

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 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.*

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 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.*

2:00 p.m. Public Hearing

A RESOLUTION OF THE MAYOR AND COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE, AND APPROVING BY 5/7TH VOTE, FOLLOWING A DULY NOTICED HEARING, THE CO-NAMING OF THE PORTION OF 28TH STREET FROM SHERIDAN AVENUE TO PRAIRIE AVENUE AS "RABBI YISROEL GROSZ WAY," SUBJECT TO FINAL APPROVAL OF THE CO-NAMING BY MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS, IN ACCORDANCE WITH SECTION 201, RULE 9.02 OF THE MIAMI-DADE COUNTY CODE. *This Resolution is being heard pursuant to Section §166.041 F.S. Inquiries may be directed to the Office of the City Attorney at 305.673.7470.*

2:40 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 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.*

2:45 p.m. First 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.*

2:50 p.m. First 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 "SMALL BUSINESS ADVISORY COMMITTEE," TO PROVIDE THE ADMINISTRATION AND CITY COMMISSION WITH RECOMMENDATIONS AND IDEAS TO BETTER SUPPORT AND EXPAND SMALL BUSINESS ACTIVITY 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.*

2:55 p.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 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.*

2:56 p.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.*

3:00 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 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.*

3:01 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 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.*

3:10 p.m. First 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 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; 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.*

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/>.

MIAMI BEACH

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

AD: 04232025-13

CITY OF MIAMI BEACH

HOW A PERSON MAY PARTICIPATE DURING THE MAY 21, 2025 HYBRID CITY COMMISSION MEETING

In-Person Participation:

On **May 21, 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 CITIZEN'S 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: 05212025-14 AVM

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARINGS
MAY 21, 2025
HYBRID CITY COMMISSION MEETING**

On May 21, 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/81392857871> or via telephone at: 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857871. 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 **May 21, 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.

10:05 a.m. First Reading Public Hearing

RD DISTRICT REGULATIONS FOR ALCOHOL SALES IN NONCONFORMING USES - 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, BY AMENDING GOAL RLU 1: LAND USE, OBJECTIVE RLU 1.1: ESTABLISHMENT OF FUTURE LAND USE CATEGORIES, POLICY RLU 1.1.1: RESIDENTIAL / OFFICE (RO), TO ESTABLISH REQUIREMENTS FOR NONCONFORMING CAFES SERVING ALCOHOL AND LOCATED ON ALTON ROAD, 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.

10:08 a.m. First Reading Public Hearing

RD DISTRICT REGULATIONS FOR ALCOHOL SALES IN NONCONFORMING USES - LDR AMENDMENT
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 "LAND DEVELOPMENT REGULATIONS," BY AMENDING CHAPTER 2 ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE XII, ENTITLED "NONCONFORMITIES," BY AMENDING SECTION 2.12.5, ENTITLED "NONCONFORMING USE OF BUILDINGS," TO ESTABLISH REQUIREMENTS FOR NONCONFORMING CAFES SERVING ALCOHOL AND LOCATED ON ALTON ROAD, BY AMENDING CHAPTER 7 ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE I, ENTITLED "GENERAL TO ALL ZONING DISTRICTS," DIVISION 7.2.9 ENTITLED "RD RESIDENTIAL OFFICE DISTRICT," BY AMENDING SECTION 7.2.9.2, ENTITLED "USES (RO)," TO ALLOW ALCOHOL SALES IN EXISTING CAFES, 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.

10:10 a.m. First Reading Public Hearing

SETBACK REGULATIONS FOR AC UNITS
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, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE V, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," SECTION 7.5.3, ENTITLED "SUPPLEMENTARY YARD REGULATIONS," BY AMENDING THE ALLOWABLE SETBACK ENCROACHMENTS FOR AIR CONDITIONING UNITS, 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.

10:15 a.m. First Reading Public Hearing

VARIANCE FEE WAIVERS FOR BUILDING RECERTIFICATION
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 "LAND DEVELOPMENT REGULATIONS," BY AMENDING CHAPTER 2 ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE ENTITLED "GENERAL DEVELOPMENT APPLICATION AND HEARING PROCEDURES," BY AMENDING SECTION 2.3, ENTITLED "DEVELOPMENT APPLICATION SUBMISSION AND REVIEW," BY MODIFYING THE APPLICABLE PROVISIONS FOR LAND USE BOARD APPLICATION FEES AND ESTABLISHING A PROCESS AND CRITERIA FOR THE CITY COMMISSION TO CONSIDER A WAIVER OF REQUIRED FEES FOR VARIANCE APPLICATIONS RELATED TO COMPLIANCE WITH APPLICABLE BUILDING RECERTIFICATION REQUIREMENTS, 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.

10:20 a.m. First Reading Public Hearing

VOTING REQUIREMENTS FOR THE RELEASE OF COVENANTS REQUIRING NON-TRANSIENT USES
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE I, ENTITLED "GENERAL TO ALL ZONING DISTRICTS," TO ESTABLISH A MINIMUM VOTING THRESHOLD FOR THE RELEASE OF A COVENANT RESTRICTING TRANSIENT USES, 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.

10:30 a.m. First Reading Public Hearing

AD-HOC HISTORIC PRESERVATION ORDINANCE COMMITTEE RECOMMENDATIONS
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 2, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE XII, ENTITLED "HISTORIC PRESERVATION," BY AMENDING SECTION 2.13.2, ENTITLED "HISTORIC PRESERVATION REVIEW OF PROJECTS," TO REMOVE THE SUPPLEMENTAL NOTICE REQUIREMENT FOR APPLICATIONS CONTINUED BY THE HISTORIC PRESERVATION BOARD, BY AMENDING SECTION 2.13.7, ENTITLED "ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DEMOLITION," TO INCREASE THE SQUARE FOOTAGE THRESHOLD FOR THE TRANSPORTATION ANALYSIS AND MITIGATION PLAN REQUIREMENT, TO CLARIFY THE TWO-STEP REVIEW PROCESS, AND TO CONSOLIDATE AND OTHERWISE AMEND THE APPLICABLE REVIEW CRITERIA, BY AMENDING SECTION 2.13.8, ENTITLED "SPECIAL REVIEW PROCEDURE," TO EXPAND ADMINISTRATIVE REVIEW AUTHORITY FOR THE REVIEW OF ADDITIONS TO SINGLE-FAMILY HOMES LOCATED WITHIN LOCAL HISTORIC DISTRICTS, BY AMENDING SECTION 2.13.9, ENTITLED "HISTORIC DESIGNATION," TO INTRODUCE PROCEDURES FOR THE REPEAL OF HISTORIC DESIGNATIONS AS REQUIRED PURSUANT TO MIAMI-DADE COUNTY CODE SECTION 16A-3.1, AND BY AMENDING SECTION 2.13.10, ENTITLED "SINGLE-FAMILY AD VALOREM TAX EXEMPTION," TO EXPAND THE TYPES OF PROPERTIES THAT QUALIFY FOR THE EXEMPTION IN A MANNER CONSISTENT WITH SECTION 198.199, FLORIDA STATUTES, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," BY AMENDING ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.2, ENTITLED "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," SUBSECTION 7.2.2.4, ENTITLED "ADDITIONAL REGULATIONS (RS)," BY EXPANDING THE APPLICABILITY OF ZONING INCENTIVES TO INCLUDE CONTRIBUTING SINGLE-FAMILY HOMES LOCATED WITHIN LOCAL HISTORIC DISTRICTS, BY AMENDING ARTICLE V, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," SECTION 7.5.1, ENTITLED "GENERALLY (SUPPLEMENTARY DISTRICT REGULATIONS)," SUBSECTION 7.5.1.5, ENTITLED "ROOF REPLACEMENTS AND NEW ROOFS," TO EXPAND ADMINISTRATIVE REVIEW AUTHORITY FOR SUSTAINABLE ROOFS, 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).

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Parking

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Rafael E. Granada, City Clerk
City of Miami Beach
CityClerk@miamibeachfl.gov
305.673.7411
AD: 05212025-10

MIAMI BEACH

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARINGS****MAY 21, 2025****HYBRID CITY COMMISSION MEETING**

On May 21, 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://miami-beachfl-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 May 21, 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 - Open and Continue to June 25, 2025

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 - Open and Continue to June 25, 2025

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.

9:20 a.m. Second Reading Public Hearing

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.

9:21 a.m. Second Reading Public Hearing

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.

9:30 a.m. Second Reading Public Hearing

HOTEL USE APPROVAL CLARIFICATION - LDR TEXT AMENDMENT
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," BY AMENDING SECTION 7.2.4, ENTITLED "RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY," AT SUBSECTION 7.2.4.2, ENTITLED "USES (RM-1)," AND BY AMENDING SECTION 7.2.5, ENTITLED "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," AT SUBSECTION 7.2.5.2, ENTITLED "USES (RM-2)," AND BY AMENDING SECTION 7.2.6, ENTITLED "RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY," AT SUBSECTION 7.2.6.2, ENTITLED "USES (RM-3)," AND BY AMENDING SECTION 7.2.10, ENTITLED "CD-1 COMMERCIAL, LOW INTENSITY DISTRICT," AT SUBSECTION 7.2.10.2, ENTITLED "USES (CD-1)," AND BY AMENDING SECTION 7.2.11, ENTITLED "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," AT SUBSECTION 7.2.11.2, ENTITLED "USES (CD-2)," AND BY AMENDING SECTION 7.2.12, ENTITLED "CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT," AT SUBSECTION 7.2.12.2, ENTITLED "USES (CD-3)," AND BY AMENDING SECTION 7.2.13, ENTITLED "MIXED USE ENTERTAINMENT DISTRICT," AT SUBSECTION 7.2.13.2, ENTITLED "USES (MXE)," AND BY AMENDING

SECTION 7.2.14, ENTITLED "NORTH BEACH TOWN CENTER-CORE DISTRICT (TC)," AT SUBSECTION 7.2.14.2, ENTITLED "USES (TC-1, TC-2)," AND BY AMENDING SUBSECTION 7.2.14.3, ENTITLED "USES (TC-3)," AND BY AMENDING SUBSECTION 7.2.14.6, ENTITLED "TOWN CENTER-CENTRAL CORE (TC-C) DISTRICT," AND BY AMENDING SECTION 7.2.15, ENTITLED "PERFORMANCE STANDARD DISTRICT (PS)," AT SUBSECTION 7.2.15.2, ENTITLED "RESIDENTIAL PERFORMANCE STANDARDS DISTRICTS (R-PS)," AND BY AMENDING SUBSECTION 7.2.15.3, ENTITLED "COMMERCIAL PERFORMANCE STANDARDS DISTRICTS (C-PS)," BY REFERENCING THE HOTEL APPROVAL PROCESS ESTABLISHED UNDER SECTION 2.7.2, AND CONFORMING THE REGULATIONS FOR EACH RESPECTIVE ZONING DISTRICT TO REFLECT THAT THE APPROVAL OF A WARRANT BY THE CITY COMMISSION SHALL BE REQUIRED PRIOR TO THE REVIEW OF A LAND USE BOARD APPLICATION OR BUILDING PERMIT FOR A HOTEL, SUITE HOTEL, APARTMENT HOTEL, OR HOSTEL, SUBJECT TO EXCEPTIONS, AND SUBJECT TO THE PROCEDURAL REQUIREMENTS AND REVIEW CRITERIA IN SECTION 2.7.2, AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, APPLICABILITY, 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.

9:45 a.m. Second Reading Public Hearing

COMMERCIAL USE OF SINGLE-FAMILY HOMES
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 7 OF THE MIAMI BEACH RESILIENCY CODE, ENTITLED "ZONING DISTRICTS AND REGULATIONS," BY AMENDING ARTICLE II, ENTITLED "DISTRICT REGULATIONS," BY AMENDING SECTION 7.2.2, ENTITLED "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," BY AMENDING SECTION 7.2.2.2, ENTITLED "USES (RS)" TO CLARIFY AND AMEND REGULATIONS ON THE COMMERCIAL USE OF SINGLE-FAMILY HOMES; AND, PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, 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.

9:55 a.m. First Reading Public Hearing

INCREASED AND ENHANCED POROUS SURFACE REQUIREMENTS
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," BY AMENDING CHAPTER 5, ENTITLED "OFF-STREET PARKING," ARTICLE III, ENTITLED "DESIGN STANDARDS," SECTION 5.3.11, ENTITLED "PARKING LOT DESIGN STANDARDS," BY MODIFYING THE POROUS PAVEMENT REQUIREMENTS FOR SURFACE PARKING LOTS, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.2, ENTITLED "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," BY MODIFYING THE MINIMUM OPEN SPACE AND PERVIOUS AREA REQUIREMENTS IN SINGLE FAMILY DISTRICTS; 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.

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Rafael E. Granado, City Clerk
City of Miami Beach
CityClerk@miami-beachfl.gov
305.673.7411

AD: 05212025-09

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARINGS
MAY 21, 2025
HYBRID CITY COMMISSION MEETING**

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10:35 a.m. First Reading Public Hearing

MINIMUM LANDSCAPE REQUIREMENTS FOR SINGLE-FAMILY HOME RENOVATIONS EXCEEDING THE 50% RULE
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 4 OF THE MIAMI BEACH RESILIENCY CODE, ENTITLED "LANDSCAPE REQUIREMENTS," BY AMENDING ARTICLE I, ENTITLED "INTENT AND APPLICABILITY," BY AMENDING SECTION 4.1.2, ENTITLED "SHORT TITLE AND APPLICABILITY," BY MODIFYING THE MINIMUM LANDSCAPE REQUIREMENTS FOR SINGLE FAMILY HOME PROJECTS EXCEEDING THE 50% RULE, PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, 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.

10:40 a.m. First 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.

10:45 a.m. First 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 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.

2:30 p.m. First Reading Public Hearing

SCHOOL USE INCENTIVES – 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 EXPEDITED STATE REVIEW PROCESS OF SECTION 163.3184(3), FLORIDA STATUTES, BY AMENDING THE "RESILIENT LAND USE & DEVELOPMENT ELEMENT," GOAL RLU 1, ENTITLED "LAND USE," OBJECTIVE RLU 1.1, ENTITLED "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES," AT TABLE RLU 1.1 TO PROVIDE FLOOR AREA RATIO (FAR) INCENTIVES THROUGH THE CITY COMMISSION WARRANT REVIEW PROCESS, AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL 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.

2:31 p.m. First Reading Public Hearing

SCHOOL USE INCENTIVES – LDR AMENDMENTS
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 2, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE V ENTITLED "REZONINGS AND DEVELOPMENT APPROVALS," SECTION 2.5.3 ENTITLED "DESIGN REVIEW," SUBSECTION 2.5.3.3 ENTITLED "ADMINISTRATIVE DESIGN REVIEW," CHAPTER 2 ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," AND BY AMENDING ARTICLE XIII ENTITLED "HISTORIC PRESERVATION," SECTION 2.13.7 ENTITLED "ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/ CERTIFICATE TO DIG/ CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION," SUBSECTION C ENTITLED "REVIEW PROCEDURE" TO EXPAND ADMINISTRATIVE REVIEW AUTHORITY FOR SCHOOL DEVELOPMENT, BY AMENDING CHAPTER 2 ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE VII ENTITLED "COMMISSION WARRANT" TO SECTION 2.7.1 ENTITLED "REVIEW PROCEDURE" TO ALLOW FAR WARRANT REQUESTS FOR SCHOOL DEVELOPMENT, BY AMENDING CHAPTER 6, ENTITLED "OFF-STREET PARKING," ARTICLE II, ENTITLED "VEHICLE PARKING, BICYCLE PARKING AND OFF-STREET LOADING REQUIREMENTS," AT SECTION 6.2.4, ENTITLED "VEHICLE OFF-STREET PARKING REQUIREMENTS," BY AMENDING THE PARKING REQUIREMENTS IN PARKING TIER 1 TO ELIMINATE THE PARKING REQUIREMENT FOR SCHOOL USE, BY CHAPTER 7, ENTITLED "ZONING DISTRICT REGULATIONS," ARTICLE I, ENTITLED "GENERAL TO ALL ZONING DISTRICTS," BY CREATING SECTION 7.1.12, ENTITLED "SCHOOL USE INCENTIVES," TO ESTABLISH NEW ZONING INCENTIVES (INCLUDING, WITHOUT LIMITATION, FLOOR AREA RATIO) SPECIFIC TO PROPERTIES PROPOSED TO BE DEVELOPED WITH A SCHOOL USE, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," BY AMENDING SECTION 7.2.4, ENTITLED "RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY," AT SUBSECTION 7.2.4.2, ENTITLED "USES (RM-1)," AND BY AMENDING SECTION 7.2.5, ENTITLED "RM-2 RESIDENTIAL MULTIFAMILY MEDIUM INTENSITY," AT SUBSECTION 7.2.5.2, ENTITLED "USES (RM-2)," AND BY AMENDING SECTION 7.2.6, ENTITLED "RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY," AT SUBSECTION 7.2.6.2, ENTITLED "USES (RM-3)," AND BY AMENDING SECTION 7.2.10, ENTITLED "CD-1 COMMERCIAL, LOW INTENSITY DISTRICT," AT SUBSECTION 7.2.10.2, ENTITLED "USES (CD-1)," AND BY AMENDING SECTION 7.2.11, ENTITLED "CD-2 COMMERCIAL MEDIUM INTENSITY DISTRICT," AT SUBSECTION 7.2.11.2, ENTITLED "USES (CD-2)," AND BY AMENDING SECTION 7.2.12, ENTITLED "CD-3 COMMERCIAL HIGH INTENSITY DISTRICT," AT SUBSECTION 7.2.12.2, ENTITLED "USES (CD-3)," AND BY AMENDING SECTION 7.2.14, ENTITLED "NORTH BEACH TOWN CENTER-CORE DISTRICT (TC)," AT SUBSECTION 7.2.14.2, ENTITLED "USES (TC-1, TC-2)," AND BY AMENDING SUBSECTION 7.2.14.3, ENTITLED "USES (TC-3)," AND BY AMENDING SUBSECTION 7.2.14.6, ENTITLED "TOWN CENTER-CENTRAL CORE (TC-C) DISTRICT," AND BY AMENDING SECTION 7.2.15, ENTITLED "PERFORMANCE STANDARD DISTRICT (PS)," AT SUBSECTION 7.2.15.2, ENTITLED "RESIDENTIAL PERFORMANCE STANDARDS DISTRICTS (R-PS)," AND BY AMENDING SUBSECTION 7.2.15.3, ENTITLED "COMMERCIAL PERFORMANCE STANDARDS DISTRICTS (C-PS)," AND BY AMENDING SECTION 7.2.18, ENTITLED "SPE SPECIAL PUBLIC FACILITIES EDUCATIONAL DISTRICT," AT SUBSECTION 7.2.18.2, ENTITLED "USES (SPE)" BY REFERENCING THE SCHOOL USE INCENTIVES ESTABLISHED UNDER SECTION 7.1.12, AND CONFORMING THE REGULATIONS FOR EACH RESPECTIVE ZONING DISTRICT TO REFLECT THE INCENTIVES 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 236.0105, 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 HDXU 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://legalside.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. Granada,
City Clerk/City of Miami Beach/City
Clerk@miamibeachfl.gov
305.673.7411

Teen shot in Little Havana park in dispute over bike and 'territory,' police say

BY MILENA MALAVER
mmalaver@miamiherald.com

A 17-year-old boy was shot in one arm on May 2 at Henderson Park in Little Havana when a dispute between teens over a bike and neighborhood territory turned violent, according to Miami police.

Two other 17-year-olds were later taken into custody in connection with the shooting.

The altercation began in the park at 950 NW Third St. when one of the three suspects made a hand gesture believed to represent a gang sign, according to police.

The group approached the victim and his friends and challenged them to a fight, according to the teens' arrest affidavits.

The victim said he couldn't hear everything the group was saying but caught a reference to his parked motorcycle. He walked toward the motorbike and tried to leave, but it wouldn't start.

Police said that as he was trying to get away, one of the suspects pulled out a black handgun and fired, hitting the victim in the left arm.

Another teen in the suspect group continued to provoke the victim and his friends, according to the affidavit.

Police say the shooter took off on a scooter, while the two other teens ran off and were later found by officers near Northwest Seventh Avenue and Northwest Second Street. Those two were arrested; the arrest affidavits do not make clear what happened to the shooter.

The injured teen is expected to make a full re-

covery, according to police.

Investigators later showed witnesses a series of photo lineups. One witness identified one of the suspects as being involved; another could not make any identifications. Police say surveillance footage captured the entire incident and showed the

two suspects wearing the same clothes they had on at the time of their arrests.

One of the suspects agreed to speak with police without a lawyer present and gave a recorded statement after being read his rights.

At least one teen is charged with attempted murder.

INVITATION TO BID (ITB) # 2025-12

VILLAGE OF KEY BISCAYNE MECHANICAL RIDE, INFLATABLES AND ENTERTAINMENT SERVICES

Non-Mandatory Pre-Conference: MAY 23, 2025, AT 10:00 AM
Proposal Deadline: JUNE 17, 2025, AT 11:30 AM

The Village of Key Biscayne invites solicitations from qualified contractors, licensed in the State of Florida, to provide a bid proposal for Village of Key Biscayne Mechanical Ride, Inflatables and Entertainment Services. **The Village of Key Biscayne encourages small and minority businesses, women's business enterprises, and labor surplus area firms to submit proposals.**

Proposals must be submitted by the deadline date. **Proposal packages will be available on the Village's website <https://www.keybiscayne.fl.gov/services/procurement> or on Demandstar. For further information contact: Procurement at procurement@keybiscayne.fl.gov**

MIAMI-DADE COUNTY PUBLIC HEARING

ADMINISTRATIVE ADJUSTMENT ADVERTISEMENT

Pursuant to Section 33-36.1 of the Code of the County of Miami-Dade County, the Assistant Director of the Department of Regulatory and Economic Resources has approved with conditions the following adjustments for residences at the following addresses:

V2025000071 DAVID & JESSICA CESPEDES
Administrative adjustment to permit a proposed swimming pool setback 63'-5" (75' required) from the front (south) property line.
LOCATION: 4341 SW 12 Street, MIAMI-DADE COUNTY, FLORIDA.

Any property owner in the area may appeal a decision by filing an appeal application on or before Monday, May 26, 2025. Additional information may be obtained by telephoning 305/375-2640.

For legal ads online, go to <http://legalads.miamidade.gov>

**CITY OF MIAMI BEACH
NOTICE OF PUBLIC HEARING
C-PS2 DEVELOPMENT REGULATIONS - 6TH STREET OVERLAY**

AN ORDINANCE AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH, TO AMEND THE PERMITTED, CONDITIONAL AND SUPPLEMENTAL USE REGULATIONS, AS WELL AS DEVELOPMENT REGULATIONS, INCLUDING MAXIMUM PERMITTED BUILDING HEIGHT, WITHIN THE C-PS2 ZONING DISTRICT

**MAY 21, 2025
CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on **May 21, 2025, at 9:35 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:

C-PS2 DEVELOPMENT REGULATIONS - 6TH STREET OVERLAY

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, ENTITLED "ZONING DISTRICTS AND REGULATIONS, ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.15, ENTITLED "PERFORMANCE STANDARD DISTRICT (PS)," AT SUB-SECTION 7.2.15.3, ENTITLED "COMMERCIAL PERFORMANCE STANDARDS DISTRICTS (C-PS)," TO AMEND THE PERMITTED, CONDITIONAL AND SUPPLEMENTAL USE REGULATIONS, AS WELL AS DEVELOPMENT REGULATIONS, INCLUDING MAXIMUM PERMITTED BUILDING HEIGHT, WITHIN THE C-PS2 ZONING 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 **May 21, 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, 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> or via telephone at 1.305.224.1968 (U.S.) or 688.475.4499 (Toll-Free). Webinar ID: 81392657671. 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 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.

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Rafael E. Granado, City Clerk
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305.673.7411

MIAMI BEACH AD: 05212025-12