

3. ADVERTISEMENTS.
Applicable Area:

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: City Clerk Rafael E. Granado
DATE: June 9, 2025
TITLE: ADVERTISEMENTS.

RECOMMENDATION

See attached.

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
AND INTENT TO CONSIDER
A DEVELOPMENT AGREEMENT
JUNE 9, 2025 AND JUNE 25, 2025
CITY COMMISSION MEETINGS**

NOTICE IS HEREBY GIVEN that on **June 9, 2025**, at **5:31 p.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

5:31 P.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 POSSIBLE 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 June 9, 2025 and June 25, 2025. During the June 9, 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 this Commission Meeting or provide public comment in person may appear at the Commission Chamber. Applicants and members of the public who want to participate or provide comments virtually during the Commission Meeting may join the webinar at <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Members of the public wanting to speak virtually on an Item during the meeting must click the “raise hand” icon if using the Zoom app or press *9 on the telephone to raise their hand.

PROPERTY: The development site consists of the property located at 1250 West Avenue, identified by Reference Folio No. 02-3233-048-0001 (the "Development Property") and the property located at 1247 - 1255 West Avenue and 1234 13 Street, identified by Folio Nos. 02-3233-018-0090, 02-3233-018-0100, 02-3233-018-0110 (the "Hostel Property"), with the Hostel Property consisting of approximately 17,252 square feet (0.40 acres) of land, and the Development Property consisting of approximately 83,707 square feet (1.91 acres) of land.

PROPOSED MAXIMUM BUILDING INTENSITY: The Proposed Development Agreement would permit a floor area ratio of up to 5.75 on the Development Property, utilizing a series of floor area bonuses. The Proposed Development Agreement would not change the permitted floor area ratio of 2.0 applicable to the Hostel Property.

PROPOSED MAXIMUM HEIGHT: The Proposed Development Agreement would permit development at up to 330 feet on the Development Property, utilizing a series of bonuses. The Proposed Development Agreement would not change the permitted height of 60 feet applicable to the Hostel Property.

PROPOSED USES AND POPULATION DENSITIES: The proposed Development Agreement contemplates a mixed-use development consisting of (1) a maximum of 125 residential units at the Development Property; (2) accessory retail/commercial uses at the Development Property.

A copy of the proposed Development Agreement is available for public inspection during normal business hours in the Office of the City Clerk, 1700 Convention Center Drive, 1st Floor, City Hall, Miami Beach, Florida 33139.

INTERESTED PARTIES are invited to take part in this meeting or be represented by an agent. The public may submit written comments by sending an email to: CityClerk@miamibeachfl.gov by 5:00 p.m. the day before the City Commission meeting. Please identify the Agenda Item Number in the email subject line. The emails received will be forwarded to the Mayor and Commissioners and will be included as a part of the meeting record. This Item is available for public inspection during normal business hours in the Office of the City Clerk, 1700 Convention Center Drive, 1st Floor, City Hall, Miami Beach, Florida 33139. This meeting, or any Item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

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

To request this material in an alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2489 and select option 6; TTY users may call via 711 (Florida Relay Service).

The City Commission Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeachfl.gov/government/mbtv/>, as well as on Breezeline Cable channel 660, AT&T U-verse channel 99, Hotwire Communications channel 395, and ROKU device on PEG.TV channel, and on social media at <https://www.facebook.com/cityofmiamibeach>.

Parking

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

MIAMIBEACH

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

AD: 06092025-01 / 06252025-03 MAILER/WEBSITE

CITY OF MIAMI BEACH
NOTICE OF HYBRID
SPECIAL CITY COMMISSION MEETING
JUNE 9, 2025 AT 5:30 PM

DEVELOPMENT AGREEMENT FOR 1250 WEST AVENUE, 1247–1255 WEST AVENUE & 1234 13 STREET – ALTON BEACH BAYFRONT OVERLAY

NOTICE IS HEREBY given that on **June 9, 2025**, commencing at **5:30 p.m.**, the City of Miami Beach Commission will host a Hybrid Special Commission Meeting to discuss and take action, if necessary, on the proposed Development Agreement between the City and West Hospitality Owner LLC and 1250 West Ave Owner LLC. The Development Agreement pertains to the properties located at 1250 West Avenue, 1247-1255 West Avenue, and 1234 13 Street, and outlines the terms and conditions for a mixed-use development and the possible construction of a public park as part of the Alton Beach Bayfront Overlay. During the Hybrid Special 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 Hybrid Special Commission Meeting in person may appear at the Commission Chamber. Members of the public who wish to participate 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#. Interested parties are invited to participate in this Special Commission Meeting or be represented by an authorized agent.

Written public comments may be submitted in advance of the meeting by either sending an email to CityClerk@miamibeachfl.gov or submitting an eComment 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. Comments, in either format, must be received by 5:00 p.m. the day before the meeting and should identify the Agenda Item Number in the subject line or submission. All comments will be forwarded to the Mayor and City Commissioners and included in the meeting record.

Copies of Agenda Items will be available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda>. This meeting, or any Item(s) therein, may be continued, and under such circumstances, additional legal notice need not be provided.

The Dr. Stanley Sutnick Citizens' Forum will be held at the start of the meeting, at approximately 5:30 p.m., or as soon as possible thereafter, for a minimum duration of fifteen minutes. Members of the public may speak for up to two minutes, or for a period established by the Mayor. No appointment or advance notification is required to speak during this Forum. During the Dr. Stanley Sutnick Citizens' Forum, individuals may address the Commission on any issues or concerns.

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.)

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 Hybrid Special 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
CityClerk@miamibeachfl.gov
305.673.7411

AD: 06092025-02

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[Public Hearings - Notice of public hearing and intent to consider a Development Agreement - June 9, 2025 and June 25, 2025 City Commission Meetings \(/resources/legal-ads/municipalities/miami-beach/reg DEVELOPMENT AGREEMENT .pdf\)](#)

Miami Beach | Publish Date: May 29, 2025

NOTICE IS HEREBY GIVEN that on June 9, 2025, at 5:31 p.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 5:31 P.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 POSSIBLE 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.

Public Notice - Notice of Hybrid Special City Commission Meeting - June 9, 2025 at 5:30 p.m. - Development Agreement for 1250 West Avenue, 1247-1255 West Avenue & 1234 13 Street – Alton Beach Bayfront Overlay (/resources/legal-ads/municipalities/miami-beach/06092025-02 NOTICE OF SPECIAL COMMISSION MEETING.pdf)

Miami Beach | Publish Date: May 29, 2025

NOTICE IS HEREBY given that on June 9, 2025, commencing at 5:30 p.m., the City of Miami Beach Commission will host a Hybrid Special Commission Meeting to discuss and take action, if necessary, on the proposed Development Agreement between the City and West Hospitality Owner LLC and 1250 West Ave Owner LLC. The Development Agreement pertains to the properties located at 1250 West Avenue, 1247-1255 West Avenue, and 1234 13 Street, and outlines the terms and conditions for a mixed-use development and the possible construction of a public park as part of the Alton Beach Bayfront Overlay. During the Hybrid Special 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. 

July Planning Board and Board of Adjustment (/resources/legal-ads/municipalities/miami-beach/ad boa pb july 2025 .pdf)

Miami Beach | Publish Date: May 28, 2025

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: July 30, 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 Planning Board will hold a regularly scheduled meeting in the Miami Beach City Hall, 1700 Convention Center Drive, Miami Beach, FL 33139, on: July 1, 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.

CITY OF MIAMI BEACH

Public Notice - How A Person May Participate During The June 9, 2025, Hybrid Special Commission Meeting

In-Person/Virtual Participation:

On **June 9, 2025**, commencing at 5:30 p.m., the City of Miami Beach will host a Hybrid Special Commission Meeting where the City Commission will be physically present in the Commission Chamber at **1700 Convention Center, 3rd Floor**, Miami Beach, Florida, 33139.

Members of the public who wish to attend this Commission Meeting in person may appear at the Commission Chamber. Members of the public who wish to attend 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#.

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](https://www.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.

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/agendas>. 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.

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Parking

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MIAMIBEACH
AD: 06092025-03 AVM

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

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Public Notice - Notice of Hybrid Special City Commission Meeting - June 9, 2025 at 5:30 p.m. - Development Agreement for 1250 West Avenue, 1247-1255 West Avenue & 1234 13 Street – Alton Beach Bayfront Overlay (/resources/legal-ads/municipalities/miami-beach/06092025-02 NOTICE OF SPECIAL COMMISSION MEETING.pdf)

Miami Beach | Publish Date: May 29, 2025

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Public Notice - How A Person May Participate During The June 9, 2025, Hybrid Special Commission Meeting (/resources/legal-ads/municipalities/miami-beach/06092025-03 AVM SPECIAL COMMISSION MEETING.pdf)

Miami Beach | Publish Date: May 29, 2025

The City of Miami Beach will hold a Hybrid Special Commission Meeting on June 9, 2025, at 5:30 p.m. at City Hall, with in-person attendance in the Commission Chamber and virtual participation via Zoom or phone. The meeting will be broadcast live on MBTV, the City website, cable channels, and Facebook, with closed captioning available. Written public comments may be submitted through eComments or by email to the City Clerk by 5:00 p.m. the day before the meeting. Agendas and backup materials are posted online in advance. The public is encouraged to participate or be represented, and accommodations for individuals with disabilities are available upon request. Parking is available at the City Hall Garage.

July Planning Board and Board of Adjustment (/resources/legal-ads/municipalities/miami-beach/ad boapb_july_2025 .pdf)

Miami Beach | Publish Date: May 28, 2025

