

**NEW APPLICATIONS 4**

# MIAMIBEACH

## Land Use Boards

### Design Review Board

TO: Design Review Board  
FROM: Thomas Mooney, Director  
DATE: May 14, 2026  
TITLE: DRB25-1159, 1250 WEST AVENUE.

**PROPERTY**

1250 West Avenue

**FILE NO.**

DRB25-1159

**APPLICANT**

Bay Garden Manor Condominium Association, Inc.

**IN RE:**

An application has been filed requesting Design Review Approval for the construction of a new 28-story multifamily building with accessory uses, including one or more waivers, to replace an existing multifamily building.

**PRIOR ORDER NUMBER:**

**Applicable Area**

South Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No