

SHORELINE DEVELOPMENT REVIEW COMMITTEE

RESOLUTION 26-SDRC-003

WHEREAS, 1250 WEST AVE OWNER, LLC (the “applicant”) has applied for shoreline site plan development review in accordance with Section 33-D (Shoreline Ordinance) of the Miami-Dade County Code of Ordinances from the Biscayne Bay Shoreline Development Review Committee (“Shoreline Committee”); and

WHEREAS, the applicant proposes a 28-story mixed-use development consisting of one-hundred six (106) residential units and accessory commercial space in the ground floor; the building is located at 1250 West Avenue, within the jurisdiction of the City of Miami Beach, Florida; and

WHEREAS, the subject application was filed with the Miami-Dade County Department of Regulatory and Economic Resources; and

WHEREAS, the Shoreline Committee considers whether and the extent to which a project as presented is consistent with the Miami-Dade County Comprehensive Development Master Plan and conforms to the Biscayne Bay Management Plan; and

WHEREAS, the Shoreline Committee determines the extent to which any plan or development action, as proposed, is in conformance with the Shoreline Ordinance and with the minimum standards set forth in Miami-Dade County Resolution No. R-257-85; and

WHEREAS, a public meeting of the Shoreline Committee was advertised and held on April 17, 2026, and the Shoreline Committee had the opportunity to hear from the applicants and members of the public; and

WHEREAS, the applicant proposes on-site public a publicly accessed view platform-observation deck located over the adjoining waters of the Biscayne Bay, together with a covenant to ensure public use and maintenance of the view platform in perpetuity; and

WHEREAS, the Shoreline Committee considered the recommendations from the Miami-Dade County Shoreline Lower Council as part of its review,

NOW THEREFORE BE IT RESOLVED, that at the April 17, 2026 meeting, the Shoreline Committee, as moved by committee member James V. Duke and seconded by committee member Primi Conde, **approved** the applicant’s request to waiver the shoreline setback requirements indicated by the Shoreline Ordinance, when considering the applicant’s mitigation option provided for in Section 33-D in the form of a publicly accessed view platform-

observation deck along Biscayne Bay to the City of Miami Beach in accordance with the Department of Regulatory and Economic Resource’s recommendation referenced herein as Exhibit A, and as presented in the submitted site plan with the following provisions and conditions:

1. The applicants shall proffer a covenant acceptable to the City of Miami Beach that ensures continuous public access to the dedicated waterfront view platform-observation deck.
2. That the access thru the pedestrian path located at the south side of the property, which provides direct connectivity with the waterfront-view platform/observation deck, shall be subject to the City of Miami Beach restrictions and that hours for public access shall be posted in a signage.
3. That one shoreline sign indicating the location of the proposed waterfront view platform/observation deck shall be installed at the intersection of the pedestrian path entrance with the West Venue sidewalk.
4. That the applicant is required to comply with all applicable conditions and requirements from the Parks, Recreation and Open Spaces Department (PROS), Division of Environmental and Resources Management (DERM) and the Platting and Traffic Division of the Department of Regulatory and Economic Resources (RER) as pertains to this application.

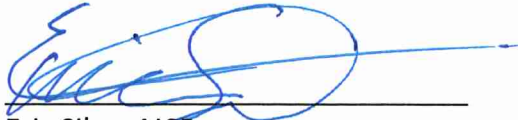
The vote on the motion was as follows:

George Puig	- yes
Maria De Leon Fleites	- yes
James V. Duke	- yes
Primi Conde	- yes
Rachel Silverstein	- absent
Leslie Del Monte	- absent
Justine Velez	- yes
John Stuart	- absent
Devin Cejas	- yes
Rogelio Madan	- yes
(Municipal Representative)	

Motion to **approve passed 7 - 0.**

This resolution constitutes the report of the Shoreline Committee together with all exhibits attached hereto submitted to Miami-Dade County, Florida pursuant to Article III of Chapter 33-D of the Code of Miami-Dade County which shall become a part of all hearings and/or permit records on the proposed development action.

Respectfully submitted,



Eric Silva, AICP
Assistant Director
Department of Regulatory and Economic Resources

4/28/26

Date

Application # B2026000003