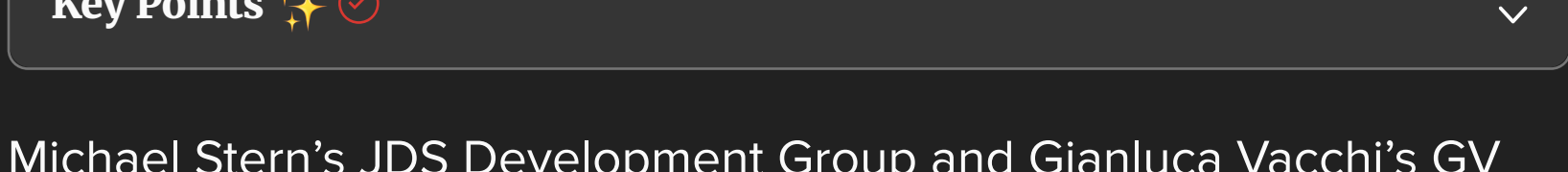
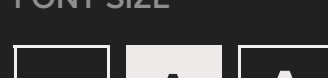


By Katherine Kallergis

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The developers are proposing a luxury condo project on the bay at

1250 West Avenue that would require legislative changes to the city's future land use map to create an overlay district. That would give the developers bonuses in floor area ratio and height. The proposed project would call for a taller and slimmer tower than what's allowed as of right.

On Tuesday, the Miami Beach Planning Board voted four-to-three to send the proposed amendment and development regulations to the

city commission with an unfavorable recommendation. The commission would have to approve the applications on first and second reading, with a public outreach meeting scheduled in between, before an approval is final.

The development site is currently home to the 15-story Bay Garden

The developers are seeking a floor area ratio, or overall project size, of 7.75. Since the site is zoned for a maximum of 1.75, the

developers' bid for 5.75 FAR marks a reduction from the 7.75 FAR initially proposed last year.

Part of the proposal includes a public benefits package to the city, attorney Michael Larkin said. That includes Stern's offer to acquire the Bikini Hostel property across the street at 1247 West Avenue and

Philip and Michael Muskat, has been housing former Camillus House residents after the city of Miami, in a controversial move, relocated them to Miami Beach in November. Some Miami Beach commissioners have been trying to shut the property down in response.

Stern said via text that the developers "look forward to continuing to work with elected officials and community stakeholders" as they move forward with the project.

Next door to the development site, JDS and its partners completed the Jean Nouvel-designed Monad Terrace at 1300 Monad Terrace in 2020. The 13-story, 59-unit luxury condo project was also designed by Karp's firm. JDS spent more than \$50 million assembling that site, which covers the block between West Avenue and the bay.

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