



PB22-0561 – Washington Avenue Co-Living

City of Miami Beach
Planning Board
December 20, 2022



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Washington Overlay Success

2015: Overlay created to improve quality of life and quality of business improvements

2019 – 2020: Co-living Introduced & Refined

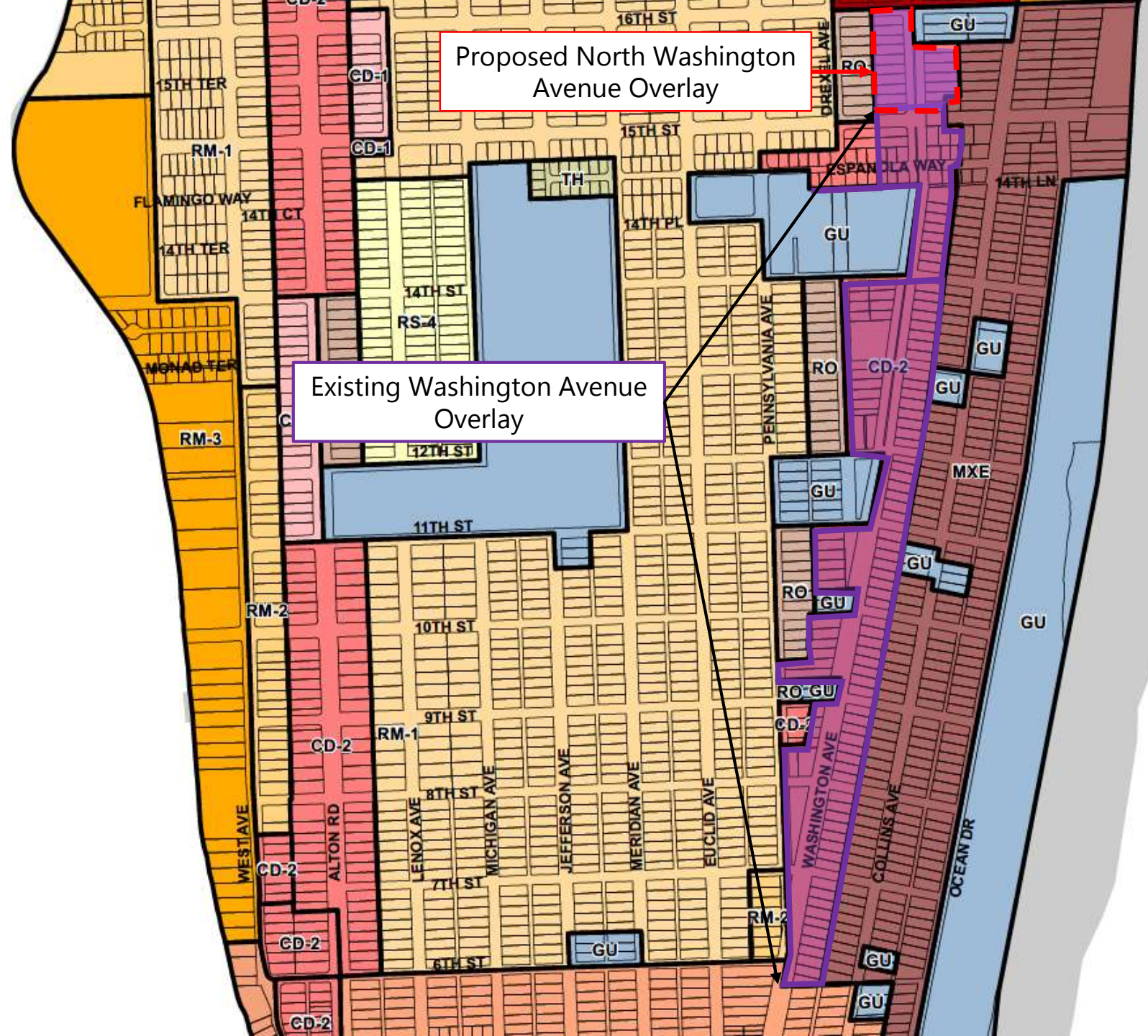


Washington Avenue Overlay

Existing: 6th – 15th ST

Proposed Expansion:

15th – 16th Street for
co-living and micro units



Existing Co-Living Requirements

- Minimum 275 square feet
- Minimum 10,000 SF of Office within unified development site
- Minimum 20% gross floor area as amenities
- Sunset provision for permits of March 1, 2023
- Numerous other minimum standards (e.g., washer/dryers, security, double-pane glass windows)



Legislative Objectives

Co-Living in Washington Avenue Overlay (North & South)

- 1) Extends sunset provision for co-living and micro units from March 1, 2023 to September 1, 2027
- 2) Permits restaurants, bars, and cafes to count towards 50% of minimum amenity spaces required for co-living projects (20% of gross floor area)
- 3) Permits laminated windows in addition to double pane glass





1509 Washington Avenue, Miami Beach, FL

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Legislative Objectives

North Washington Avenue Overlay Only (15 – 16 ST)

1. Requires 20% of co-living or micro units to be set aside for Workforce Housing
2. Prohibits hotel, suite hotel, apartment hotel, and hostels
3. Minimum rental period of 3 months + 1 day
4. Permits maximum of 80% of floor area to be used for co-living



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Affordability

**Figure 13: Metros with the Highest Share of Renters with Monthly Rental Costs
More than 35% of Household Income**

Ranking	Metro	Share of Homeowners
1	Miami	53.0%
2	New Orleans	49.0%
3	Riverside	48.9%
4	Los Angeles	47.9%
5	San Diego	46.6%
6	Orlando	45.6%
7	Tucson	45.5%
8	Rochester	45.0%
9	Sacramento	44.5%
10	New York	43.9%
11	Tampa	43.7%
12	Hartford	42.7%
13	Philadelphia	41.9%
14	Buffalo	41.7%
15	Virginia Beach	41.7%

Source: U.S. Census American Community Survey 2017

Thank You

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