

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Alina T. Hudak, City Manager
DATE: June 23, 2021

SUBJECT: REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE – PROPOSAL FOR A MIXED-USE WORKFORCE HOUSING AND OFFICE PROJECT ON THE CITY PARKING LOT AT 1000 WASHINGTON AVENUE.

RECOMMENDATION

Pursuant to the request of the Land Use and Sustainability Committee, the Administration recommends that the City Commission refer the item to the Finance and Economic Resiliency Committee.

BACKGROUND/HISTORY

On April 29, 2021, at the request of Commissioner Michael Gongora, the City Commission referred a discussion item to the Land Use and Sustainability Committee (LUSC) pertaining to a proposal for a mixed-use building at the location of a City parking lot at 1000 Washington Avenue (C4M). On May 26, 2021 the LUSC deferred the item to June 21, 2021. On June 21, 2021 the LUSC discussed the proposal and recommended that it be referred to the Finance and Economic Resiliency Committee (FERC).

ANALYSIS

BACKGROUND

City parking lot P13, located at the northwest corner of Washington Avenue and 10th Street, consists of tax folios 02-4203-009-0280 and 02-4203-009-0290 and is 14,694 square feet in size. The lot lies immediately south of the Washington Park Hotel complex at 1020-1050 Washington Avenue. P13 is currently a surface lot with 37 surface parking spaces.

The owner of the Washington Park Hotel, WPH Properties, LLC, is proposing an agreement with the City that would result in the redevelopment of P13 with a new mixed-use structure, including ground floor commercial space, work-force housing, office space, integrated parking, and an amenity deck that could potentially be shared among residents and guests of the adjacent Washington Park Hotel. Based on discussions with the Washington Avenue Business Improvement District, WPH Properties, LLC is contemplating reserving all residential units for members of the City's art community, focusing on musicians. The preliminary plans propose a development of 33 one-bedroom units or, alternatively, 6 one-bedroom units and 54 micro-units. All units would be designed to serve as work-force housing and would be subject to a binding covenant.

The initial design contemplates two ground-floor commercial spaces fronting both Washington Avenue and 10th Street. The existing public parking within the surface lot would be relocated within an integrated garage structure, with access provided by valet, as well as two loading spaces. The terms under the which the development would move forward will be subject to negotiations with the City. WPH Properties, LLC is open to purchasing the land or, alternatively, entering into a long-term lease.

ANALYSIS

Prior to the LUSC meeting on June 21, 2021, Planning staff met with the Architect for the proposal and provided some initial feedback regarding the location of the proposed building, setbacks and height. The project Architect refined the project and provided an update to the LUSC on June 21, 2021. As indicated at the LUSC meeting, Planning staff is recommending that the following items be addressed:

1. The proposed basement parking level be eliminated.
2. The interior side setback on the north elevation be further studied and increased.
3. The height of the top 2 levels of the proposed building be further studied so as not to overwhelm the lower scale character of the buildings to the immediate north and west.
4. Detailed FAR drawings be provided.

The Administration concurs with the Land Use and Sustainability Committee that the item be referred to the Finance and Economic Resiliency Committee (FERC) in order to further discuss and provide the following:

1. A term sheet outlining a more detailed scope of the proposal, including the benefits and return to the City.
2. Whether the City Commission should consider waiving the RFP process and accept the proposal without a competitive bidding

process.

Considering the size and location of the subject site, the Administration believes that the development of the parking lot be part of a competitive bidding process. As such it is further recommended that the terms for an RFP for the development of the site also be considered by the FERC.

Finally, it should be noted that any future transaction with a private developer that involves the sale of the parking lot, or a lease term exceeding 10 years, requires a 6/7th City Commission approval, as well as approval from the Planning Board.

SUPPORTING SURVEY DATA

Enhanced Workforce Housing

CONCLUSION

The Administration recommends that the City Commission refer the item to the Finance and Economic Resiliency Committee.

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

Legislative Tracking

Planning

Sponsor

Commissioner Michael Gongora