

From: PB
To: Herrera, Miriam
Cc: Freitas, Gabriela
Subject: Fwd: Residential-Office CD-2 Amendment
Date: Monday, April 17, 2023 5:10:00 PM

Hi Miriam,
Please process

From: Gayle <gayle@cfsystems.com>
Sent: Monday, April 17, 2023 4:20:36 PM
To: PB <PB@miamibeachfl.gov>
Subject: FW: Residential-Office CD-2 Amendment

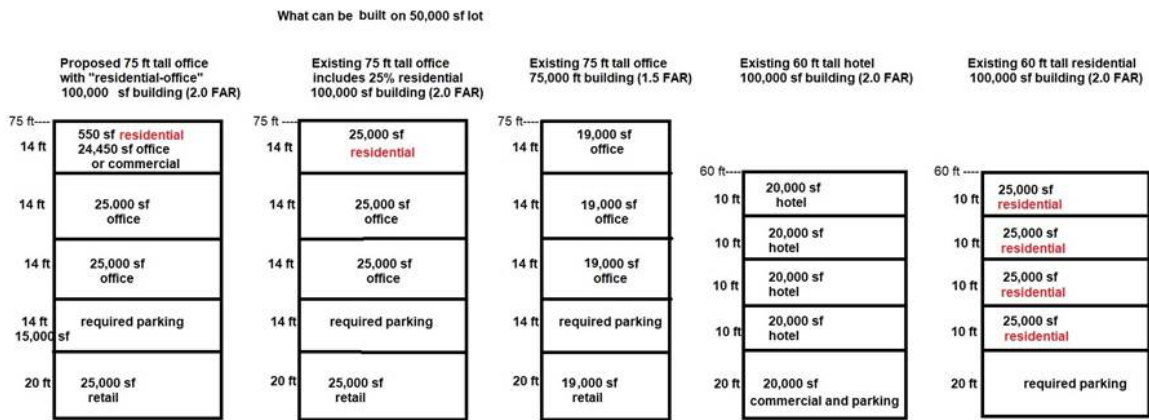
[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Regards,
Gayle

From: Gayle <gayle@cfsystems.com>
Sent: Monday, April 17, 2023 4:19 PM
To: 'Tracy Slavens' <tslavens@lsnlaw.com>
Subject: RE: Residential-Office CD-2 Amendment

I was wondering how the FAR would be distributed under proposed residential-office versus the existing LDRs. So I made this picture, see attached

It looks like the existing zoning laws are more favorable towards office development than apartment development. And new law that you are proposing further de-incentivizes residential development because offices get the tallest height (75 ft) and most FAR (2.0) when the least amount of residential is built (as shown as the two building on the left side).



Regards,
 Gayle Durham
 1455 West Ave, Miami Beach
 C 305.812.5331

From: Tracy Slavens <tslavens@lsnlaw.com>
Sent: Friday, April 14, 2023 3:55 PM
To: Gayle Durham <gayle@cfsystems.com>
Subject: Re: Residential-Office CD-2 Amendment

Hi Gayle,
Thanks for getting back to me with your questions. My answers are below:

Is there a public benefit? If yes then please explain.

- Yes, the intent is to better define which uses are allowable for the CD-2 0.25 FAR bonus. The proposed language clarifies that the residential-office, which is similar to live-work, will not allow short-term rentals and it also incentivizes developers to select a use other than hotel, which the city is

trying to get away from.

Was this proposal originally just for one project in Sunset Harbour? How did it become zone CD-2 citywide?

- There happen to be several Sunset Harbour projects that may utilize this use but staff is considering it for a citywide option. Mainly because it provides more detail as to how the use would function and the parameters are more detailed than live-work. I don't have a preference on geography so long as Sunset Harbour is included.

What is the minimum size in square footage of the residential component? Is it 550 sf which is the minimum size citywide for a residential unit?

- Yes but the units will likely be much larger.

What would be the ratio of the size of the residential component versus the size of the office /commercial space component?

- Today, the live-work definition is 70% commercial, 30% residential. The ordinance sets out requirements that effectively increase the requirements for the residential component by requiring bedrooms with bathrooms, full kitchen, living and dining room spaces, which is something that the live-work definition currently does not provide for.

Would your proposal allow extra height per the existing office incentive ordinance plus the bonus .5 FAR by reducing the required 25% residential criteria?

- The proposal does not change any of the other regulations.

Currently, the bonus .5 FAR is to incentivize residential apartments and hotels. If we also add the bonus .5 FAR to incentivize offices and commercial space then doesn't that make the "incentive" null and void since every development gets it? How would you address that thought?

- The current FAR bonus incentivizes residential and hotel uses. Live-work is defined as a residential use in the code but it really doesn't require much residential. The new language refines and clarifies the requirements, which is a win. It also restricts short-term rentals for the use, which is also a win.

I hope this info helps. Let me know if I can share any other details.

Best,

Tracy



Tracy R. Slavens, Esq.

Partner

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On Fri, Apr 14, 2023 at 2:57 PM Gayle Durham <gayle@cfsystems.com> wrote:

Tracy,

Is there a public benefit? If yes then please explain.

Was this proposal originally just for one project in Sunset Harbour? How did it become zone CD-2 citywide?

What is the minimum size in square footage of the residential component? Is it 550 sf which is the minimum size citywide for a residential unit?

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From: Tracy Slavens <tslavens@lsnlaw.com>
Sent: Friday, April 14, 2023 2:23 PM
To: gayle@cfsystems.com
Cc: Bradley W. Colmer <bradley.colmer@decocapital.com>
Subject: Residential-Office CD-2 Amendment

Dear Gayle,

Brad Colmer and I are working with the other developers in Sunset Harbour on the proposed Residential-Office amendment to the CD-2 district regulations. The intent of the legislation is to create an appropriate definition for a residential-office use that meets the code's standards for residential use but also encourages class-A office development in the neighborhood. The goal is to attract high-end tenants to the new buildings being developed in Sunset Harbour and give them the flexibility to both live and work in the units – think luxury living meets luxury office. The language of the text amendment is written to ensure that the units provide all of the appropriate residential features that are expected in a unit as well as to allow functional office space under the same roof.

We are writing to ask for your support of this item. It is number 8 on the 4/18 Planning Board agenda and the details can be found here: <https://miamibeach.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=29939&MeetingID=1224>

Please feel free to reach out to Brad or me with any questions or if you would like to discuss the details.

Have a great weekend and we will see you on Tuesday.

Best,
Tracy


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