

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE FINANCE AND CITYWIDE PROJECTS COMMITTEE (THE "FINANCE COMMITTEE"), FOR THE POTENTIAL DEVELOPMENT OF PARKING AND WORKFORCE HOUSING ALTERNATIVES AT THE PROPERTIES LOCATED AT 1234 WASHINGTON AVENUE AND 1260 WASHINGTON AVENUE.

WHEREAS, on May 17, 2017, the Administration presented the City Commission with options for parking and workforce housing on Washington Avenue; and

WHEREAS, the City Commission referred to the Finance and Citywide Projects Committee (the "Committee") the options for a parking garage with retail and workforce housing at the City-owned surface parking lot property located at 1262 Collins Avenue (P16 Lot) and the privately-held properties located at 1234 Washington Avenue (the "1234 Site") and 1260 Washington Avenue (the "1260 Site"), both of which are owned by the same property owner; and

WHEREAS, the P16 Site was initially identified in the Washington Avenue Masterplan as a suitable location for a garage development; and

WHEREAS, none of the three (3) options referenced above are in the proposed FY 2017/18 budget or proposed FY 2018 – FY 2023 Capital Improvements Plan, and funding approaches for any selected option would need to be evaluated separately; and

WHEREAS, the 1260 Site is classified as a 'Contributing' building, and the 1234 Site is classified as a 'Non-Contributing' building (with this classification solely based on the year of construction); and

WHEREAS, based on discussions with Planning Department staff, it is likely that the Historic Preservation Board (HPB) could consider re-classifying the building on the 1234 Site as 'contributing'; and

WHEREAS, regardless of the classification of either building at the 1234 Site or 1260 Site, Historic Preservation Board approval is required for any demolition (full or partial), as well as any significant alteration; and

WHEREAS, the Administration discussed entering into an agreement with the owner of the 1234 Site and 1260 Site, authorizing the City to pursue a preliminary evaluation of the 1234 Site with HPB, with a City option to purchase both properties, at a pre-determined price; and

WHEREAS, to date, the property owner has stated a willingness to only consider the sale to the City of the 1260 Site, but only in the event that the HPB findings do not permit the 1234 building to be demolished; further, the property owner has also requested that the City provide a parking allowance for the 1234 building tenants within the development of the 1260 property; and

WHEREAS, if the City and the property owner are able to agree on business terms for the City's purchase of both the 1234 Site and 1260 Site, the property owner has also requested a Right of First Refusal to re-purchase the commercial portions of both properties; and

WHEREAS, the City's agreement would need to be subject to the property owner's termination of existing leases; and

WHEREAS, an agreement with the property owner would need to be negotiated and in place before the City may proceed with the HPB application; and

WHEREAS, the Planning Department recommends that a height limit of 55' works best for the 1234 Site and 1260 Site, particularly given the close proximity of very low scale, historic residential buildings to the immediate west (across Drexel Avenue) and ideally, a step back along the west side of the building, from Drexel Avenue, should be explored; and

WHEREAS, the Planning Department also recommends that the existing building at 1234 Washington Avenue should be retained, preserved and restored; and

WHEREAS, the preliminary average cost per square foot (PSF) for a "sale back" of the commercial portion of the properties was derived from information provided by two local appraisers, whom advised that the values for properties along Washington Avenue, range from \$800 - \$1,000 PSF; accordingly, it was determined that an average of \$900 PSF would be suitable for the limited purposes of the development of this conceptual analysis; and

WHEREAS, at its meeting on September 8, 2017, the Committee recommended moving forward with Option A4, which proposes to convert the existing building at the 1234 Site into workforce housing and, while maintaining the façade of the existing building at the 1260 Site, develop a new parking garage on the parcel, accommodating commercial space on the ground floor and workforce housing on the top two floors, in order to maximize housing, while maintaining a ground floor commercial component; and

WHEREAS, the Committee further selected, as a secondary alternative, Option A5, which proposes to convert the existing building at the 1234 Site into workforce housing, and, while maintaining the façade of the existing building at the 1260 Site, develop a new parking garage on the parcel, accommodating ground floor commercial space and workforce housing only on the top floor (with this option being secondary as it would provide more parking spaces, but less workforce housing, than the preferred option, Option A4); and

WHEREAS, the Committee did not support any of the options where the building at the 1234 Site would be demolished.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA that the Mayor and City Commission hereby accept the recommendation of the Finance Committee for the potential development of parking and workforce housing alternatives at the properties located at 1234 Washington Avenue and 1260 Washington Avenue, as set forth herein.

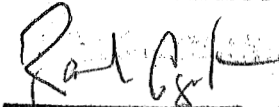
PASSED and ADOPTED this ____ day of _____, 2017.

ATTEST:

PHILIP LEVINE, MAYOR

RAFAEL E. GRANADO, CITY CLERK

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney **RAF** Date **10-16-17**