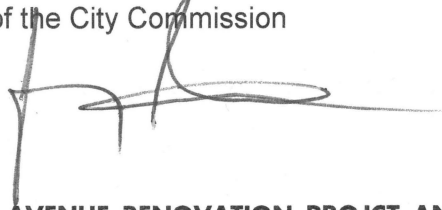


# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMISSION MEMORANDUM

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager 

DATE: January 17, 2018

SUBJECT: **DISCUSSION REGARDING THE WEST AVENUE RENOVATION PROJECT AND PROPOSED P23 GARAGE/HOUSING/RETAIL PROJECT AT 1623 WEST AVENUE.**

### RECOMMENDATION

The administration is seeking direction on this item.

### ANALYSIS

#### Parking Garage at 1623 West Avenue

The Administration has been working on the concept for the development of parking garage at 1623 West Avenue parking lot for some time. This lot has 32 parking spaces and in an inefficient design. As shown in the attached Walker Parking Study conducted in 2014, peak periods have utilization between 70% - 84% (yellow) and 85% or higher (red) in this area. While there are some off peak hours with utilization under 69% (green), it is important to note, a number of the surrounding blocks adjacent to the block in which the parking lot is located were "yellow" or "red" even during off peak days/hours. In addition, these results are from 2014, before the loss of spaces on West Avenue. These utilization levels, coupled with the loss of on-street parking on West Avenue to accommodate (current and future) bicycle lanes contributes to increased parking demand in the area.

Please note industry standards deem parking occupancy above 85% (red) is generally considered at capacity as it is perceived as "difficult to find" or "problematic"; parking occupancy between 70% - 84% (yellow) is near capacity; and 69% or below is deemed to have availability.

Attached are timelines and actions taken related to the proposed garage at 1623 West Avenue.

In September 2016, the Administration recommended a 50 foot height with no workforce housing and no retail with 238 spaces. The item was referred to the Finance and Citywide Projects Committee. The item was deferred at Committee for several months while the City evaluated whether or not it should be connected by pedestrian bridge to a private development on Alton Road, which the City ultimately decided against.

At the May 2017 Commission meeting, the Administration proposed a garage 75 feet in height with no workforce housing and no residential use on ground floor, and with the following setbacks so as to maximize the parking at 270 spaces:

- Reduce the minimum front setback, facing West Avenue from twenty feet (20'-0") to fifteen feet (15'-0")

- Reduce minimum north side setback from twelve feet (12'-0") to eleven feet, four inches (11'-4")
- Reduce the rear setback (alley) from fifteen feet (15'-0") to zero feet (0'-0")

The Mayor and Commission modified the Administration recommendation to include the first floor of residentially-oriented retail, 2 floors of workforce housing (while maintaining the height and setbacks recommended by the Administration) and directed staff to set the public hearing. These criteria results in approximately 170 to 180 parking spaces.

The public hearing was set at the June 2017 Commission hearing incorporating these recommendations. The public hearing was set for September 13, 2017. However due to Hurricane Irma, agenda items noticed for the September 13th agenda were automatically and publically opened and continued on the morning of September 13<sup>th</sup> to the September 25<sup>th</sup> agenda with proper/legal notice having been provided.

At the September 25, 2017 meeting, the Mayor and Commission changed the recommendation to 2 floors of parking and up to 4 floors of workforce housing, resulting in 90 parking spaces (a net increase of 58); 1,800 square feet of residentially-oriented retail space at the ground floor, and approximately 64,000 square feet of workforce housing.

#### Affordable/Workforce Housing

Affordable housing is defined as any housing in which the occupants expend more than 30 percent of the household income on housing costs (rent, utilities, etc.). Affordable workforce housing is directed at individuals and families in the areas local workforce. The Shimberg Center's 2016 Rental Market Study shows that 756,648 low-income renters in Florida pay more than 40 percent of their income for their housing. In Miami Beach:

- **51% of all of the City's households** are paying 30% or more of their income for housing (25,400 households),
- For all City homeowners, **20% are paying between 30% and 50%, and 25% are paying more than 50% of their income**
- For all City's renters, **26% are between 30% and 50%, and 29 percent paying more than 50%**

The City of Miami Beach has been working on a new approach to affordable/workforce housing for some time. On April 13, 2016, the City adopted Resolution 2016-29355 which directed the following:

- Inclusion of workforce housing in the design of future parking garages
- Construction of future parking garages in a manner such that, should parking demand decline in the future, the garage could be readily converted to other uses including workforce housing

At the March 31, 2017 Finance and Citywide Projects Committee meeting, the Committee recommended that the income eligibility for workforce housing in Miami Beach be up to 140% of the regions Average Median Income (AMI). This eligibility varies depending on the size of the household starting from approximately \$74,000, as of April 2017.

FAMILY SIZE	<=50% VERY LOW	50.01% - 80% LOW	80.01% - 100% MEDIAN	100.01% - 120% MODERATE	120.01% - 140% MODERATE/ MIDDLE
1	26,450	42,300	52,900	63,480	74,060
2	30,200	48,350	60,400	72,480	84,560
3	34,000	54,400	68,000	81,600	95,200
4	37,750	60,400	75,500	90,600	105,700
5	40,800	65,250	81,600	97,920	114,240
6	43,800	70,100	87,600	105,120	122,640
7	46,850	74,900	93,700	112,440	131,180
8	49,850	79,750	99,700	119,640	139,580

\*Income Limits are retroactive as of April 14, 2017. They are subject to change periodically via U.S. HUD revisions.  
(HUD & FHFC revision date 4/14/17 and 4/17/17 respectively)

The Commission direction has been to provide workforce housing to City employees, teachers, public safety employees, nurses and artists. For City employees as of 2017, 537 employees earned between \$45,000 and \$68,160, of which 189 were public safety employees. The following table provides median salaries for some of the targeted groups.

Miami Beach Municipal Workers and Salaries			
Profession	Median Salary	% AMI	Number of Employees
Police	59,926	116%	384
Firefighter	48,367	93%	331
Teacher	54,994	106%	258
City Employee	64,446	124%	1,285
Total	56,933	110%	2,258

a. Salary Median based on grade 15 unclassified employee salary  
HR information on City Employees' not actual household income

Of the approximately 56,000 labor force in the City as of 2015, approximately 33,000 are non-resident workers (almost 60%). Additional benefits cited for having a more resident workforce include:

- Reduces traffic (*by eliminating cars carrying workers from other communities*)
- Creates closer community ties (*by those who live and work here*) thereby creating a more stable community
- Encourages residency by vital employees including teachers, emergency service personnel, and nurses, among others
- Makes it easier for local businesses to recruit and retain employees

## **CONCLUSION**

The last direction given by the Mayor and Commission for 1623 West Avenue was for 2 floors of parking resulting in approximately 90 parking spaces (a net increase of 58); 1,800 square feet of residentially-oriented retail space; and up to 4 floors of workforce housing (approximately 64,000 square feet of workforce housing). This was ultimately approved on September 25, 2017.

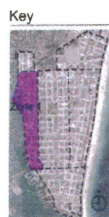
Attachments



APPENDIX 1  
 ZONE 1- ALTON ROAD CORRIDOR  
 OCCUPANCY MAPS



Zone 1 - Occupancy Weekday 3pm  
 Study Area / Zone Boundaries  
 Block Numbers  
 Occupancy ≥85%  
 Occupancy 70% - 84%  
 Occupancy ≤69%



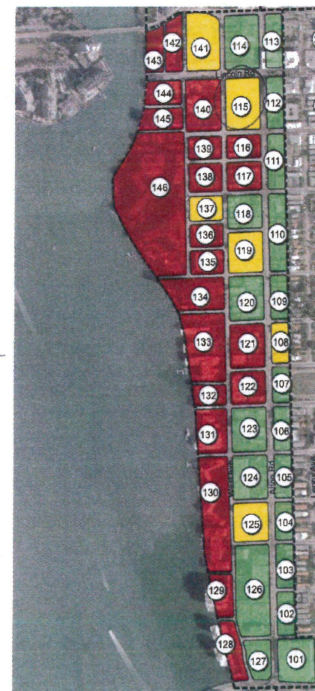
Appendix 1: Zone 1 - Alton Road Corridor

Zone 1 - Occupancy Weekday 6pm  
 Study Area / Zone Boundaries  
 Block Numbers  
 Occupancy ≥85%  
 Occupancy 70% - 84%  
 Occupancy ≤69%

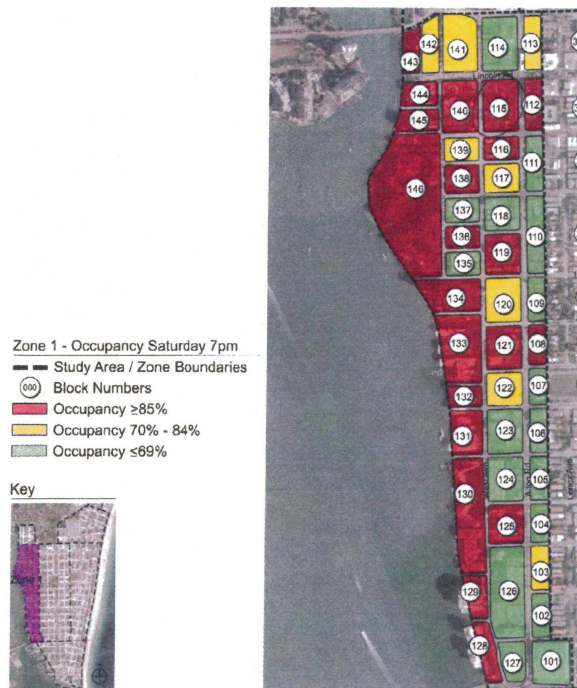


Appendix 1: Zone 1 - Alton Road Corridor

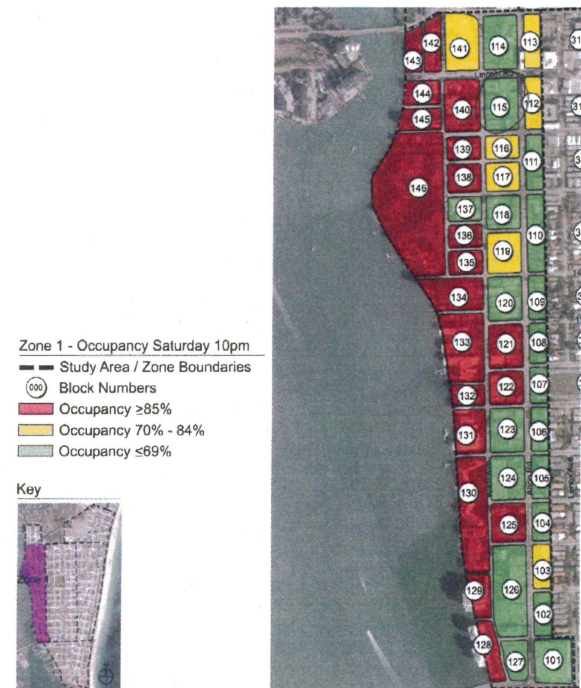
Zone 1 - Occupancy Weekday 9pm  
 Study Area / Zone Boundaries  
 Block Numbers  
 Occupancy ≥85%  
 Occupancy 70% - 84%  
 Occupancy ≤69%



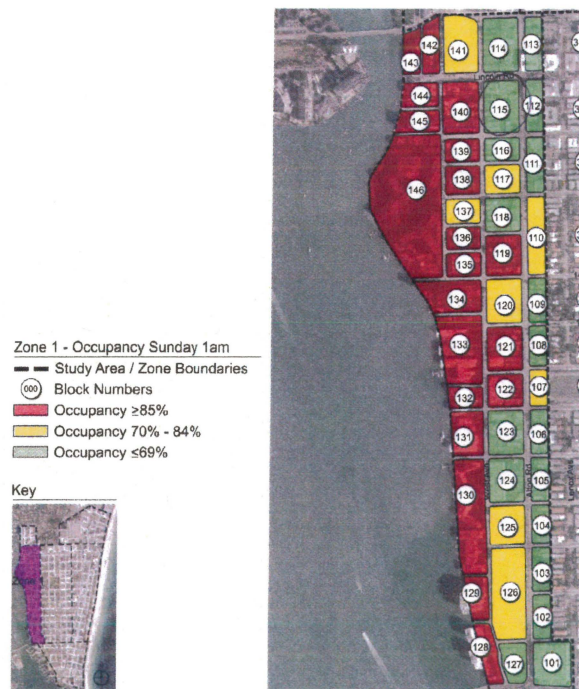
Appendix 1: Zone 1 - Alton Road Corridor



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### PARKING TURNOVER

Walker conducted a parking turnover analysis using a sample of parking spaces within the Zone. Spaces were observed on an hourly basis over the course of a day, and each space was noted as being empty or with a portion of parked vehicle's license plate number on a weekday (Friday, November 8, 2013) and a weekend (Sunday, November 10, 2013). The data allows the average length of stay to be calculated as well as the parking utilization of the sample. The tables below summarize the specific samples for the weekday and weekend observations for Zone 1.

Table 9: Zone 1 - Weekday Occupancy Sample

UPI Occupancy Results				Hourly Occupancies								Peak Hour
Zone	Street	Location	Sample	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	12:00 PM
100	West	11th	9	9	9	9	8	8	9	9	8	9
100	MB 23	Lot	6	6	6	6	6	6	5	5	6	6
100	Pay Lot	16th	11	9	11	10	9	9	7	9	7	11
Totals				26	24	26	25	23	23	21	23	26
% Occupied				92%	100%	96%	88%	88%	81%	88%	81%	100%

Source: Walker Parking Consultants

Table 10: Zone 1 - Weekday Length of Stay

UPI Length of Stay Results				Length of Stay								Average
Zone	Street	Location	Sample	1 hr	2 hr	3 hr	4 hr	5 hr	6 hr	7 hr	8 hr	
100	West	11th	9	10	2	1	1	1	2	1	3	3.3
100	MB 23	Lot	6	7	4	2	1	1	0	0	2	2.7
100	Pay Lot	16th	11	39	0	0	0	0	0	0	4	1.7
Total Vehicles:				26	56	6	3	2	2	1	9	
Total Hours:				56	12	9	8	10	12	7	72	2.30

Source: Walker Parking Consultants



#	DATE	TYPE OF MEETING	ITEM #	MEMO	Description of Item	ACTION	
1	9/27/2016	City Commission	R9E	<a href="#">Commission Memos\P23 September 27, 2016.pdf</a>	Discussion Regarding P23 being an interceptor parking garage - Walker Parking Consultants Conducted Parking analysis. (Memo stipulates that it was estimated to include 238 spaces in 50 feet in height.) administration recommended adding to the DCP services a pedestrian bridge to connect the parking garage to the Crescent Heights Retail Center.	Referred to FCWPC 9/30/16 & Return to CC 10/19/16	
2	9/30/2016	FCWPC	#13	<a href="#">Commission Memos\P23 September 30, 2016.FCWPC.pdf</a>	Discussion Regarding P23 being an interceptor parking garage - Walker Parking Consultants Conducted Parking analysis. (Memo stipulates that it was estimated to include 238 spaces in 50 feet in height.) administration recommended adding to the DCP services a pedestrian bridge to connect the parking garage to the Crescent Heights Retail Center.	FCWPC directed staff to obtain change order that modified DCP to add Pedestrian Bridge	
	10/1/2016	Budget Process			Project Created/Funded	Approved	
3	10/28/2016	FCWPC	#9	N/A	Discussion Regarding P23	Deferred for further analysis to include a pedestrian bridge	
4	11/18/2016	FCWPC	#14	N/A	Discussion Regarding P23	Crescent Heights agreed to fund the cost of the City's DCP fees to analyze and determine the cost to construct a Pedestrian bridge - CIP executing work order with DCP - Administration to provide estimated cost to FCWPC. Item was deferred until cost is provided.	
5	12/16/2016	FCWPC	#10	N/A	Discussion Regarding P23	DCP was issued PO - Preparing Conceptual Design - Deferred until feasibility analysis of pedestrian bridge is completed	
6	1/20/2017	FCWPC	#19	N/A	Discussion Regarding P23	Item Not Heard - No Action Taken	
7	2/17/2017	FCWPC	#10	N/A	Discussion Regarding P23	Item Not Heard - No Action Taken	
8	3/1/2017	City Commission	R9K	<a href="#">Commission Memos\P23 March 1, 2017.pdf</a>	Discussion Regarding P-23 - Administration Recommendations Setback Waivers and 75ft Height, No residential use on first level and no workforce housing. 7 levels, 270 parking spaces.	Deferred to 4/26/17	
9	3/31/2017	FCWPC	#11	N/A	Discussion Regarding P23	Item Not Heard - No Action Taken	
10	4/21/2017	FCWPC	#5	N/A	Discussion Regarding P23	Deferred to May 19 - waiting for developer to review cost for pedestrian bridge	
11	4/26/2017	City Commission	R9X	<a href="#">Commission Memos\P23 April 26, 2017.pdf</a>	Discussion Regarding P-23 - Administration Recommendations Setback Waivers and 75ft Height, No residential use on first level and no workforce housing. 7 levels, 270 parking spaces.	Deferred to 5/17/17	
12	5/17/2017	City Commission	R9O	<a href="#">Commission Memos\P23 May 17, 2017.pdf</a>	Discussion Regarding P-23 - Administration Recommendations Setback Waivers and 75ft Height, No residential use on first level and no workforce housing. 7 levels, 270 parking spaces.	CC accepted proposed 75 Ft. in Height w/ Workforce Housing & 1st Floor Retail	
13	5/19/2017	FCWPC	#5	<a href="#">Commission Memos\P23 May 19, 2017 FCWPC.pdf</a>	Discussion on proposed pedestrian bridge - Developer not prepared to pay for cost of bridge	Move forward with CC direction 5/17/17 and take pedestrian bridge off the table	
14	6/7/2017	City Commission	C7J	<a href="#">Commission Memos\P23 June 7, 2017.pdf</a>	Setting a public hearing to consider granting Waiver of Development Regulations - 75 ft. height and setbacks, top two floors of workforce housing (32,000 gross square feet), 170 to 180 spaces on four levels & retail space at 1st level.	Approved	
15	7/26/2017	City Commission	R7E	<a href="#">Commission Memos\P23 July 26, 2017.pdf</a>	Waiver of Development Regulations - Public Hearing	Deferred to 9/13/17	
16	9/13/2017	City Commission	R7C	<a href="#">Commission Memos\P23 September 13, 2017.pdf</a>	Waiver of Development Regulations - Public Hearing	Open & Continued to 9/25/17	
17	9/25/2017	City Commission	R7C	<a href="#">Commission Memos\P23 September 13, 2017.pdf</a>	Waiver of Development Regulations - Public Hearing	Approved with the following revisions: 2 levels of parking, approximately 90 spaces(45 spaces per floor); levels above of workforce housing (could potentially be four levels of workforce housing) first level of retail.	