

# MIAMI BEACH

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

## LETTER OF INTENT

TO: City of Miami Beach Planning Department

FROM: Carla Dixon, Capital Projects Coordinator

DATE: April 6, 2018

SUBJECT: **Collins Park Garage**

The Office of Capital Improvement Projects is submitting an Application to the Historic Preservation Board, seeking a certificate of appropriateness for the design and construction of the Collins Park Garage located at 340 23<sup>rd</sup> Street, Miami Beach Florida 33139. The Project is bounded on the north by 23<sup>rd</sup> Street, the south by the City Ballet Building, the west by Park Avenue and the east by Liberty Avenue.

On April 13, 2016, the City Commission requested that the Professional Services contract with Zaha Hadid/BBA joint venture be terminated after deliberation of the final value engineered redesign of the Collins Park Parking Garage Project submitted on March 31, 2016.

At the direction of the Commission, the Administration then proceeded with the solicitation for professional services for the design and construction of the new parking garage utilizing the Design/Build (DB) method of procurement. Proposals were received from DB Firms for the design, permitting, Board approvals, construction, and construction administration of a new parking garage facility and related infrastructure for the Collins Park Parking Garage.

On September 13, 2017, pursuant to Request for Proposal (RFP) No. 2016-204-KB, the City awarded a contract to KVC Constructors, Inc., for a guaranteed maximum price (GMP) in the amount of \$22,465,009.00, for Design/Build Services for the Collins Park Parking Garage and the related infrastructure. The RFP was based on a Design Criteria Package (DCP) that included concise performance-oriented specifications for the Collins Park Garage Project, and furnished sufficient information to allow the Design Build firm to respond to the afore-stated RFP for the Design/Build Services. It should be noted that the DCP fulfilled the requirements of the original value engineered Zaha Hadid concept in terms of the functionality of the Garage.

The Parking Garage design is anticipated to be clad with perforated metal screen, pre cast concrete and glass. The parking structure will include retail spaces on the ground floor, lobbies to the upper levels, may include common areas for gathering, security office, bicycle parking, scooter stalls and car charging stations. The project also includes landscape and irrigation, hardscape, paving and storm drainage, signage and site lighting. The project will also be coordinated with the Collins Park Neighborhood Association and all the affected neighborhoods. The approximately 0.713 acres site has an existing one-story concrete building that will be demolished as part of this project.

The ground floor is organized to provide retail frontage along 23<sup>rd</sup> Street which extends down Park and Liberty Avenues. Two lobby spaces at the ground floor will be open to the street to comply with the CEPTD Ordinances. The design yields a horizontal division of the façade between the ground floor which is emphasized by retail use and has a visual character conducive to the pedestrian experience. The upper floors have a visual character of screening elements that block the views of

vehicles.

The Project also provides for an aesthetically pleasing streetscape experience through pedestrian friendly landscape and hardscape elements that enhance Park Avenue and Liberty Avenue north of 22<sup>nd</sup> Street, and 23<sup>rd</sup> Street from Collins Avenue to the Collins Canal. Liberty Avenue between 22<sup>nd</sup> and 23<sup>rd</sup> Street is proposed to be closed to vehicular traffic and utilized in its entirety as a pedestrian plaza with the Garage entrance on Park Avenue under the preferred Option; The non-preferred option is closed from 23<sup>rd</sup> Street to the Garage entrance on Liberty Avenue. A portion of the road will be utilized for vehicular access to the garage with the balance of Liberty Avenue to 22<sup>nd</sup> Street utilized as a small pedestrian plaza under the second non-preferred Option. Pedestrian lighting and utility upgrades on and off site are also part of the project. In addition, a drop off for the Collins Park Library and City Ballet will be included at Liberty and 23<sup>rd</sup> Street.

The Parking capacity of the Garage is approximately 513 vehicles, with approximately 15,000 square feet of retail spaces fronting Park and Liberty Avenues. The building finish floor is planned at BFE+1 with a limited height of no more than 75' above BFE+1. The building will have a minimum of 3 passenger elevators that shall be ADA compliant and sized to meet peak demand. Minimum floor heights shall be 11'-6" ground to second and 10'-6" on the floors above. Ramp slopes shall meet industry standards. It is the City's intent to achieve Gold Level LEED and Parksmart Certification (formerly known as Green Garage Certification) for the Collins Park Garage. This rating system will help to reduce environmental impact, increase energy efficiency and performance, efficiently manage parking spaces, promote alternative mobility options and strengthen community relationships.

On November 21, 2012, and on December 2012, via Resolution No. 2012-28076, the Historic Preservation Board (HPB) and the City Commission, respectively, granted approval of the Certificate of Appropriateness for the total demolition of the existing vacant, non-contributing, one-story building, and construction of the new five-story parking garage with accessory ground level commercial spaces at 340 23<sup>rd</sup> Street (Collins Park Garage)

Based on the above information, the Applicant is requesting a waiver of Miami Beach City Code Section 118-564(f)(6) requiring the issuance of a full building permit prior to the demolition of the existing vacant, non- contributing, one-story building, located on the lot upon which the Collins Park Garage is proposed to be built, and your favorable review of the application and approval of the project.

If you have any questions or require additional information with regards to this application, please do not hesitate to contact me at (305)673-7071, extension 6264 or via email at [carladixon@miamibeachfl.gov](mailto:carladixon@miamibeachfl.gov),

Sincerely,



Carla Dixon, Capital Projects Coordinator

Cc: David Martinez, P.E., Director  
Maria Cerna, Division Director  
Sabrina Baglieri, Senior Capital Projects Coordinator