MIAMIBEACH

OFFICE OF THE CITY MANAGER

NO. LTC# **490-2018**

LETTER TO COMMISSION

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: September 10, 2018

SUBJECT: **Proposed Public Benefits Fee – North Beach Town Center Central Core (TC-C)**

The purpose of this LTC is to share the economic analysis for the Public Benefits Fee in the proposed North Beach Town Center Central Core (TC-C) district in anticipation of First Reading of the ordinance on September 12, 2018. The attached report was prepared by Miami Economic Associates, Inc. (MEAI) for consideration by the Mayor and City Commission and includes a recommended fee structure for developers seeking to develop buildings above 125 feet in height.

It is expected that the findings in the report will be discussed in detail at the September 28, 2018 Land Use and Development Committee (LUDC) meeting. Because the companion Comprehensive Plan amendment requires a 30-day review period from various State agencies, consideration for adoption of the ordinance at Second Reading is expected to take place on November 14, 2018.

JLM/SMT/TRM/MCS/RAM

Attachments

C: Rafael Granado, City Clerk

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September 5, 2018

Mr. Thomas R. Mooney, AICP
Planning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Subject: Proposed Public Benefits Fee
North Beach Town Center Central Core

Dear Mr. Mooney,

Miami Economic Associates, Inc. (MEAI) has reviewed the draft land development regulations being proposed by the City of Miami Beach Planning and Zoning Department for the Central Core of the North Beach Town Center area for the purpose of providing recommendations to the Department with respect to a method for calculating the Public Benefits Fee proposed therein and the rate at which the fee should be charged. Under the Public Benefit Program set forth in Section 142-747 of the draft regulations, payment of a Public Benefits Fee into the North Beach Public Benefits Fund would allow a developer building a new building in the Central Core to increase the height of the structure from the "by-right" limit of 125 feet to up to 200 feet. Payment of such as fee would be in lieu, either all or in part, of undertaking any of the public benefit initiatives that are identified in subsections (b) though (f) of the cited section.

In summary, the findings of MEAI's analysis are as follows:

- Adoption the draft land development regulations would result in no more than 11 --- and more likely, 8 or fewer --- buildings being developed to a height of 200 feet in the Central Core of the North Beach Town Center during the next 3 to 5 years. Further, if the draft regulations are amended to include a proposal made by Commissioner Michael Gongora at a meeting of the City's Land Use Committee on July 31, 2018, that ties increased height to lot size, the number may not exceed 3 with the remaining buildings in the area that are taller than the by-right limit of 125 feet being no taller than 165 feet in height.

- To the extent that buildings taller than the by-right limit of 125 feet are constructed in the Central Core area, up to six of them would be located in the portion of the area north of 71st Street and they would all front on either that artery, Collins Avenue or 72nd Street, where they will face a park rather than any existing residential structures. Two of the five potentially taller buildings in the portion of the Central Core south of

71st Street would also front on Collins while one would front on Indian Creek Drive where buildings taller than 125 feet already exist

- The provision in the draft land development regulations that would allow buildings of up 200 feet to be constructed in the Central Core area in return for the provision of specified public benefits and/or the payment of a Public Benefits Fee is predicated on a belief of City's Planning Department --- with which we concur --- that it, when coupled with requirements contained in the draft regulations with respect to setbacks, would result in better individual projects as well as better pedestrian environments being created. Most specifically, the provision would allow more natural light to reach the surface of the street while making the buildings appear less massive However, that provision will also redound to the financial benefit of the developers who decide to take advantage of it by enabling them to potentially reduce their overall cost of construction as well as costs of financing and to enjoy premium revenues on the space they develop above the by-right height. Accordingly, MEAI believes that the amount of the Public Benefits Fee should be set at a level that will enable the City to share in the enhanced financial performance enjoyed by the developers of projects that exceeds the by-right height to the point that it can collect significant amounts of money to address community needs, however, we also believe that the amount of the fee should be viewed as an add-on to the increased ad valorem taxes that the prospective project can be expected to produce by virtue of its enhanced revenue potential, thus also set at a level that will not run risk of deterring them from building structures that are taller than the by-right height on the sites that can accommodate such structures

- MEAI believes that calculation of the proposed Public Benefits Fee should be based solely on the square footage of rentable or saleable space on the floors within a structure above the by-right height

- As a result of the analysis MEAI performed, we suggest that the Public Benefit Fee should be paid at a rate of $3 per square foot of rentable or saleable space above the by-right level. This suggestion assumes the land development regulations are adopted as currently drafted by the Planning Department rather than in accordance with previously referenced proposal by Commissioner Gongora at the Land Use Committee meeting on July 31 2018

The materials that follow begin by providing an expanded description of the proposed Public Benefits Program and its fee component They then provide further detail regarding the number and locations of the sites on which the Public Program Benefits Program is likely to be utilized over the next three to five years based on current property ownership patterns in the Central Core Following that, the bases of MEAI's recommendations with respect to the Public Benefits Fee are presented

Description of the Proposed Public Benefits Program

On October 19, 2016 the Mayor and City Commission of Miami Beach adopted the North Beach Master Plan prepared by Dover, Kohl and Partners, Inc which identified the North Beach Town Center as needing redevelopment and revitalization It further recommended increasing the FAR to 3 5 in Town Center Zoning Districts TC-1, TC- 2 and TC 3 to allow for the development of larger buildings and to encourage the emergence of 71st Street as a "main street" for the North Beach area On May 16, 2018, after Miami Beach voters approved the recommended increase in FAR for the referenced zoning districts, the City Commission modified the City's Comprehensive Plan and Land Development Regulations to provide for a 3.5 FAR for in those districts. The proposed Land Use Regulations that MEAI has reviewed as part of its work seek to establish the mechanism for achieving a 3 5 FAR by replacing the existing zoning districts with a new one TC-C (Town Center – Central Core) It also establishes the uses that will be permitted in the new zoning district as well as the manner in which they can be developed in terms of such parameters as height, minimum unit sizes, density setbacks, etc. The proposed TC-C Zoning District would be bounded by 72nd Street on the North, Collins Avenue on the east, 69th Street on the south and Indian Creek Drive and Dickens Avenue on the west The intended purpose of the requirements of the TC-C Zoning District include, but are not limited to, the following

- To encourage the area's redevelopment and revitalization,
- To promote a compact pedestrian-oriented town center consisting of a high-intensity employment center, mixed-use areas and residential living environments with compatible office and neighborhood-oriented commercial services
- To permit uses that will be able to provide economic development in light of changing economic realities due to technology and e-commerce and
- To promote a diverse mix of residential educational, commercial cultural and entertainment activities for workers, visitors and residents

As discussed in the introductory paragraph of this letter, the Public Benefits Fee proposed in the draft land development regulations for the TC-C Zoning District would allow a developer constructing a new building in the Central Core to increase the height of the structure from the by-right limit of 125 feet to up to 200 feet by paying a Public Benefits Fee into the North Beach Public Fund Payment of that fee would be in lieu, either all or in part of undertaking any the community benefit initiatives that are identified in subsections (b) though (f) of Section 142-747 of the draft regulations The community benefit initiatives identified in the proposed regulations are as follows.

- Provision of on-site affordable or workforce housing units
- Provision of off-site affordable or workforce housing units
- LEED Platinum Certification
- Self-sustaining electrical and surplus stormwater retention and reuse
- Provision of public recreation facilities

Under the current TC-1 TC-2 and TC-3 Zoning Districts that apply to various portions of what will become the TC-C Zoning District, the height limit varies between 45 and 125 feet depending on the specific zoning district in which a particular parcel is located A height limit of 125 feet is applicable in TC-1 The height limits in TC-2 and TC-3 are 50 and 45 feet, respectively. Appendix 1 shows the portions of North Beach Town Center currently designated TC-1 TC-2 and TC-3 on the map labeled "Existing" It also shows on that map labeled "Proposed" that under the draft regulations for the proposed TC-C Zoning District, the limit would be 125 feet by right increasing to up to 200 feet if the developer of a new building commits to participate in the Public Benefits Program in some manner including either all or in part through the payment of a Public Benefits Fee

According to the land development regulations being proposed for the TC-C Zoning District, Public Benefits Fees paid by developers into the North Beach Public Benefits Fund as well as the interest earned on those payments if any, shall be utilized for the following purposes

- Sustainability and Resiliency grants for properties in the North Beach Historic Districts;
- Uses identified for the Sustainability and Resiliency Fund as identified in Section 133-8(c) for North Beach
- Improvements to existing parks in North Beach*
- Enhancements to public transportation and alternative modes of travel, including rights of ways and roadways that improve mobility in North Beach;
- Acquisition of new parkland and environmental and adaptation areas in North Beach; and
- Initiatives that improve the quality of life for North Beach residents.

The recommendation to increase the height limits in the TC-2 and TC-3 Zoning Districts from 50 and 45 feet, respectively to 125 feet relates to the fact that a 3.5 FAR cannot be achieved under the current height limits. That level of FAR can potentially be achieved within the context of a 125-foot height limit assuming a parcel of appropriate size and dimensions, however as shown in Appendix 2, not in the context of a single structure if the width of the building width is limited to 165 feet within 50 feet of the property line as proposed in the draft land development regulations for the TC-C Zoning District. The purpose of that proposal, in turn, is prevent the so-called "wall effect" (illustrated in Appendix 3) which denigrates the pedestrian environment by decreasing the amount of natural light reaching the street but it can only work if the height limit is increased to 200 feet. In order to ensure that the increase in height does not produce a different but still undesirable outcome from the point of view of pedestrians, i e. the sense of that the buildings are looming over them the draft land development regulations for the proposed TC-C Zoning District require as shown in Appendix 4, additional setbacks above 55 feet for all structures on Class A Streets except Indian Creek Drive including 71st Street, 72nd Street and Collins Avenue. The Class A streets just enumerated are the

* The purpose of this paragraph North Beach is defined as the area of the City of Miami Beach located north of 63rd Street, excluding the La Gorce La Gorce Island and Allison Island

primary pedestrian corridors in the Central Core That requirement would also be applied on 69th Street a Class B Street, between Harding and Indian Creek Drive

The provision in the draft land development regulations that would allow buildings of up 200 feet to be constructed in the Central Core area in return for the provision of specified public benefits and/or the payment of a Public Benefits Fee is predicated on a belief of City s Planning Department --- with which we concur --- that it when coupled with requirements contained in the draft regulations with respect to setbacks, would result in better individual projects as well as better pedestrian environments being created. Most specifically, the provision would allow more natural light to reach the surface of the street while making the buildings appear less massive However, the Department also recognized that the provision will redound to the financial benefit of the developers who would be able to collect premium revenues on the space they develop above the by-right height Accordingly it included the concepts of a Public Benefits Program and a Public Benefits Fee in the draft regulations to enable the City inclusive of its residents, to share in the enhanced financial performance that developers of projects that exceed the by-right height would enjoy at level beyond what the City would otherwise get in the form of the increased ad valorem taxes.

Since beginning our work, we have met with a contractor familiar with the economics associated with building high-rise structures in Miami-Dade County generally and Miami Beach specifically In response to our questions, he estimated that construction of a 200-foot building rather than one 125 feet high might cost between 5 and 10 percent more He further indicated that while portions of the additional costs would relate to structural and mechanical systems, the major reason would be increased project overhead due to the fact that the project timetable would likely attenuate. We then showed him the material in Appendix 2 which shows that development of a 3.5-FAR project at a height of 125 feet and width of 165 feet would require the construction of two buildings rather a single structure, resulting in the need for two lobbies and service areas, potentially more elevators and an increased amount of "skin" inclusive of additional fenestration. In the absence of sets of plans, he was unable to estimate with any precision whether, if at all, the two-structure plan would cost more than the plan with one taller structure but it was our distinct impression from our conversation that it would. Reduced construction costs up front would also result in lower financing costs and interest expenses once construction of the project has been completed On that basis, we believe the Department may have underestimated that extent to which developers would benefit from being able to potentially increase project heights from 125 feet up to 200 feet when developing projects with the intensity of a 3 5 FAR

Applicability of the Public Benefits Program

As indicated in the preceding section of this report, the draft land development regulations for the TC-C Zoning District will raise the height limit for all parcels of land within the District to 125 feet Further, it would allow that height limit to be increased to 200 feet on all parcels if 1) one or more of the various public benefits enumerated in Section 142-747 (including the payment either all or in part, of a Public Benefit Fee)

is/are provided and 2) development to that height could be achieved within confines of the other development parameters set forth in the draft regulations However, as a practical matter not all parcels have the size and dimensions to be able to accommodate buildings up to 200 feet within the parameters for development set forth in the draft land development regulations and many may not even be able to accommodate buildings of up to 125 feet in a way that is either economical and/or utilitarian Accordingly, as part of MEAI s review of the draft land development regulations we have attempted to assess the applicability of the Public Benefits Program over the next three to five years based on current land ownership patterns in the proposed TC-C Zoning District

In conducting the analysis referred to above, we took into consideration a proposal offered by Commissioner Michael Gongora at the Land Development Committee hearing chaired by Commissioner John Elizabeth Aleman on July 31, 2018. Under his proposal, a height of 200 feet would continue to be allowed (assuming provision of at least one of public benefits enumerated in Section 142-787) on sites 50,000 square feet or greater. However, no height increase above 125 feet would be permitted on sites smaller than 25 000 square feet and height increases on sites between 25 000 and 49 999 square feet would be limited to 165 feet

Table 1, on Page 7, provides the results of the analysis that MEAI performed As evidenced in the table, we found a total of 9 privately-owned lots or assemblages of lots that are 25 000 square feet in size or greater. Of these, only two are currently 50,000 square feet or greater although there are reasons to believe that one assemblage currently below that size could increase to that size [2] We also found two situations were assemblages that could exceed 25,000 square feet in size may be easily achievable However it should also be noted that of current plans for three of the parcels between 25 000 and 49,999 square feet do not anticipate buildings exceeding 125 feet in height.[3]

Accordingly, our analysis indicates that no more than 11 --- probably 8 or fewer --- buildings 200 feet in height are likely to be built in the proposed TC-C Zoning District over the next 3 to 5 years if the draft land development regulations MEAI reviewed are adopted in their current form Further if Commissioner Gongora's proposal to tie building height increase to lot size, the number of 200-foot buildings may not exceed 3

In reviewing Table 1 it also should be noted that 6 of the 11 potential sites for taller buildings, including all of those either currently or potentially 50 000 square feet in size, are located north of 71st where the buildings will probably front on either 71st Street Collins Avenue or 72nd Street where they will face a major City Park rather than existing residential structures

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[2] An assemblage of land of 50 000 square feet or more could potential occur in the block north of 71st Street between Abbott and Byron Such as assemblage would include the parcel 25,000 to 49,999 square foot parcel shown on Table for the block

[3] This sentence refers to development proposed on an assemblage land referenced on Table 1 at the corner of Collins and 72nd Street and the parcels shown on Table 1 on the blocks south of 71st Street between Byron and Abbott and Abbott and Harding

Table 1
Parcels 25,000 SF and Larger
Proposed TC-C Zoning District

	Parcel Size *	
	25,000 to 49,999 SF	50,000 SF and greater
71st to 72nd Street		
Collins to Harding	2	0
Harding Avenue to Harding Court	0 **	0
Harding Court to Abbott	0	0
Abbott to Byron	1	0
Byron to Carlisle	0	1 ***
Calisle to Dickens	0	1 ***
71st to 69th Street		
Indian Creek to Carlisle	0 **	0
Carlisle to Byron	0	0
Byron to Abbott	1 ****	0
Abbott to Harding	1 ****	0
Harding to Collins	2	0

* The term parcel refers to individual properties or assemblages of multiple properties
** Additional asssemblage possible
*** Outparcel(s) appear to exist
**** Block with proposed North Beach Town Center Project (plans currently do not assume additional height)

Source Miami Beach Planning and Zoning Department, Miami-Dade County Property Appraiser; Miami Economic Associates, Inc

With respect to the 4 potential sites for taller buildings south of 71st Street. 2 also would front on Collins Avenue while 1 would front on Indian Creek Drive where buildings taller than 125 feet have already been developed With respect to the area south of 71st Street. the map in Appendix 5 shows that there are considerable portions of this area that are currently owned by the City of Miami Beach itself (colored in blue) Further. considerable portions of the block between Collins and Harding as well as the block between Byron and Carlyle are comprised of small lots generally under 6,500 square feet in size making future assembly of parcels capable of accommodating economical and/or utilitarian taller buildings within the context of draft land development regulations for the proposed TC-C Zoning District very difficult. if not impossible. in other than extraordinary circumstances

Setting a Rate of the Proposed Public Benefits Fee

Based on MEAI s knowledge of the Central Core area and the market forces on which future development in that area are likely to be based, we expect that any development that exceeds the by-right 125-foot height limit will be residential in nature with new rental apartments rather condominium units most likely pre-dominating Further, it has been our experience that the economics of rental apartment development are typically more difficult to navigate through successfully Based on those assumptions, we undertook the analysis which is summarized on Table 2 on Page 9

By the way of explanation regarding the structure of Table 2 the following points are noted:

- The analysis shown on the table is predicated on the proposition that a developer making a Public Benefits Fee payment does so in order to reduce the cost of construction upfront and. more importantly, to collect the increased income stream that constructing a building taller than the by-right 125 height limit would provide to him as he collects premium rents on the units on floors above that height. The table is set up to calculate the present value of that increased income stream over a 30-year period. In calculating the present value it was assumed that that income would inflate at a rate of 2 percent per year and that a discount rate of 5 percent would be appropriate given the level of risk associated with collecting the increased income and the current environment in terms of interest rates

Table 2
Public Benefits Fee Analysis
Rental Apartment Units

Column No.	1	2	3	4	5	6
Floor	Monthly Increase Per Unit	Annual Increase Per Unit	Total Units (8/floor)	Total Units Inflated 2% 30 Years	Discount Rate	Present Value
12	10	120	960	9,600	1	9,600
13	20	240	1,920	9,792	0.95238	9,326
14	30	360	2,880	9,988	0.91575	9,146
15	40	480	3,840	10,188	0.88053	8,970
		1,200	9,600	10,391	0.84666	8,798
				10,599	0.8141	8,629
				10,811	0.78279	8,463
				11,027	0.75268	8,300
				11,248	0.72373	8,140
				11,473	0.6959	7,984
				11,702	0.66913	7,830
				11,936	0.64339	7,680
				12,175	0.61865	7,532
				12,419	0.59485	7,387
				12,667	0.57198	7,245
				12,920	0.54998	7,106
				13,179	0.52882	6,969
				13,442	0.50848	6,835
				13,711	0.48893	6,704
				13,985	0.47012	6,575
				14,265	0.45204	6,448
				14,550	0.43465	6,324
				14,841	0.41794	6,203
				15,138	0.40186	6,083
				15,441	0.38641	5,966
				15,750	0.37154	5,852
				16,065	0.35725	5,739
				16,386	0.34351	5,629
				16,714	0.3303	5,521
				17,048	0.3176	5,414
				389,454		218,401

Bonus fee at $2 per entable square foot (32,000 SF) $96,000

Percentage of Present Value 44.0%

7	7	8	9	10	11	12
Floor	Monthly Increase Per Unit	Annual Increase Per Unit	Total Units (8/floor)	Total Units Inflated 2% 30 Years	Discount Rate	Present Value
12	10	120	960	34,560	1	34,560
13	20	240	1,920	35,251	0.95238	33,573
14	30	360	2,880	35,956	0.91575	32,927
15	40	480	3,840	36,675	0.88053	32,294
16	50	600	4,800	37,409	0.84666	31,673
17	60	720	5,760	38,157	0.8141	31,064
18	70	840	6,720	38,920	0.78279	30,466
19	80	960	7,680	39,699	0.75268	29,880
		4,320	34,560	40,493	0.72373	29,306
				41,302	0.6959	28,742
				42,128	0.66913	28,189
				42,971	0.64339	27,647
				43,830	0.61865	27,116
				44,707	0.59485	26,594
				45,601	0.57198	26,083
				46,513	0.54998	25,581
				47,443	0.52882	25,089
				48,392	0.50848	24,607
				49,360	0.48893	24,134
				50,347	0.47012	23,669
				51,354	0.45204	23,214
				52,381	0.43465	22,768
				53,429	0.41794	22,330
				54,498	0.40186	21,901
				55,588	0.38641	21,479
				56,699	0.37154	21,066
				57,833	0.35725	20,661
				58,990	0.34351	20,264
				60,170	0.3303	19,874
				61,373	0.3176	19,492
				1,402,033		786,243

Bonus fee at $3 per entable square foot (64,000 SF) $192,000

Percentage of Present Value 24.4%

Source: Miami Economic Associates, Inc.

- Based on the material contained in Appendix 2, it was assumed that a building 11 stories in height could be developed within the 125-foot by-right height limit. Columns 1 through 6 assume that if a building is constructed to a height 165 feet, it would have a total of 15 stories, or 4 stories above the by-right height. Columns 7 through 12 assume that if a building is constructed to a height of 200 feet, it would have a total of 19 stories, or 8 stories above the by-right height. Both scenarios assume a building that is 165 feet wide and that each floor above the by-right height would have 8,000 square feet of rentable space, or eight units at an average of 1,000 square feet each. Accordingly, the 165-foot building would have a total 32 units with 32,000 rentable square feet above the by-right height while the 200-foot building would have 64 units at 64,000 square feet above the by-right height.

- Review of recently built high-rise rental apartment projects in Downtown Miami and Coral Gables showed that buildings are generally increasing the rents per unit per month by between $8 and $12 per floor. Accordingly, in the case of 165-foot building, the analysis presented in the table assumes that the rents on the 12th floor per unit would be $10 higher per month than those on the 11th floor while those at the 15th floor would be $40 higher. In that building, $9,600 in additional rent would be collected in the first year of building operations (Column 3) and that amount would be inflated by 2 percent a year for 30 years, with the result that at the end of 30 years additional rent would be collected in the amount of $389,454 on an undiscounted basis (Column 4). As shown in Column 6, the present value of that amount, assuming a discount rate of 5 percent, would be $218,401. Columns 9 through 12 provide the same analysis for the 200-foot building, with the present value of the increased rent on the 64 units above the by-right height totaling $786.243.

- At the bottom of the table, a calculation is provided that shows that is if a Public Benefits Fee of the $3 per square foot were charged on the rentable square feet above the by-right height, the fee in the case of the 165-foot building would be approximately 44 percent of the discounted value of the increased rents collected over the 30-year analysis period while in the case of the 200-foot building, it would be approximately 24.4 percent.

In reviewing Table 2, the following points should be kept in mind:

- The decision to use a 30-year analysis period for the table was primarily based on facilitating its presentation. However, even at the end of 30 years, the present value figure is still more than 30 percent of the undiscounted figure. In actuality, positive discounted values would continue to exist for 50 or more additional years assuming the building remains in service.

- If the buildings assumed in the analysis had the same number of total units but all of those units were units were on floors within the by-right height of 125, they would not all be on the 11th floor. Rather they would be scattered throughout all the floors of the

building Therefore, the annual rent differentials would be greater than shown on Table 2

- When the factors discussed in the preceding two bullets are taken in combination, it is clear that discounted values of the increased cash flow in both scenarios would be significantly greater than shown on Table 2 and the Public Benefit Fees as percentages of the discounted values smaller

- Finally, we believe that the table demonstrates two things which are as follows

  - Limiting height on certain size parcels to 165 feet as Commissioner Gongora has proposed would significantly reduce the amount of the Public Benefits Fees that the City will be able to collect, and

  - Under Commissioner Gongora's proposal, payment of the Public Benefits Fees will be more onerous to the developer and increase the probability that more of them will not seek to increase the height of their building, which, in turn, could result in less attractive individual new buildings and environments for pedestrians

Closing

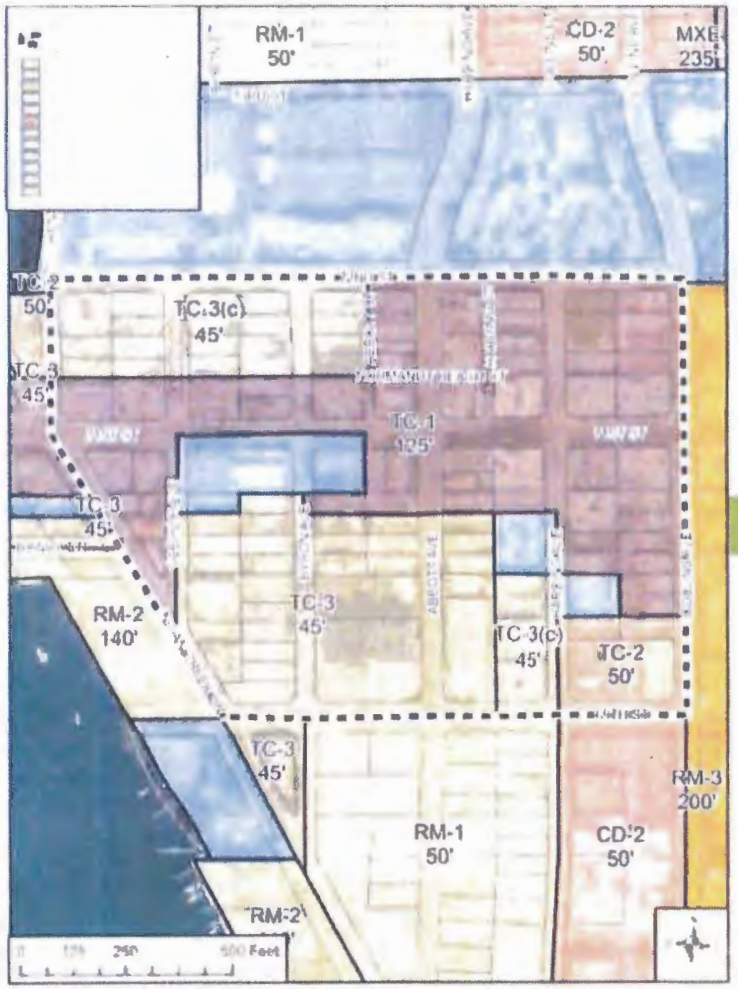
MEAI has appreciated having the opportunity perform the analysis summarized in this report We will make ourselves available, if requested, available to present our findings to the appropriate City Committees and the City Commission

Sincerely
Miami Economic Associates, Inc

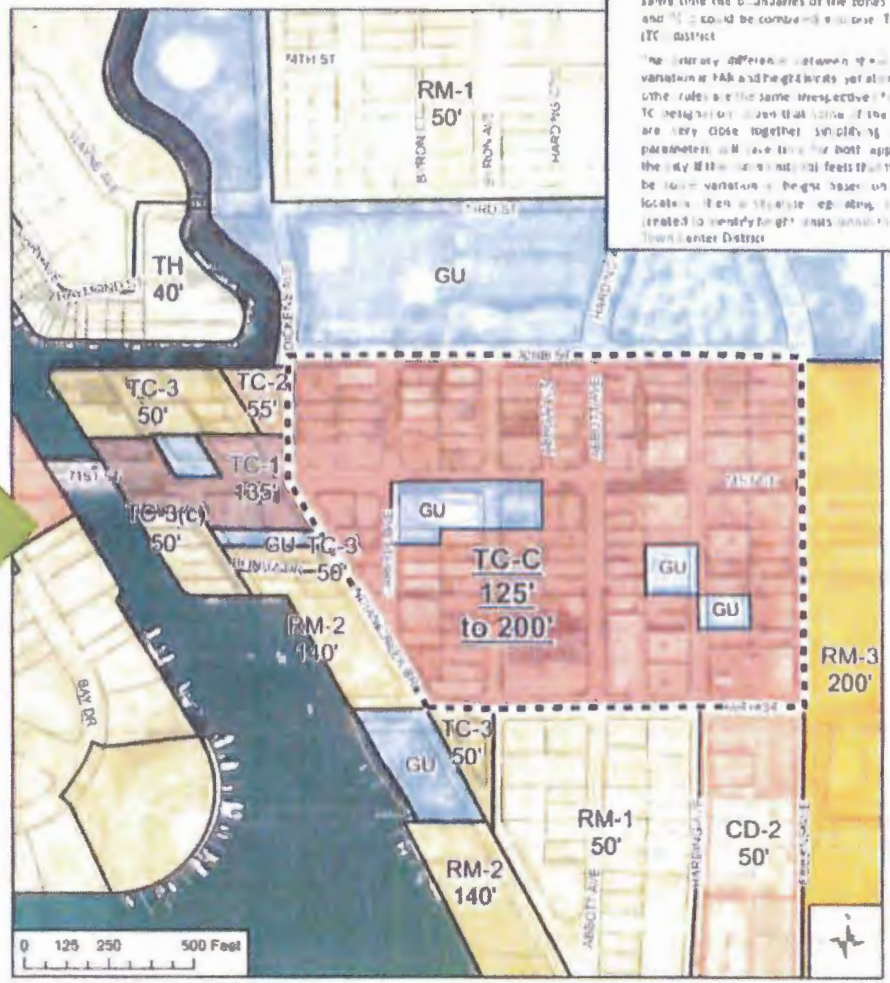
Andrew Dolkart
President

Appendix 1

Existing and Proposed Zoning



Existing

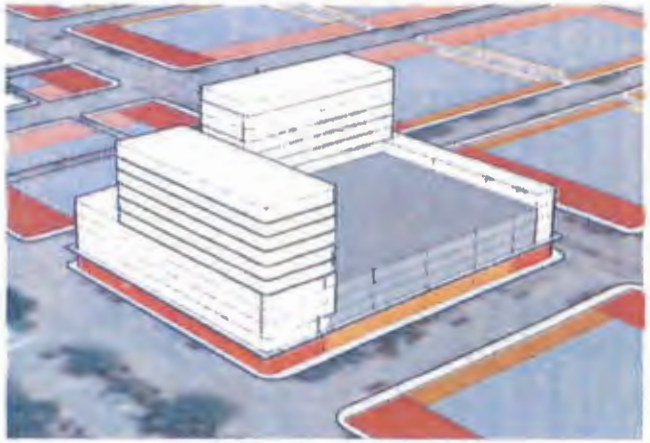


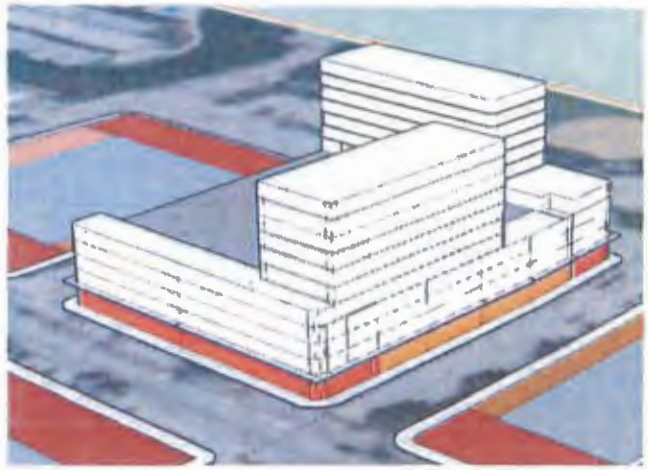
Proposed

Appendix 2

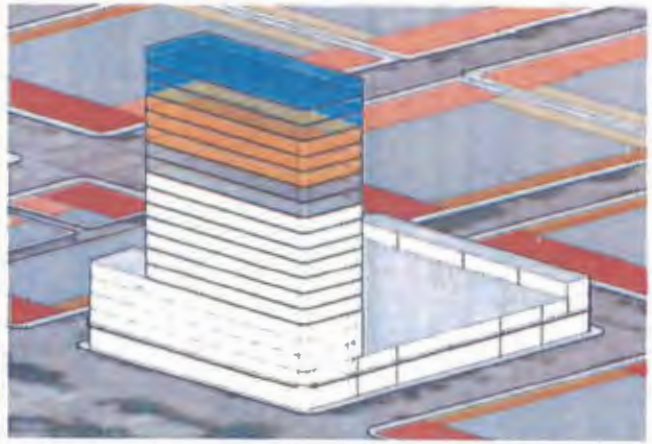
Maximum FAR Distribution

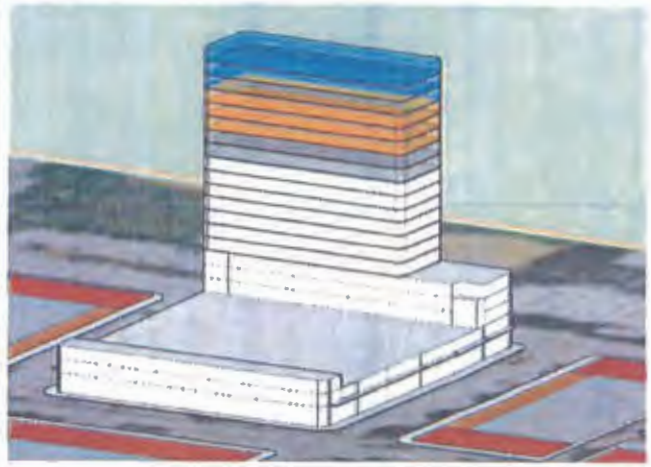
Without Public Benefits





With Public Benefits





- **(White)**
  Up to 125 FT
  ~11 stories
- **(Gray)**
  125-145 FT
  ~13 stories
- **(Orange)**
  145-175 FT
  ~16 stories
- **(Turquoise)**
  175-200 FT
  ~19 stories

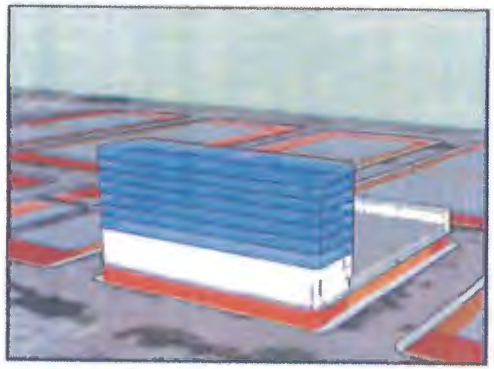
Appendix 3

What **NOT** to Do

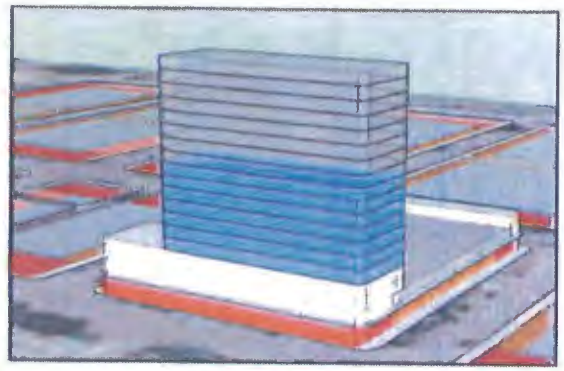
Wall effect

Proposed limitations on tower width of 165 feet for portions of towers within 50 feet of property line to prevent wall effect

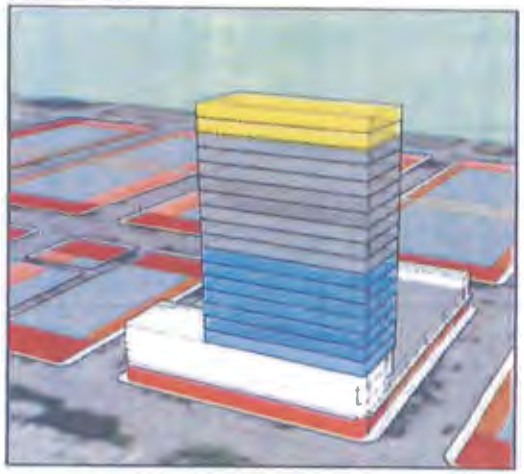
Wall Effect and Height



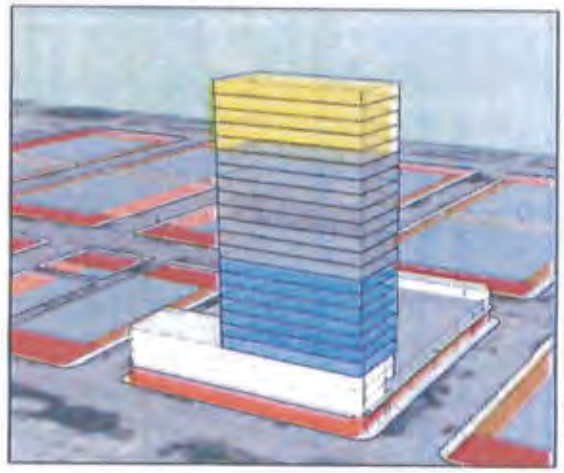
Tower Width: 225' – Height :125'
(wall effect, not desirable)



Tower Width: 165' – Height 200
(Proposed)

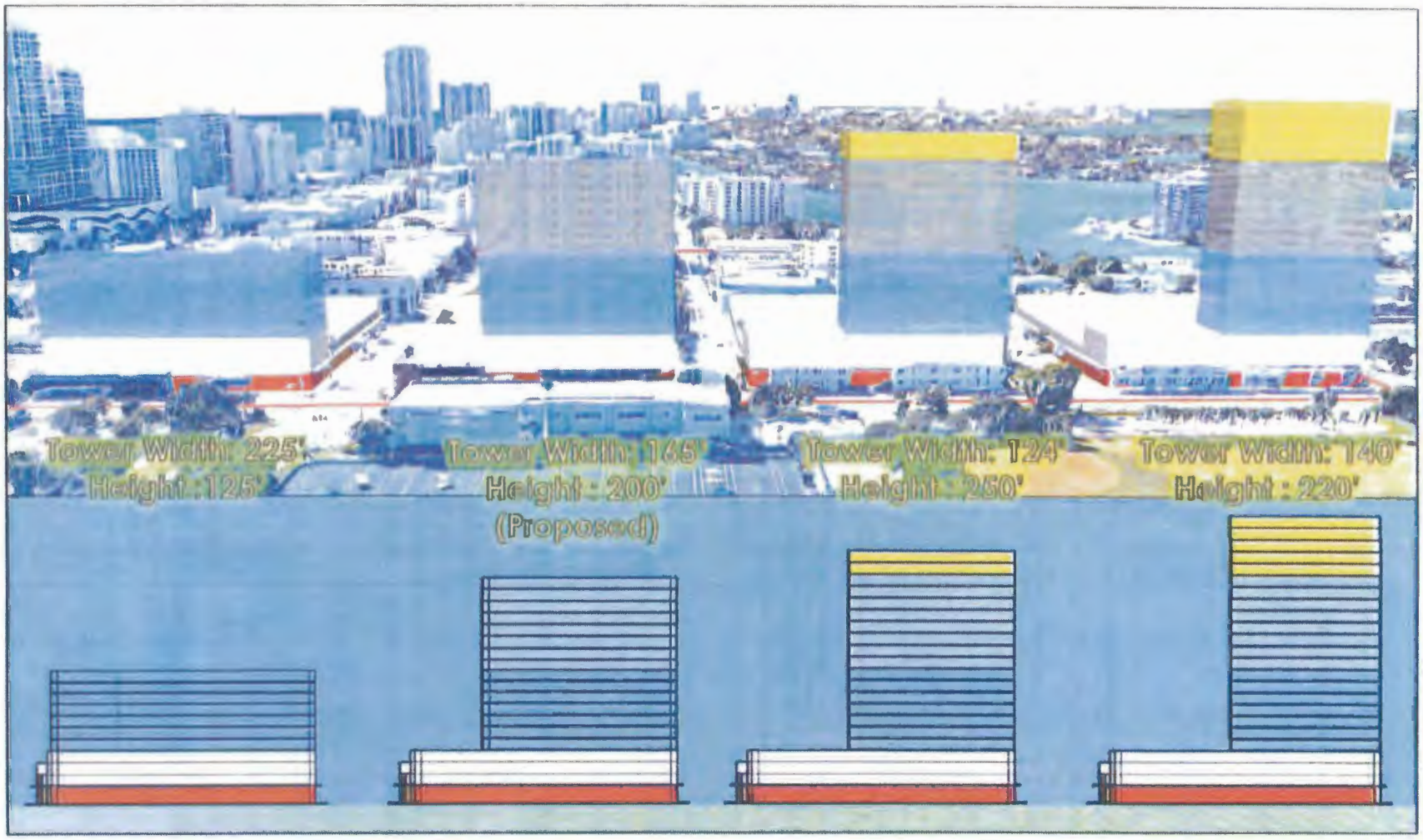


Tower Width: 140' – Height : 220'



Tower Width: 124' – Height 250'
(out of scale)

Wall Effect and Height



Appendix 4

b. Micro-Hotel – 175 SF provided that a minimum of 20 percent of the gross floor area of the building consists of amenity space that is physically connected to and directly accessed from the micro-hotel units without the need to exit the parcel. Amenity space includes the following types of uses, whether indoor or outdoor, including roof decks: restaurants; bars; cafes; hotel business center; hotel retail; screening rooms; fitness center; spas; gyms; pools; pool decks; and other similar uses customarily associated with a hotel uses whether operated by the hotel or another operator. Bars and restaurants shall count no more than 50 percent of the total amenity space requirements. These amenities may be combined with the amenities for Co-Living Units, provided residents and hotel guests have access. No variances are permitted from these provisions.

(d) The maximum residential density: 150 units per acre.

(1) The maximum residential density of may be increased by up to 80 percent beyond the maximum residential density if the development incorporates certified workforce or affordable housing units. The additional density may only be utilized for workforce or affordable housing units.

~~(e) The following floor to ceiling height limits shall apply to floors located above 55 feet in height:~~

~~(1) Residential and Hotel Uses – 12 feet~~

~~(2) Commercial Uses – 14 feet~~

Sec. 142-744. - Setbacks and Encroachments.

Setbacks and Allowable Encroachments into Setbacks shall be as per Table A below. For the purposes of new construction in this zoning district, heights shall be measured from the City of Miami Beach Freeboard of five (5) feet, unless otherwise noted.

Table A

Street Class	Property line abutting	Building Height at which Setback occurs	Minimum Setback from property line	Allowable Habitable Encroachments into setback
Class B	69th Street Between Collins Avenue and Harding Avenue	Grade to 125 feet	10 feet	5 feet
		125 feet to max height	35 feet	5 feet
Class B	69th Street Between Harding Avenue and Indian Creek Drive	Grade to 55 feet	10 feet	5 feet
		55 feet to 125 feet	50 feet	0 feet
		125 feet to max height	85 feet	0 feet
Class D	70th Street Alley Line	Grade to max height	10 feet	3 feet
Class	71st Street	Grade to 55 feet	10 feet	0 feet

A		55 feet to max height	25 feet	5 feet
Class A	72nd Street	Grade to max height	20 feet from back of curb line; curb line location shall be at the time of permitting; however, it shall be no less than 5 feet from the property line	5 feet
Class A	Collins Avenue	Grade to 55 feet	10 feet	5 feet
		55 feet to 125 feet	20 feet	5 feet
		125 feet to max height	35 feet	5 feet
Class A	Indian Creek Drive	Grade to max height	10 feet	5 feet
Class B	Abbott Avenue and Dickens Avenue	Grade to max height	10 feet	5 feet
Class C	Byron Avenue, Carlyle Avenue, and Harding Avenue	Grade to max height	10 feet	57 feet
N/A	Interior Side	Grade to 55 feet	0 feet	0 feet
		55 feet to max height	30 feet	10 feet
N/A	Rear abutting an alley (Except 70th Street Alley)	Grade to 55 feet	5 feet	0 feet
		55 feet to max height	20 feet	10 feet
N/A	Rear abutting a parcel	Grade to 55 feet	0 feet	0 feet
		55 feet to max height	30 feet	10 feet

Sec. 142-745. –Street Frontage, Design, and Operations Requirements.

The development regulations and street frontage requirements for the TC-C district are as follows:

(a) The following regulations shall apply to all frontages:

(1) ***Tower Regulations.*** The tower shall be considered the portion of a building located above 55 feet, excluding allowable height exceptions as defined in section 142-1161. Towers shall comply with the following:

a. That portion of a tower located within 50 feet of a public right-of-way shall not exceed 165 feet in length between the two furthest points of the exterior face of the tower.

Appendix 5

Unified Land Ownership