

VIA ELECTRONIC & HAND-DELIVERY

March 7, 2019

Ricky Arriola
City Commissioner
City of Miami Beach
1700 Convention Center Drive, 4th Floor
Miami Beach, Florida 33139

Re: Letter Regarding Development & Parking at 2206 Park Avenue in Miami Beach,
Florida

Dear Commissioner Arriola:

I am the principal of Vintro Villas, LLC, the owner of the property located at 2206 Park Avenue and 427 22 Street (the "Property"). I am reaching out due to the burdensome parking requirements applicable to the Property and the corresponding exorbitant fees that alternatively must be paid to satisfy the parking requirement for development on the Property. I am seeking to redevelop the Property with an exciting new hotel concept with ground level restaurant that would serve the neighborhood. However, I am finding that the parking required for such a development program makes it cost-prohibitive.

As such, I respectfully request your support in sponsoring legislation that would create a new parking district for the area known as the Convention Center Parking District, which would serve to update the parking regulations to be more consistent with the need for parking in the area. In summary, the new parking district will eliminate parking requirements for hotel units; eliminate parking requirements for restaurants and bars with less than 100 seats; eliminate parking requirements for retail stores of less than 2,500 square feet; and reduce the minimum hotel unit size to 200 square feet.

The proposed development program for the Property includes a 5-story hotel with 120 hotel units. The ground level shall reserve a small area to serve as the hotel lobby, while also providing a covered plaza and two restaurant concepts, with 99 seats and 94 seats, respectively. The rooftop will serve as a pool deck. Under the current applicable parking regulations, such a development program would require 154 parking spaces. These parking requirements are excessive when you consider the fact that hotel patrons rarely use their own vehicles in Miami Beach and increasingly use ride-sharing services, such as Uber. Additionally, the City is in the process of

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developing a new public parking garage within the immediate proximity of the Property. The reality is that the proposed development program will barely demand any parking and the current parking requirements impose a serious burden on development and use of the Property.

The Miami Beach Code of Ordinances provides for the option of paying a fee in lieu of providing parking. The fee rate is \$40,000 per required parking space. As such, under the current regulations the only way to realize the proposed development program without providing excessive parking on site that is not needed is to pay a fee amounting to \$6,160,000.

The proposed use of the Property will simply not be feasible without a reduction of the parking requirements and/or fees. I am happy to discuss this further. If you have any questions or comments, please feel free to reach out.

Sincerely,



Enrique Colmenares