

HPB23-0577

119 Washington Avenue

Historic Preservation Board

October 10, 2023



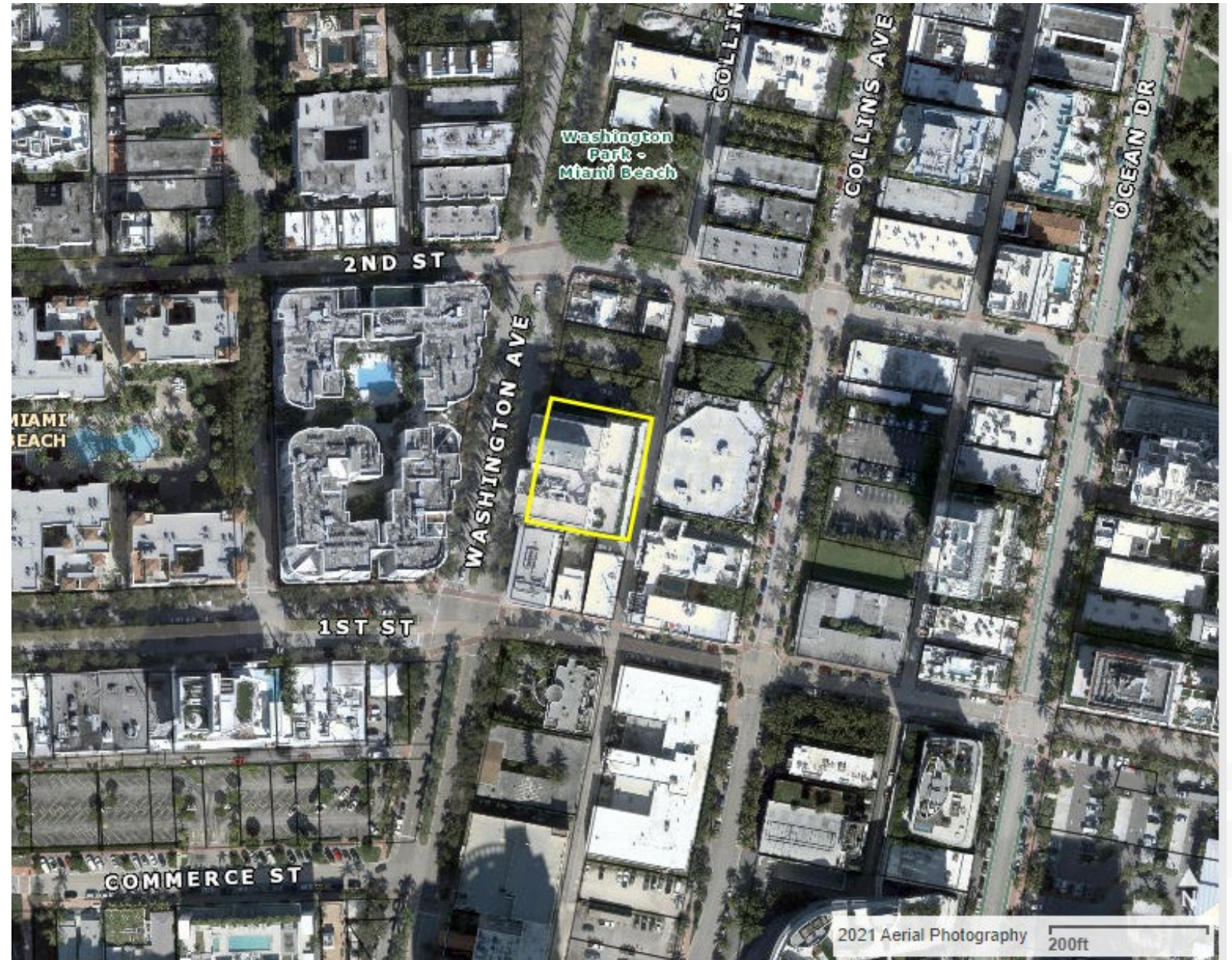
KIRK WENG ARCHITECTS

7901 LUDLAM ROAD, SUITE 205
MIAMI, FLORIDA 33143
info@kirkweng.com
+1.305.851.3351



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Property Location



November Ballot Question

“OFFICIAL BALLOT”

FAR Incentive for Residential and Office Uses on Washington Avenue Between 1st and 2nd Street

City Charter requires voter approval before increasing a property's floor area ratio ("FAR") (how City regulates building size).

FAR in 1st Street Overlay (located east side of Washington Avenue between 1st and 2nd Streets) is 1.0, although previously FAR was 2.0.

Shall City increase FAR from 1.0 to 2.0 in 1st Street Overlay, with FAR incentive from 2.0 to 2.7 for redevelopments that include residential or office uses, and prohibit hotels and short-term rentals?

Yes _____
No _____

SECTION 7.

Comprehensive Plan Amendment C-PS-1 FLUM Designation

* * *

Intensity Floor Area Ratio Limits: 2.0, Notwithstanding the foregoing, the maximum floor area ratio for properties in the First Street Overlay shall be a base of 2.0 and a 0.7 additional floor area ratio is available for redevelopments that include an office or residential use. The 0.7 of additional floor area available shall be used exclusively for either office or residential use. New development or redevelopment may only be eligible for the base FAR of 2.0 with an additional 0.7 available for office or residential uses if the property owner elects, at the owner's sole discretion, to voluntarily execute a restrictive covenant running with the land, in a form approved by the city attorney affirming that, in perpetuity, the property shall not be used as a hostel, hotel, apartment-hotel, and/or suite-hotel use, and none of the residential units on the property shall be leased or rented for a period of less than six months and one day.

Code Amendment

Section 142-699.1 – First Street Overlay

Sec. 142.699.1 – First Street Overlay

(a) The following regulations shall apply to properties that front the east side of Washington Avenue between 1st Street and 2nd Street. In the event of a conflict within this division, the criteria below shall apply:

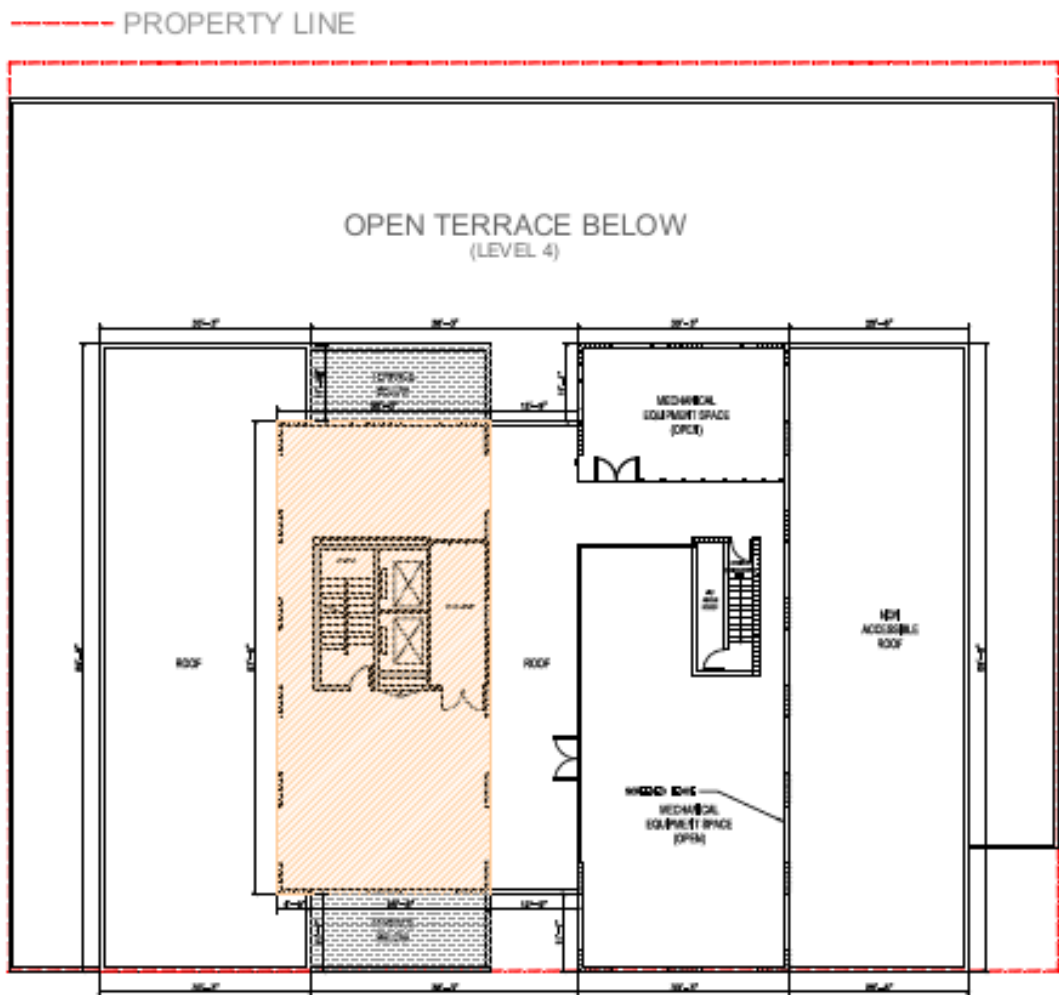
- (1) The purpose of these regulations is to (1) sustain and enhance existing office uses in this overlay; (2) to induce the construction of new office and residential uses in this overlay; and (3) to provide incentives for the removal of transient uses.
- (2) As a voluntary development incentive, subject to the property owner's strict compliance with the following conditions, the maximum floor area ratio shall be a base of 2.0 for the properties within the overlay with a 0.7 additional floor area ratio available for redevelopments that include an office or residential use. The 0.7 of additional floor area shall be used exclusively for either office or residential use and shall remain as office or residential in perpetuity; hostel, hotel, apartment-hotel, and suite-hotel use shall be prohibited from utilizing the 0.7 of additional floor area.
- (3) New development or redevelopment shall only be eligible for the base FAR of 2.0 with an additional 0.7 available for office or residential uses, under this subsection, if the property owner elects, at the owner's sole discretion, to voluntarily execute a restrictive covenant running with the land, in a form approved by the city attorney affirming that, in perpetuity, the property shall not be used as a hostel, hotel, apartment-hotel, and/or suite-hotel use, and none of the residential units on the property shall be leased or rented for a period of less than six months and one day.
- (4) Notwithstanding any height regulations contained in these Land Development Regulations, the maximum height of eligible rooftop additions to existing non-contributing buildings within the First Street Overlay shall not exceed 90 feet in height and shall be subject to all other applicable provisions regarding line of sight as set forth in Section 142-1161.

Existing Building



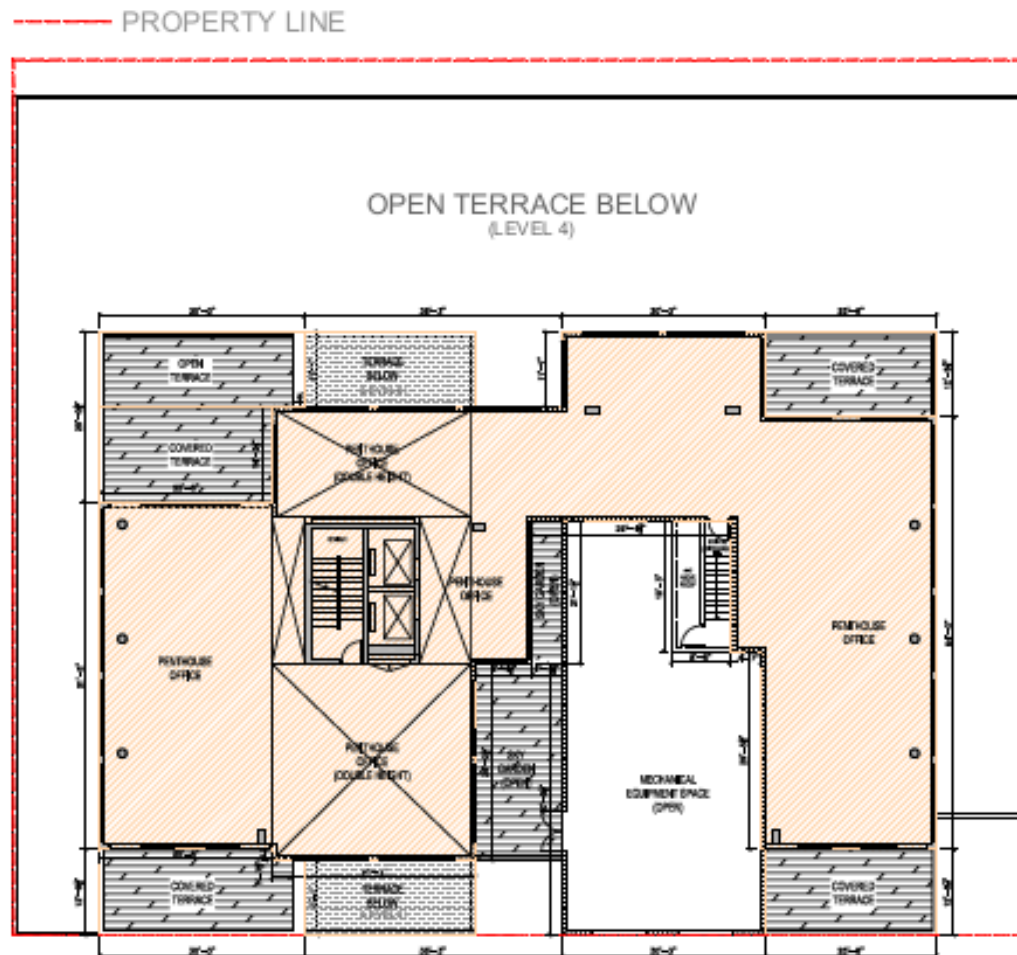
GROSS F.A.R. BREAKDOWN		
	FLOOR AREA (S.F.)	TERRACE W/ COLUMN (S.F.)
GROUND FLOOR	14,374	0
LEVEL 2 - PARKING	493	0
LEVEL 3 - PARKING	493	0
LEVEL 4 - OFFICE	9,726	0
LEVEL 5 - OFFICE	9,726	1,143
LEVEL 6 - OFFICE	10,325	0
LEVEL 7 - ROOFTOP ADDITION	6,368	0
LEVEL 8 - ELEVATOR OVERRUN	0	0
SUB-TOTAL	51,505	1,143
TOTAL		52,648
FLOOR AREA RATIO =	52,648 / 19,500	2.70

Level 7



LEVEL 7 : EXISTING CONDITION
2,042 SF

 AREA COUNTED TOWARD F.A.R.



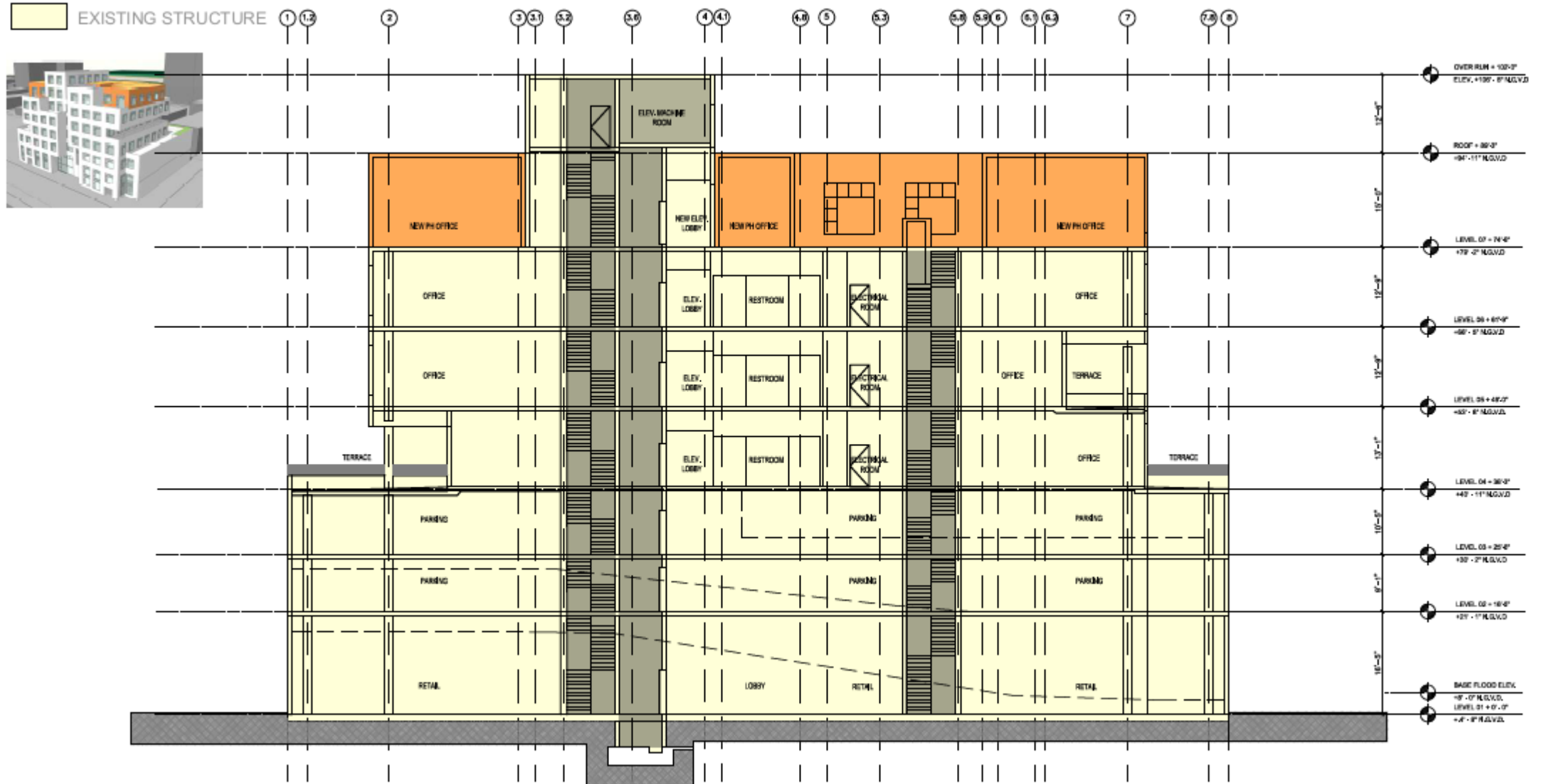
LEVEL 7 : OFFICE (ROOFTOP ADDITION)
6,368 SF

 AREA COUNTED TOWARD F.A.R.

Existing Building Elevation



Proposed Building Section



Proposed Building





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RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office

305.377.6222 fax

Info@brzoninglaw.com

November Election Results

City-Wide

☆ MiaBch FAR Residential/Office WashingtonAve

Participating Precincts Reporting: 29 / 29

[Precinct Details](#)

[Show Detailed View](#)

Choice	Percent	Votes
Yes	55.11%	12,375
No	44.89%	10,079
		22,454

South of Fifth Precincts

PRECINCT 048.0 [Show Detailed View](#)

Choice	Percent	Votes
Yes	55.32%	900
No	44.68%	727
		1,627

PRECINCT 041.0 [Show Detailed View](#)

Choice	Percent	Votes
Yes	54.81%	843
No	45.19%	695
		1,538

PRECINCT 040.0 [Show Detailed View](#)

Choice	Percent	Votes
Yes	54.89%	455
No	45.11%	374
		829

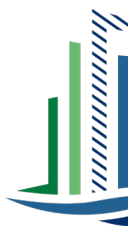


There are 27 additional vehicles entering and exiting during the AM and PM Peak hours, which represent a 13% to 16% increase of total vehicular trips. The tables below summarize the comparison analysis.

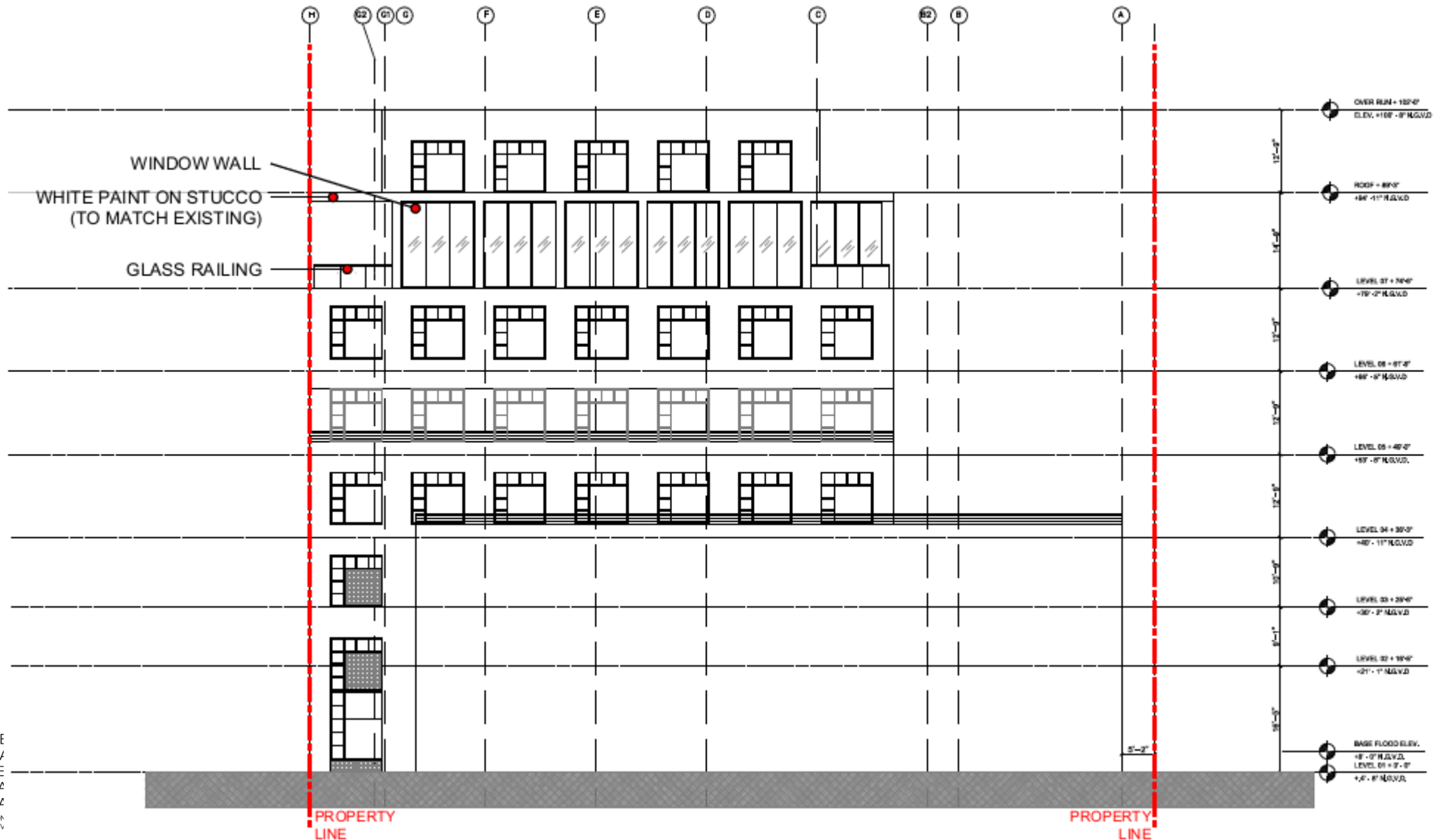
ITE Code	Description	Quantity	Unit	PM Peak Hour Trips	Multimodal Reduction Factor	Adjusted Peak Hour Trips	Entry Trips	Exit Trips
822	Retail <40k sq.ft.	14.58	ksf	193	20%	154	83	71
710	General Office Building	28.30	ksf	307	20%	246	123	123
Existing PM Total Trips						400	206	194

Proposed PM Trips								
ITE Code	Description	Quantity	Unit	PM Peak Hour Trips	Multimodal Reduction Factor	Adjusted Peak Hour Trips	Entry Trips	Exit Trips
822	Retail <40k sq.ft.	14.58	ksf	193	20%	154	83	71
710	General Office Building	34.57	ksf	375	20%	300	150	150
Proposed PM Total Trips						454	233	221

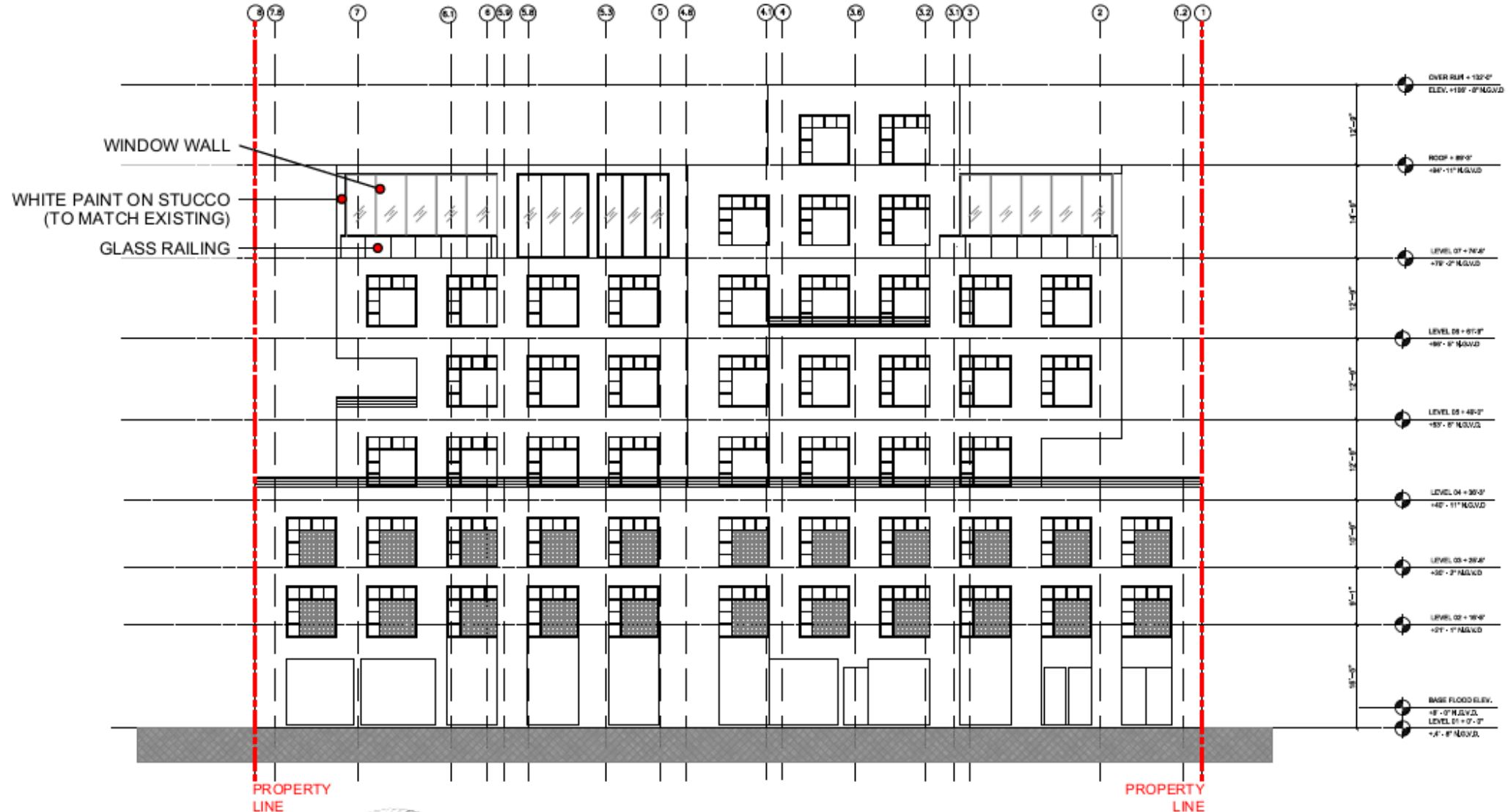
Proposed Building Elevation - West



Proposed Building Elevation - South



Proposed Building Elevation - East



Proposed Building Elevation - North

