



**MAYOR'S 41st STREET BLUE RIBBON**

**COMMITTEE**

**COMMUNITY OUTREACH SESSION #2**

**Discussion on Mixed-Use Development on  
City-Owned Property**

**Wednesday, May 18, 2022 - 6:00 pm**

**Miami Beach Golf Course Clubhouse**

**MIAMI BEACH**



# AGENDA

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1. Welcome
2. Overview of Mayor's 41st Street Blue Ribbon Committee Mission and Accomplishments
3. Overview of the 41st Street Corridor Streetscape G.O. Bond Project
4. Discussion of Mixed-Use Development on City-Owned Property
5. Public Comments
6. Closing Remarks



## Mayor's 41st Street Blue Ribbon Committee

### Mission Statement

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The Mayor's 41st Street Blue Ribbon Committee was created pursuant to the Mayor's authority to establish Mayor's boards and committees under Section 2-27 (b)(2) of the City Code in 2018.

The purpose of the Committee is to study and make recommendations as to how to improve the experience for residents and visitors on 41st Street, which is one of the major gateways to the City of Miami Beach.

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## Mayor's 41st Street Blue Ribbon Committee

### Accomplishments

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- Vacant Storefront Cover Program
- Festive tree lighting along 41st Street
- Artisan/Farmer's Market on Pinetree Drive
- Distribution of business "No Trespassing" signs
- Initial efforts to form a 41st Street Business Improvement District
- Various city department commercial tours and problem solving
- Alta-Gehl 41st Street Vision Plan (2018)
- Traffic mitigation activations/interventions



# Overview of the 41st Street Corridor Streetscape

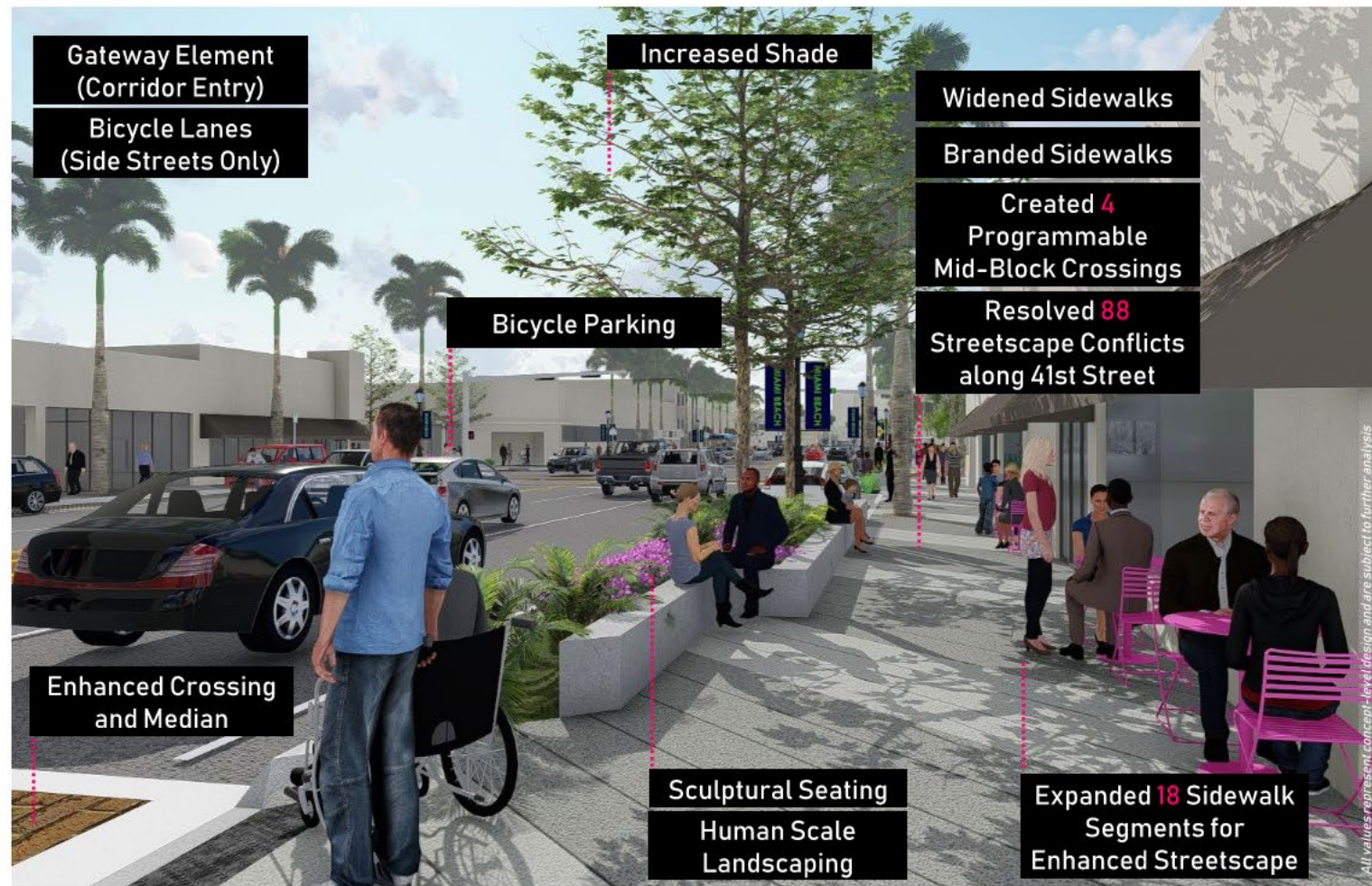
## G.O. Bond Project



Office of Capital Improvement Projects  
(CIP)

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The City of Miami Beach engaged Architectural / Engineering Consultant AECOM to develop a Conceptual Plan in 2020



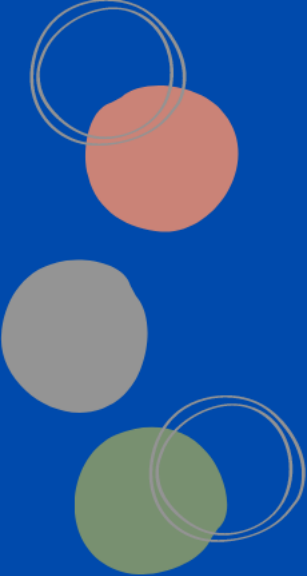
The Conceptual Design proposes widening of sidewalks, branded sidewalk pavement design, enhanced landscaping and canopy, bicycle amenities and linkages, and a gateway feature.

AECOM

41st Street: Conceptual Streetscape Design · 2021

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On January 13, 2021 the City of Miami Beach Commission made the following motion to be carried forward into future phases of design development for the 41st Street Conceptual Design.

Commission approves the AECOM plan with the following amendments:

- 1) Approve that no more than 15% of the royal palm trees are removed.
- 2) Every royal palm removed on 41st street must be replaced with a royal palm on a side street within 2 block in either direction of the corridor.
- 3) Concept plan must take into consideration that seating be designed not to entice vagrancy or loitering.

#### FINAL CONCEPTUAL DESIGN FEATURES

- Streetscape materials should utilize branded pavement on 41st Street with upgraded sidewalk materials on side streets that coordinate aesthetically with 41st Street.
- Most Royal Palm should trees remain with new canopy trees incorporated to increase shade and comfortability along the corridor. A maximum 15% reduction of Royal Palms removal/relocation must be addressed during the design development phase.
- Enhanced landscaping should be incorporated as understory treatment throughout design. This should consider the human-scale and minimize sitting water in response to Zika.
- Removal of 18 on-street parking spaces on 41st Street are used to widen sidewalk environment while maintaining "grab-and-go" parking needs for the business community.
- Removal of 9 on-street parking spaces on side-streets are used to alleviate pinch points or make way for bicycle parking corrals.
- Remaining on-street parking on both 41st Street and the side-streets should have a textured condition that may allow for potential expanded areas for pedestrian activity while used to visually calm traffic.
- No parking is to be removed west of the canal/ bridge, within the site boundaries.
- Incorporation of City programmed bicycle linear facilities are incorporated on Prairie Avenue and Royal Palm Avenue, within the project boundaries, and assume a 5' bike lane with 2' buffer, per City recommendations.
- Incorporation of City programmed bicycle parking facilities include a bicycle corral on Prairie Avenue and additional bicycle parking on side streets throughout (location to be determined during future design phases).
- Integrated fixed seating should be designed to limit loitering where expanded sidewalks at midblock/intersections are possible. This treatment may also be used as integrated, decorative retaining feature.
- Gateway element(s) design and location should be developed during future design phases.

Widened Sidewalks  
on 41st Street and  
hybrid condition on  
side streets

Branded sidewalk  
pavement design on  
41st Street and side  
streets

Enhanced human-  
scale landscaping,  
increased canopy  
cover integrated with  
royal palms

Bicycle amenities  
including bicycle  
lanes and parking

Gateway feature  
as entrance to the  
district

**AECOM**

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Flyover Video Conceptual  
Street Scape Design by AECOM



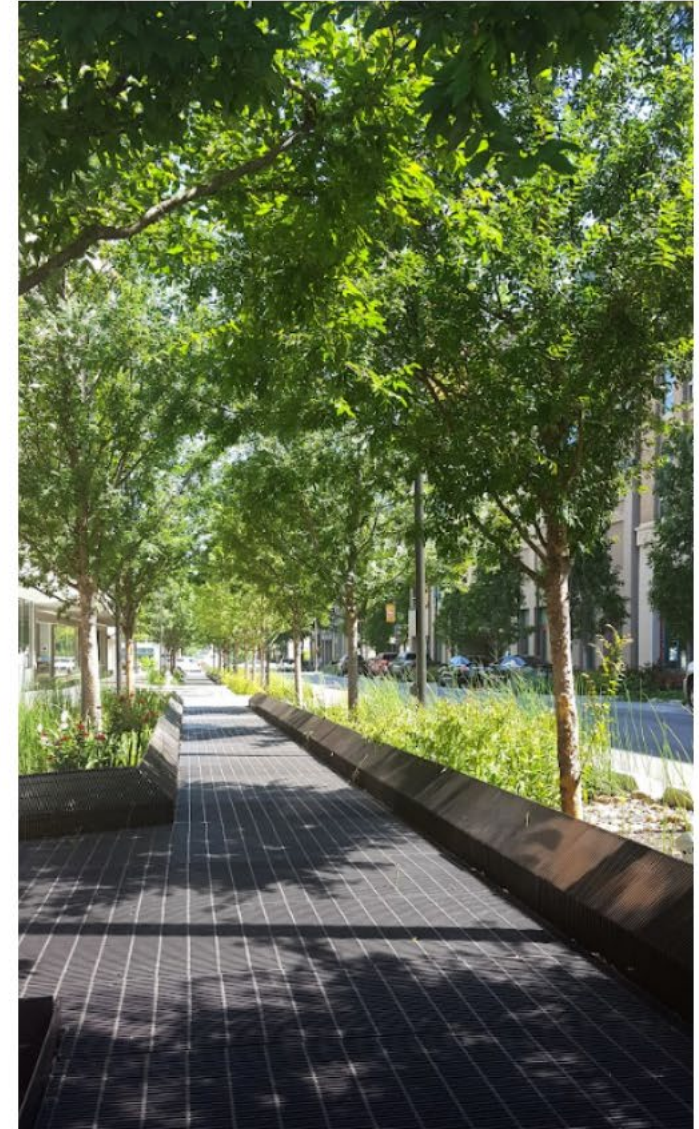
**AECOM**

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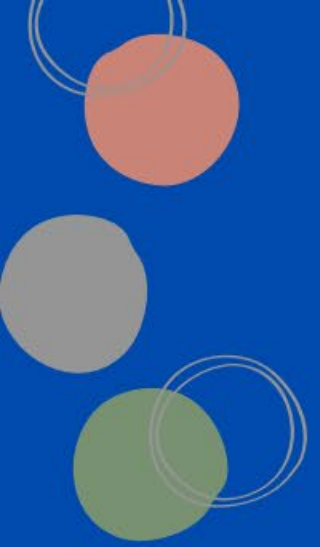


Brooks + Scarpa was hired by the City to develop the Design and Construction Documents for the 41st Street Corridor.

Attached images are from the response to RFQ Concepts and Samples of their work.







Task Name	Duration	Start	Finish
- Design	28.8 Months	3/24/2022	8/3/2024
- Permitting	10.93 Months	8/28/2023	7/20/2024
- Procurement	5.10 Months	8/4/2024	1/3/2025
- Construction	18.22 Months	1/4/2025	7/26/2026

# SCHEDULE



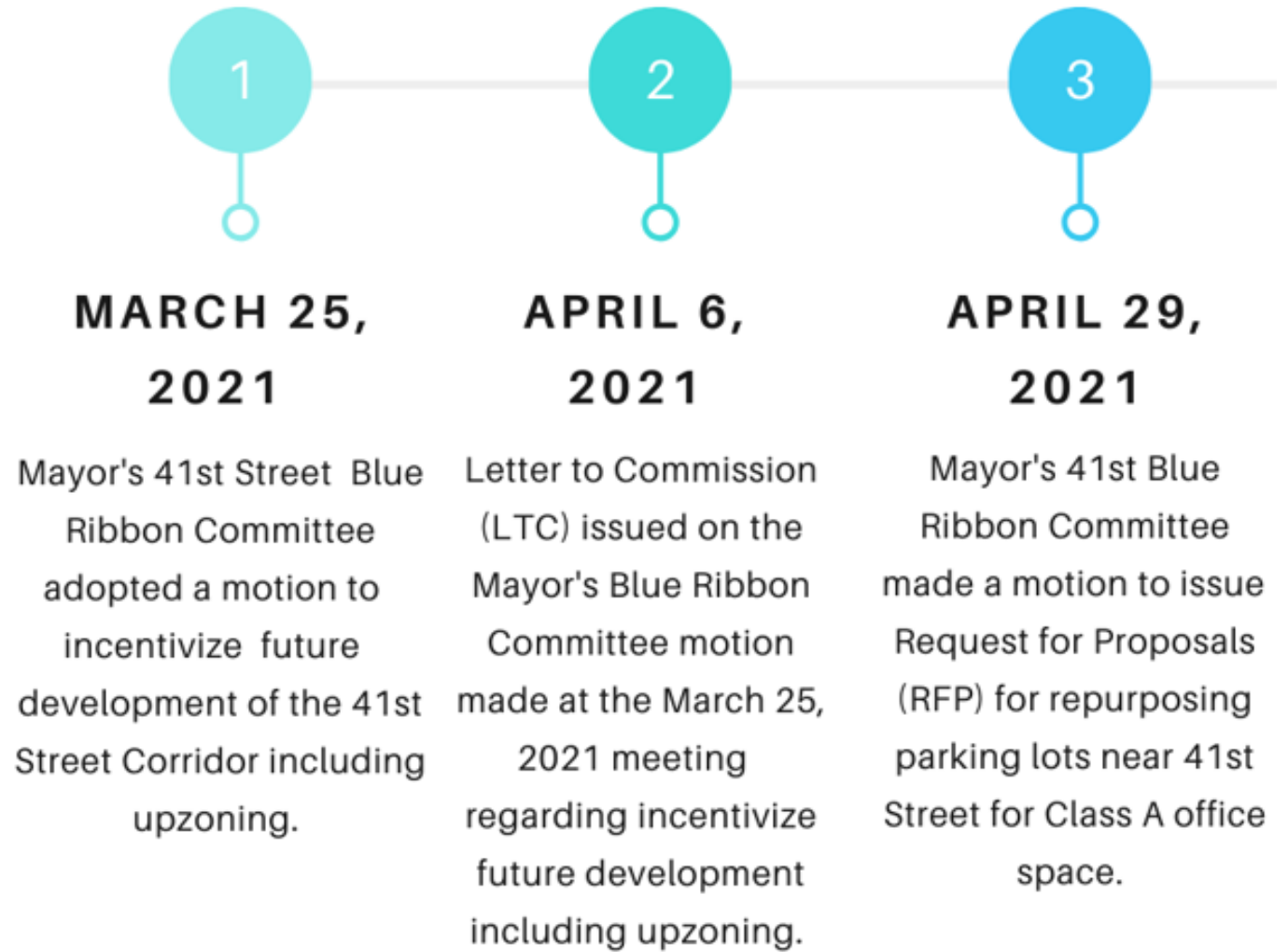
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## Mixed-Use Development on City- Owned Property

## Request for Letters of Interest (RFLI)

### Timeline







## Mixed-Use Development on City- Owned Property

## Request for Letters of Interest (RFLI)

### Timeline



4

**MAY 21,  
2021**

Letter to Commission (LTC) issued a motion to issue Request for Proposals (RFP) for repurposing parking lots near 41st Street for Class A office space.

5

**OCT. 13,  
2021**

City Commission refers a discussion regarding Request for Proposals (RFP) for repurposing parking lots near 41st Street for Class A office space to the Finance and Economic Resiliency Committee.

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**FEB. 25,  
2022**

The Finance and Economic Resiliency Committee, unanimously recommended that a RFLI be developed and issued to gauge interest from the development community.



## Mixed-Use Development on City- Owned Property

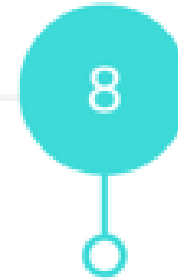
## Request for Letters of Interest (RFLI)

### Timeline



**MARCH 9,  
2022**

City Commission  
adopts Resolution  
2022-32087 to Issue a  
RFLI with the following  
additions: (1) robust  
public outreach, and (2)  
highlight traffic and  
parking as major quality  
of life issues.



**APRIL 27,  
2022**

Community Outreach  
Session Number 1 on  
Discussion on Mixed-  
Use Development on  
City-Owned  
Properties Via Zoom .



**MAY 18, 2022**

Community Outreach  
Session Number 2 on  
Discussion on Mixed-Use  
Development on City-  
Owned Properties in  
person meeting.



# **Mixed-Use Development on City- Owned Property**

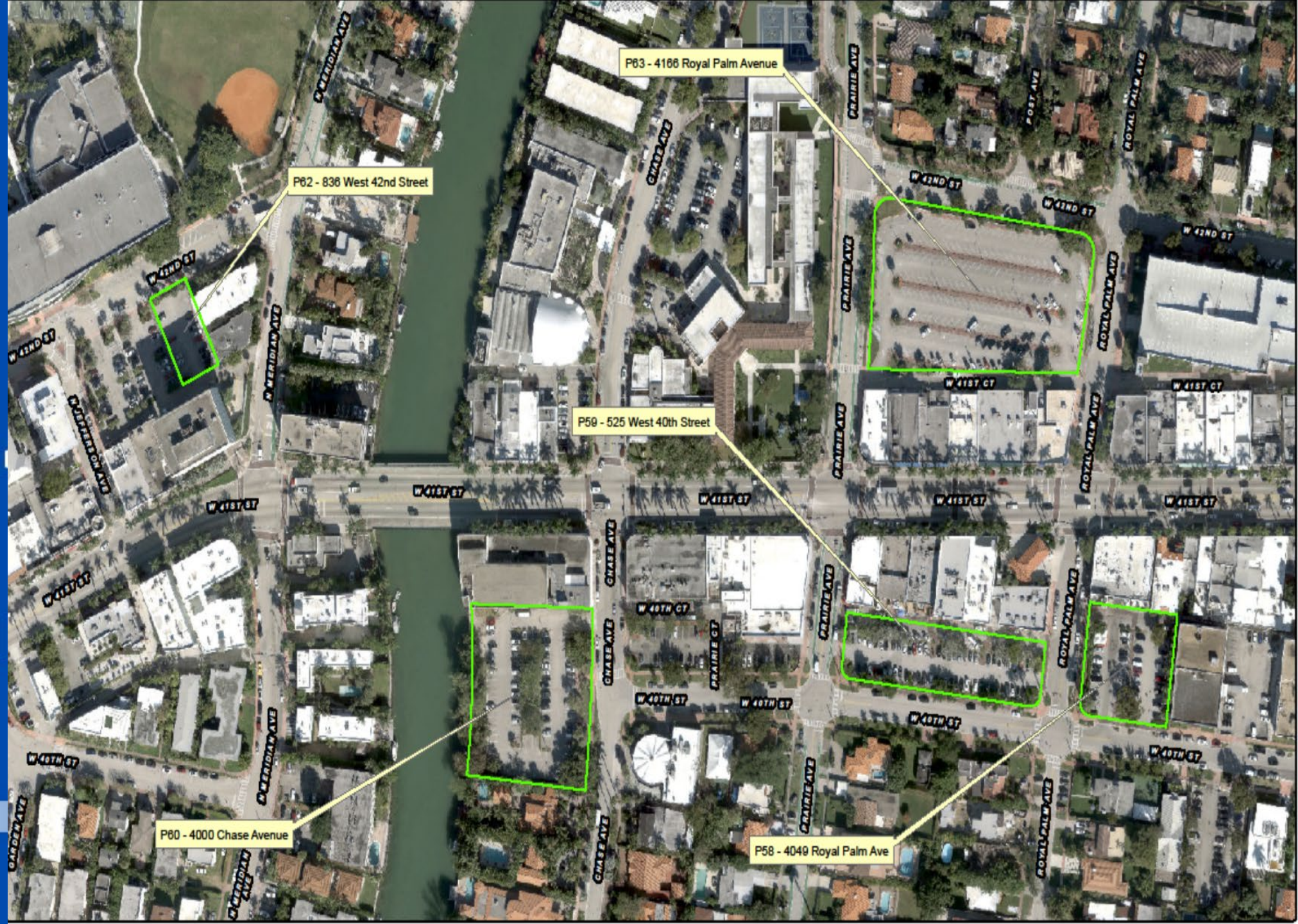
## **Request for Letters of Interest (RFLI)**

### **Locations of the lots:**

- 1) P58 - 4049 Royal Palm Avenue,**
- 2) P59 - 525 West 40 Street,**
- 3) P60 - 4000 Chase Avenue,**
- 4) P62 - 836 West 42nd Street, and**
- 5) P63 - 4166 Royal Palm Avenue**

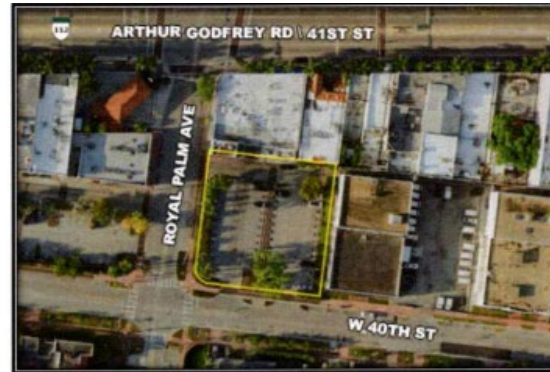


# Potential Lots





P58



**P58**  
4049 Royal Palm Ave

Parking Spaces	44
Lot Area	22,500 SF
Maximum FAR	1.625 *
Permitted FAR	36,562 SF
Permitted Height	40 feet (DRB may allow an additional $\leq 5$ feet for resiliency measures)

## SWOT ANALYSIS

### STRENGTHS

- Abutting CD-3 zoning fronting 41st Street
- Approximately 1/2 acre, regular shaped site

### CHALLENGES

- Viability of investor acquiring this lot and abutting retail buildings unknown
- Existing tenant lease(s) may encumber redevelopment

### OPPORTUNITIES

- Potential assemblage with two CD-3 parcels fronting on 41st Street.
- If upzoned, potential for small residential development or medical and/or corporate office
- Close proximity to City garage

### THREATS

- Referendum would be required to upzone the site

## RECOMENDATIONS

\* To the north, the property is adjacent to CD-3 Zoning District (which provides maximum FAR of 2.25 for lots not exceeding 45,000 SF), but it also abuts CD-1 Zoning District (1.0 FAR) to the east. A conservative estimate assumes an average of both districts to provide 1.625 FAR for P58

Although not factored above, per City Code Section 142-277(d), CD-1 properties containing residential/hotel may receive additional 0.25 FAR bonus. Therefore, if a redevelopment qualified for the bonus, the applicable maximum and permitted FAR would increase

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P59



**P59**  
525 West 40 Street

Parking Spaces	74
Lot Area	33,800 SF
Maximum FAR	1.625 *
Permitted FAR	54,925 SF
Permitted Height	40 feet DRB may allow up to an additional 5 feet of height, to account for resiliency measures

## SWOT ANALYSIS

### STRENGTHS

- Abuts desirable CD-3 zoned properties that are fronting on 41st Street

### CHALLENGES

- Wide and shallow parcel
- CD-1 zoning provides for low density site
- Abutting retail buildings with multiple owners makes site assemblage challenging

### OPPORTUNITIES

- If zoning allows, possible potential for residential redevelopment project.

### THREATS

- Referendum required to upzone site

## RECOMENDATIONS

- Evaluate site feasibility for workforce housing development. Parcel may be too shallow, with an alleyway separating development from retail fronting 41<sup>st</sup> Street
- Determine average annual parking revenue pre-COVID compared to annual expense. Subject to clarity on the preceding, continue to own and operate parking lot
  - Note from Administration: P59's annual revenues have trended downward (2017: \$60,153; 2018: \$56,076; 2019: \$50,860)

\* To the north, the property is adjacent to CD-3 Zoning District (which provides maximum FAR of 2.25 for lots not exceeding 45,000 SF), but it also abuts CD-1 Zoning District (1.0 FAR) to the east. A conservative estimate assumes an average of both districts to provide 1.625 FAR for P59

Although not factored above, per City Code Section 142-277(d), CD-1 properties containing residential/hotel may receive additional 0.25 FAR bonus. Therefore, if a redevelopment qualified for the bonus, the applicable maximum and permitted FAR would increase

BEHIND CAFE AVANTI



P60



<b>P60</b> 4000 Chase Avenue	
Parking Spaces	96
Lot Area	41,420 SF
Maximum FAR	1.25 *
Maximum FAR, Lot Split	North: 1.625 (CD-1/CD-3) South: 0.5 (RS-3)
Permitted FAR	51,775 SF
Permitted Height	40 feet (DRB may allow ≤ 5 feet additional, for resiliency measures)

SWOT ANALYSIS

RECOMENDATIONS

STRENGTHS

- Abutting CD-3 site on 41st Street controlled by investor seeking to redevelop project
- Large waterfront parcel

CHALLENGES

- Abutting single-family home(s)
- Taking the average of CD-1, CD-3, and RS-3 to achieve FAR limits the viability of development

OPPORTUNITIES

- Possible multifamily use on northern half of site (aggregated with abutting parcel to the north), with potential food & beverage use fronting the waterway

THREATS

- Referendum required to upzone site
- Neighborhood resistance

- Evaluate community and City Commission resistance, and feasibility of up-zoning and referendum approval
- Evaluate separating P60 into 2 separate lots to maximize development value of northern half of parcel. Most logical buyer is likely the owner of Roosevelt Theatre, in order to enhance viability of redeveloping this site
- If feasible, consider selling southern half of parcel to developer of single-family homes

\*Per Planning Director, FAR calculated by the average of the Single-Family Residential District (RS-3) to the south, which is limited by maximum unit size, and the CD-3 District immediately north and CD-1 District to the east, which are limited by maximum FAR

Although not factored above, per 142-277(d), CD-1 properties containing residential/hotel may receive additional 0.25 FAR bonus



**P62**  
836 West 42<sup>nd</sup> Street

Parking Spaces	32
Lot Area	17,777 SF
Maximum FAR	1.75 *
Permitted FAR	31,110 SF
Permitted Height	50 – 75 feet **

## SWOT ANALYSIS

### STRENGTHS

- Viable redevelopment site
- Potential for multi-family residential or medical office development

### CHALLENGES

- N/A - subject to zoning interpretation and ability to increase density, potentially via referendum

### OPPORTUNITIES

- Potential revenue generation via fee simple sale or ground lease

### THREATS

- N/A

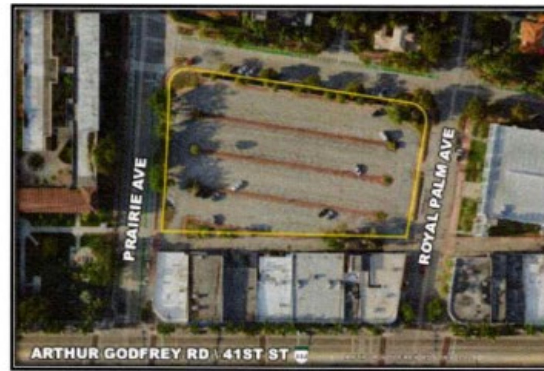
## RECOMENDATIONS

- Explore possibility of increasing residential density to RM-3 or RM-4 in order to maximize value to the City

\* Per Planning Director, development standards achieved by averaging the adjacent CD-3 (2.25 FAR) and RM-1 (1.25 FAR), to provide a maximum FAR limitation of 1.75. However, FAR varies depending on Lot Size and a survey would be necessary to confirm

\*\* Maximum height in the RM-1 Zoning District is 50 feet and maximum height in CD-3 is 75 feet

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## P63

4166 Royal Palm Avenue

Parking Spaces	199
Lot Area	74,245 SF
Maximum FAR	1.625 *
Permitted FAR	120,648 SF
Permitted Height	75 feet

### SWOT ANALYSIS

### RECOMENDATIONS

#### STRENGTHS

- Sizable parcel to provide for planning and density flexibility

#### CHALLENGES

- Development regulations require averaging CD-3 (2.25-2.75 maximum FAR) and RS-3 district (0.5 max unit size)

#### OPPORTUNITIES

- Potential for high-end ground floor grocer to serve community, with medical office, or market rate or workforce resi above
- Any development to incorporate flex parking for North Beach Elementary

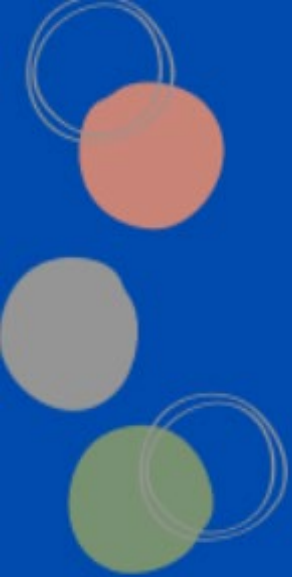
#### THREATS

- Potential community pushback dependent on scale of project and proposed uses

- Most viable and potentially financially attractive City-owned lot along the 41<sup>st</sup> Street corridor
- Explore level of community engagement and neighboring stakeholder views on costs/benefits of upzoning site
- Evaluate monetizing asset – fee simple sale or ground lease

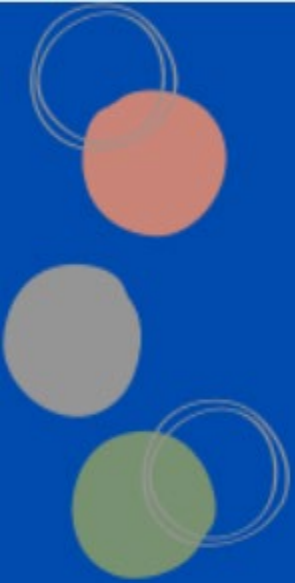
\* Per Planning Director, FAR calculated by the average of the Single-Family Residential District (RS-3) to the north, which is limited according to maximum unit size, and the CD-3 District immediately south, which is limited by maximum FAR





# **PUBLIC COMMENTS AND QUESTIONS**





## NEXT STEPS



For more information, please contact  
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