

1250 West Avenue

Proposed Legislation & Redevelopment

JDS
DEVELOPMENT
GROUP



KOBI KARP

ARCHITECTURE • INTERIOR DESIGN • PLANNING

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BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND
ENVIRONMENTAL LAW

Development Team



Monad Terrace Before



Monad Terrace Before



Monad Terrace Now

- Located at 1300 Monad Terrace
- 59 condominium residences
- Large family friendly units
- Next generation resilient design
- No parking pedestal



Monad Terrace Now

- Architecturally significant
- Organic living façade



Existing Condition

- 238 existing units
- Short Term Rentals permitted
- Building obsolete and in poor condition



Development Options

1) As-of-right Redevelopment

2) Proposed Redevelopment

Option 1: As of Right Redevelopment

- 286 units
- Short Term Rentals permitted
- Minimal setbacks required to distribute allowable floor area
- Short and squat arrangement leads to limited opportunities for architectural expression



Option 2: Proposed Redevelopment

- 100 long-term residential units
- Short Term Rentals prohibited
- 2000+ SF unit size
- Compact tower footprint allows for minimal view and shadow impacts
- Opportunity to create true architectural landmark in respectful contextual manner



Impact to Neighbor: As of Right Condition

Front Setback: 20 feet

Side, Interior Setback: 16 feet

Rear Setback: 42 feet



As Of Right Pedestal

Impact to Neighbor: Proposed Condition

- Stepped pedestal design minimizes impacts to neighbors, waterfront, and streetscape

Tiered Pedestal Setbacks

- Front Setback: 20 feet
- North Side, Interior Side Setback
 - Tier 1 (light gray): 16 feet
 - Tier 2: (dark gray): 19 feet
- South Side, Interior Side Setback
 - All tiers (light and dark gray): 26 feet
- Rear Setback: 42 feet



Proposed Pedestal

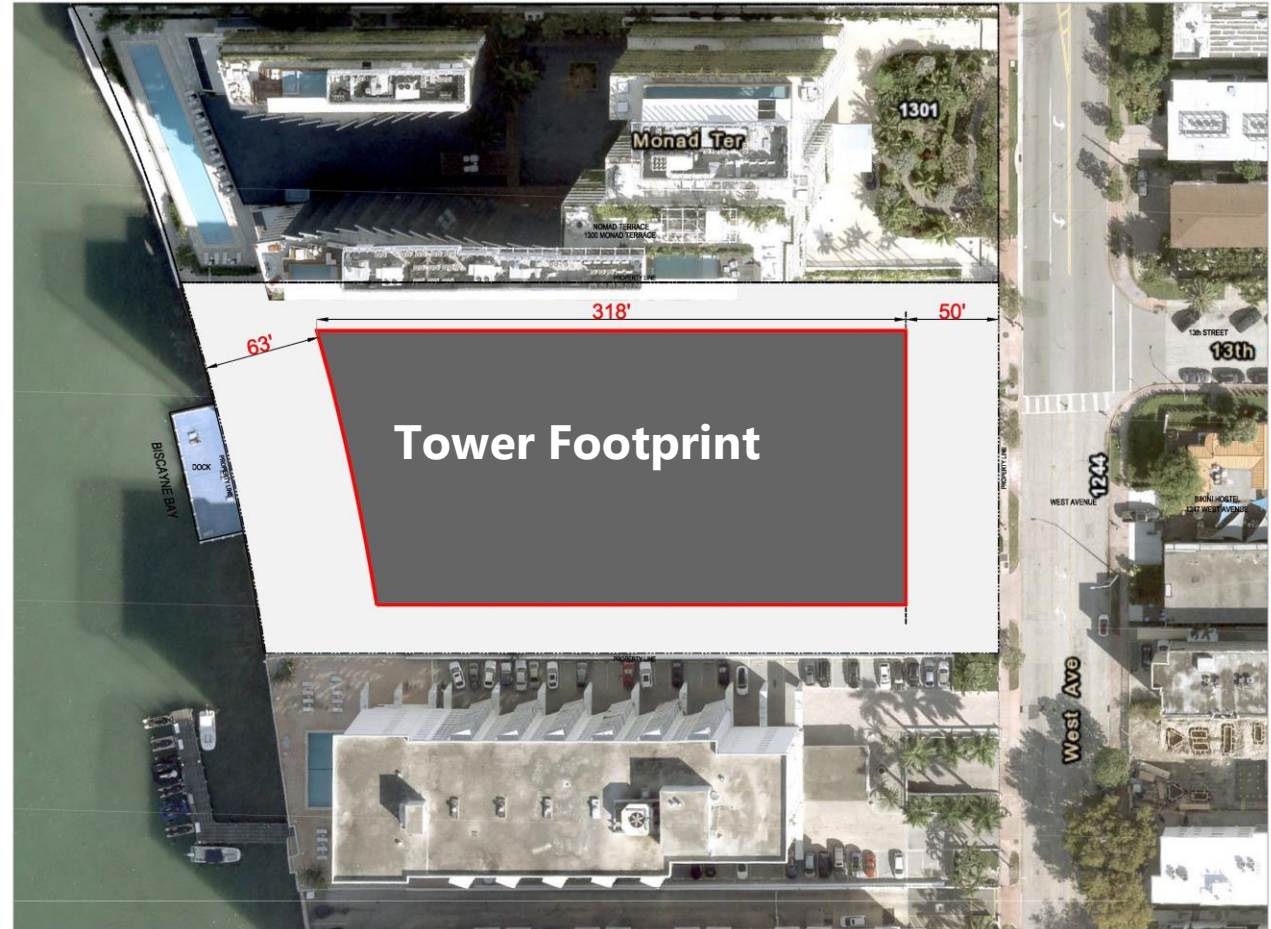
Impact to Neighbor: As of Right Condition

Front Setback: 20 feet

Side, Interior Setback: 50 feet

Rear Setback: 63 feet

Depth of building overwhelms
with shadow



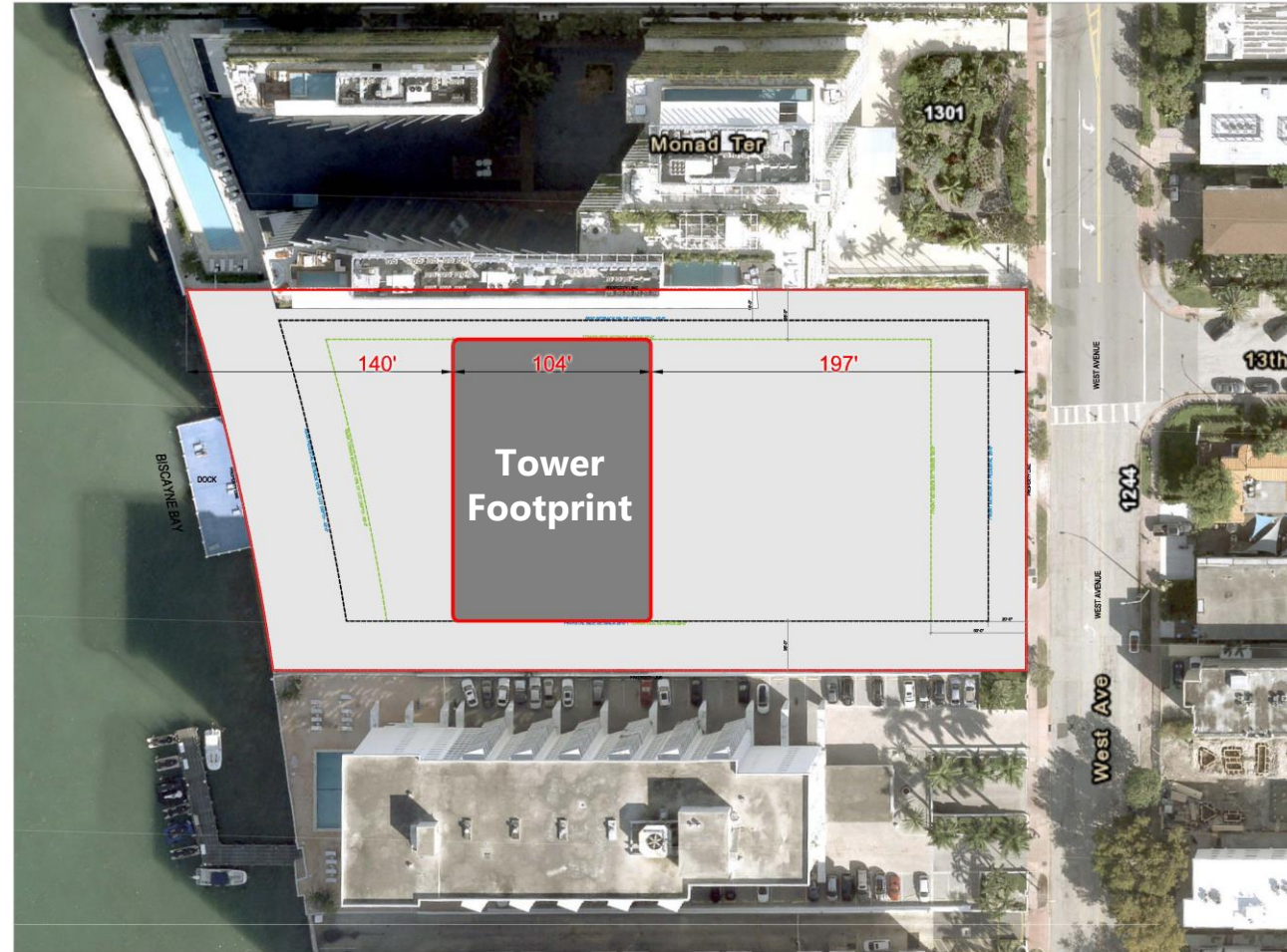
As Of Right above 50 ft

Impact to Neighbor: Proposed Condition

Front Setback: 197 feet

Side, Interior Setback: 26 feet

Rear Setback: 140 feet



Proposed above 50 ft

Impact to Neighbor: As of Right Condition



Impact to Neighbor: Proposed Condition



Impact to Neighbor: As of Right Condition



Impact to Neighbor: Proposed Condition



Impact to Neighbor: As of Right Condition



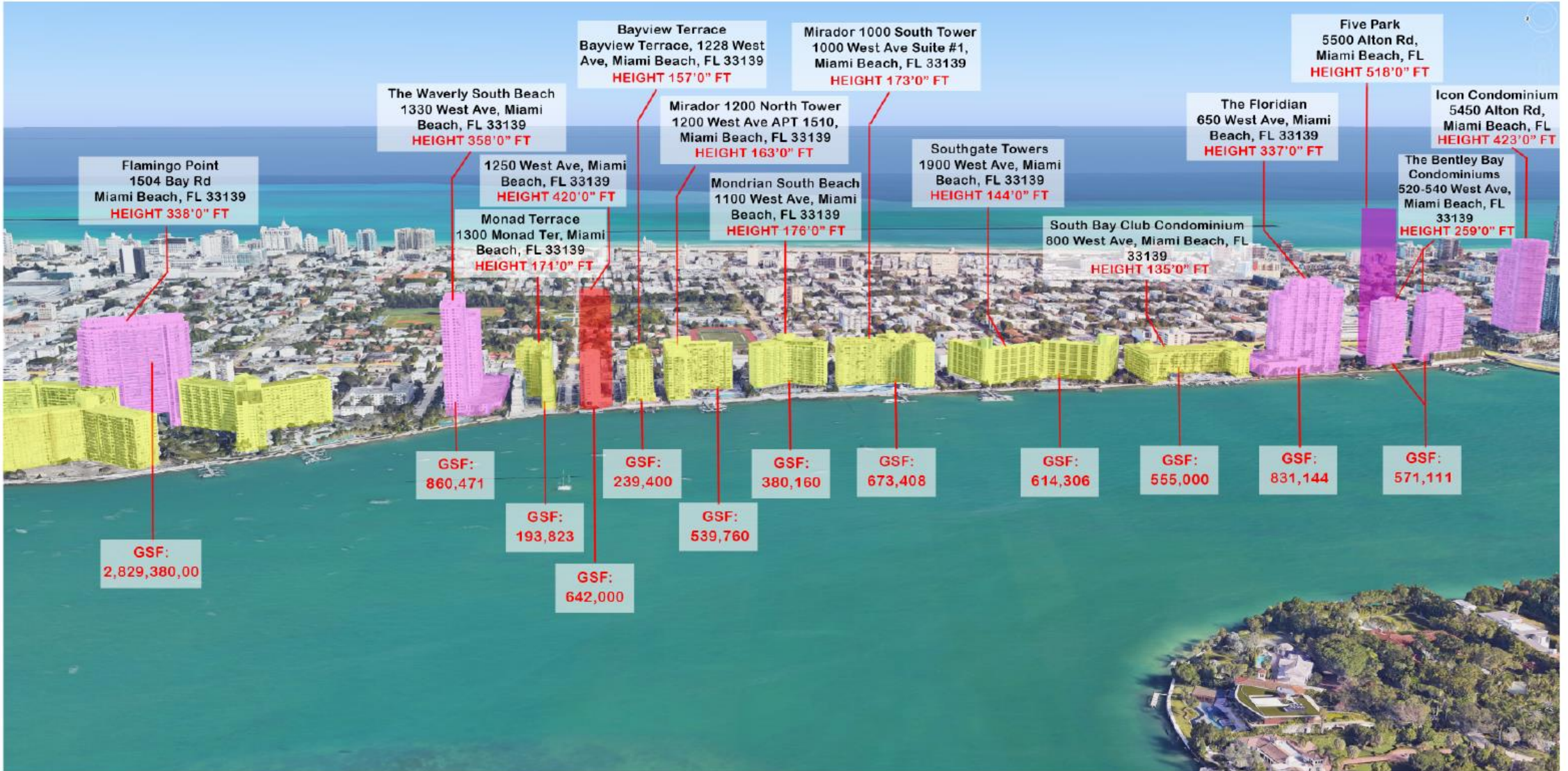
Impact to Neighbor: Proposed Condition



Proposed Project Overview



GSF & Height Comparison



View From East



View From West



Public Benefit Summary

Benefit	Cost
<ul style="list-style-type: none">Acquisition and redevelopment of Bikini Hostel Property as public parking garage	\$22,000,000.00 – 25,000,000.00
<ul style="list-style-type: none">Conveyance of Public Parking Garage Property to City	N/A
<ul style="list-style-type: none">Funding completion of missing Bay Walk segments at 800 West Avenue, 1228 West Avenue, and 1450 Lincoln Lane and/or West Avenue right-of-way improvements	\$4,000,000.00
<ul style="list-style-type: none">Contribution to the City for the Community Health Center rehabilitation project	\$1,000,000.00

Public Parking Garage

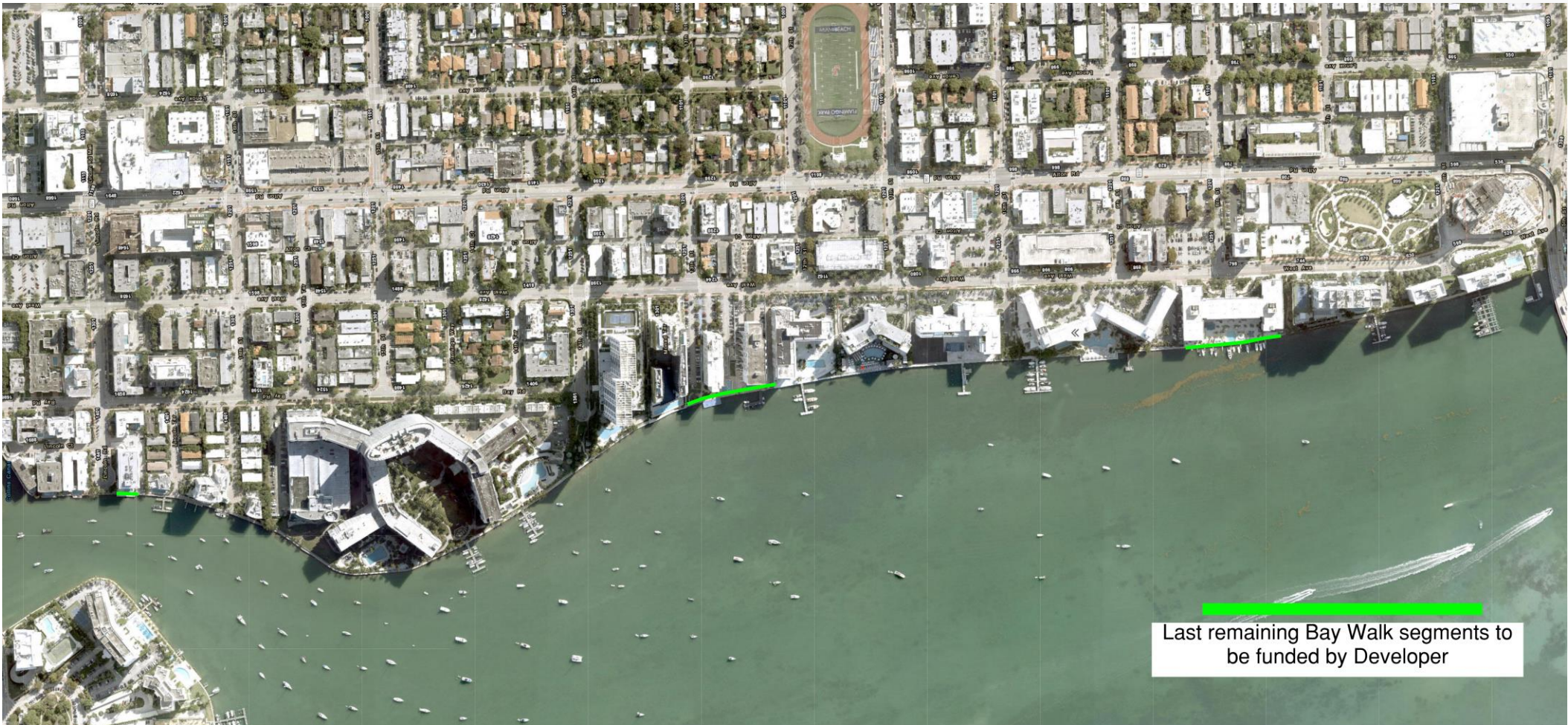


1247-1255 West Ave - Miami Beach

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Last remaining Bay Walk segments to be funded by Developer



Last remaining Bay Walk segments to be funded by Developer

Economic Benefits – Post Construction

Fiscal Year	City Tax	County Tax	School Tax	Children's Trust
2024	\$231,085	\$180,613	\$255,401	\$19,743
2030	\$1,753,604	\$1,370,593	\$1,938,127	\$149,824

7.5x increase in City Ad Valorem Tax revenue from 1250 West Avenue between 2024 and 2030

Source: *The Comprehensive Economic and Tax Revenue Impacts for the Development of the Proposed Residential Tower in the City of Miami Beach*, The Washington Economics Group, Inc., October 9, 2024

Proposed Legislation Summary

1. **Uses:** Residential and accessory uses, outdoor restaurant seating prohibited
2. **Intensity:** Floor Area bonuses
3. **Height:** Height bonus
4. **Setbacks:** Side interior setbacks
5. **Setback Encroachments:** Modified allowable setback encroachments
6. **Mechanical Parking:** Streamlined approved process for mechanical parking
7. **TDR:** Transfer Development Rights from Bikini Hostel property

Floor Area & Height Bonuses

Bonus Criteria

Density reduction to 55 units per acre (104 unit maximum)

Voluntary covenant prohibiting Short Term Rentals

Fill funding gaps for design and construction of right of way improvements and/or last missing Bay Walk segments

Obtaining building permit within 5 years of approval of legislation

Redevelopment of Hostel property with public parking garage and office/civic liner

Height: 420-foot maximum height if all FAR bonus criteria satisfied

Legislative Timeline

- **October 29, 2024:** Planning Board preliminary review hearing
- **December 2024 (Date TBA):** Virtual community meeting coordinated by City staff
- **January 7, 2025:** Planning Board Transmittal hearing
- **February 2025 (Date TBA):** City Commission First Reading
- **March 2025 (Date TBA):** Community Workshop
- **April 2025 (Date TBA):** City Commission Second Reading

Building design requires DRB approval. Hearing date TBD.



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Thank You

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