

# PB24-0698 & PB24-0703 – 1250 West Avenue Alton Beach Overlay

Planning Board Preliminary Meeting – October 29, 2024

**JDS**  
DEVELOPMENT  
GROUP



KOBI KARP

ARCHITECTURE • INTERIOR DESIGN • PLANNING

[WWW.KOBIKARP.COM](http://WWW.KOBIKARP.COM)



BERCOW  
RADELL  
FERNANDEZ  
LARKIN +  
TAPANES

ZONING, LAND USE AND  
ENVIRONMENTAL LAW

# Aerial & Zoning Map



# Alton Beach Overlay



# 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



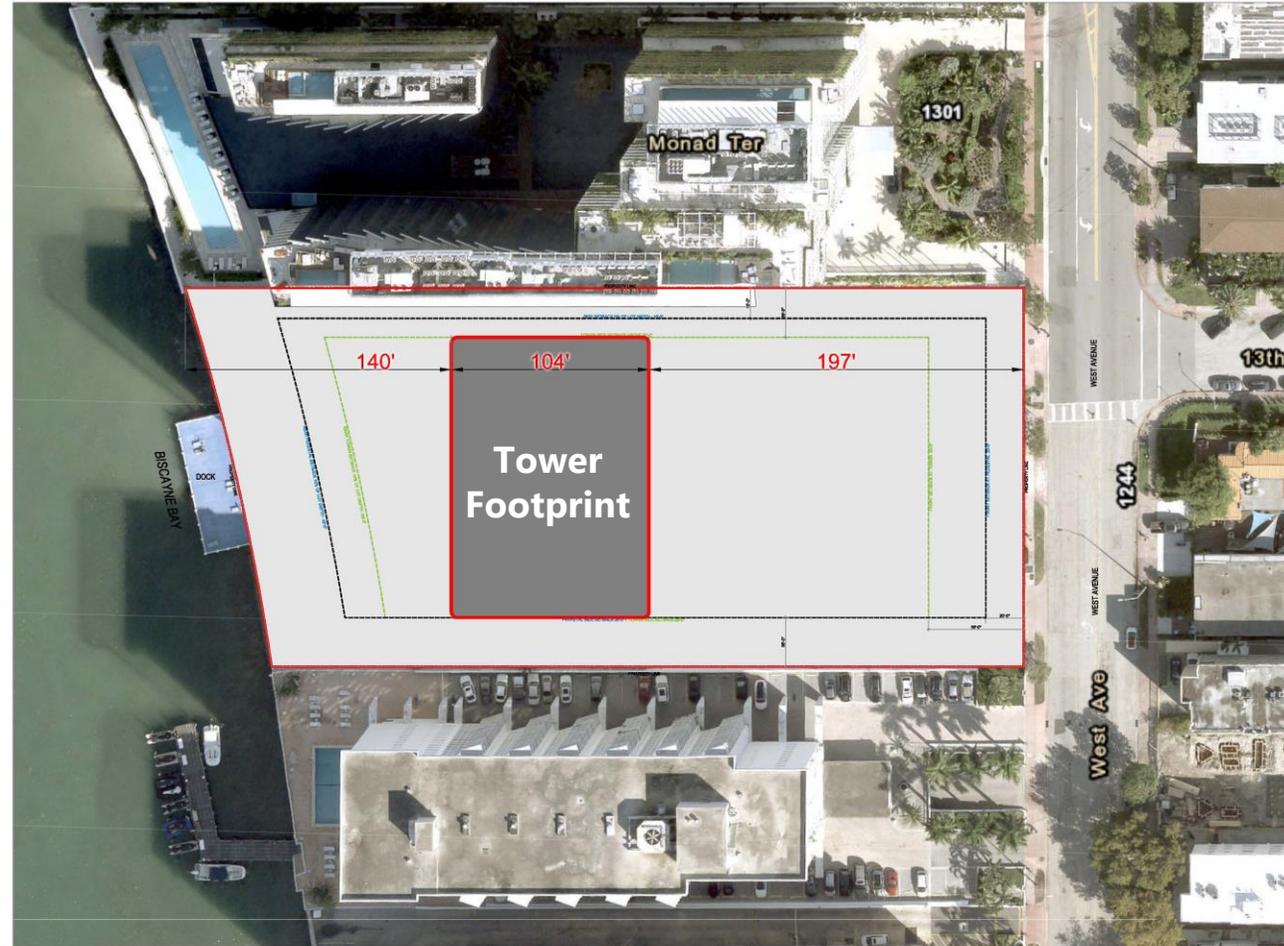
As Of Right above 50 ft

# 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

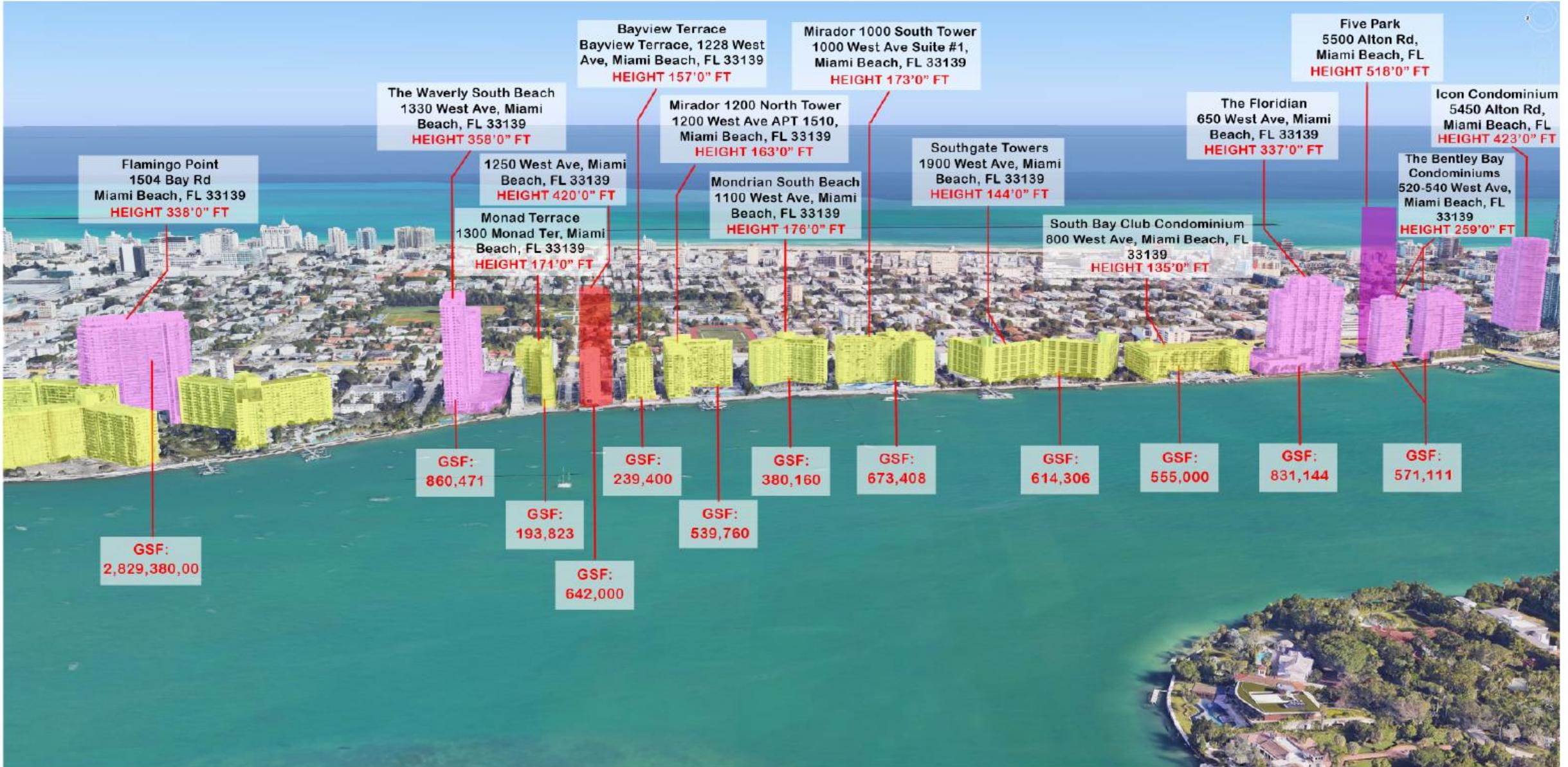


1250 West - Miami Beach

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID).



# GSF & Height Comparison



# View From East



# View From West



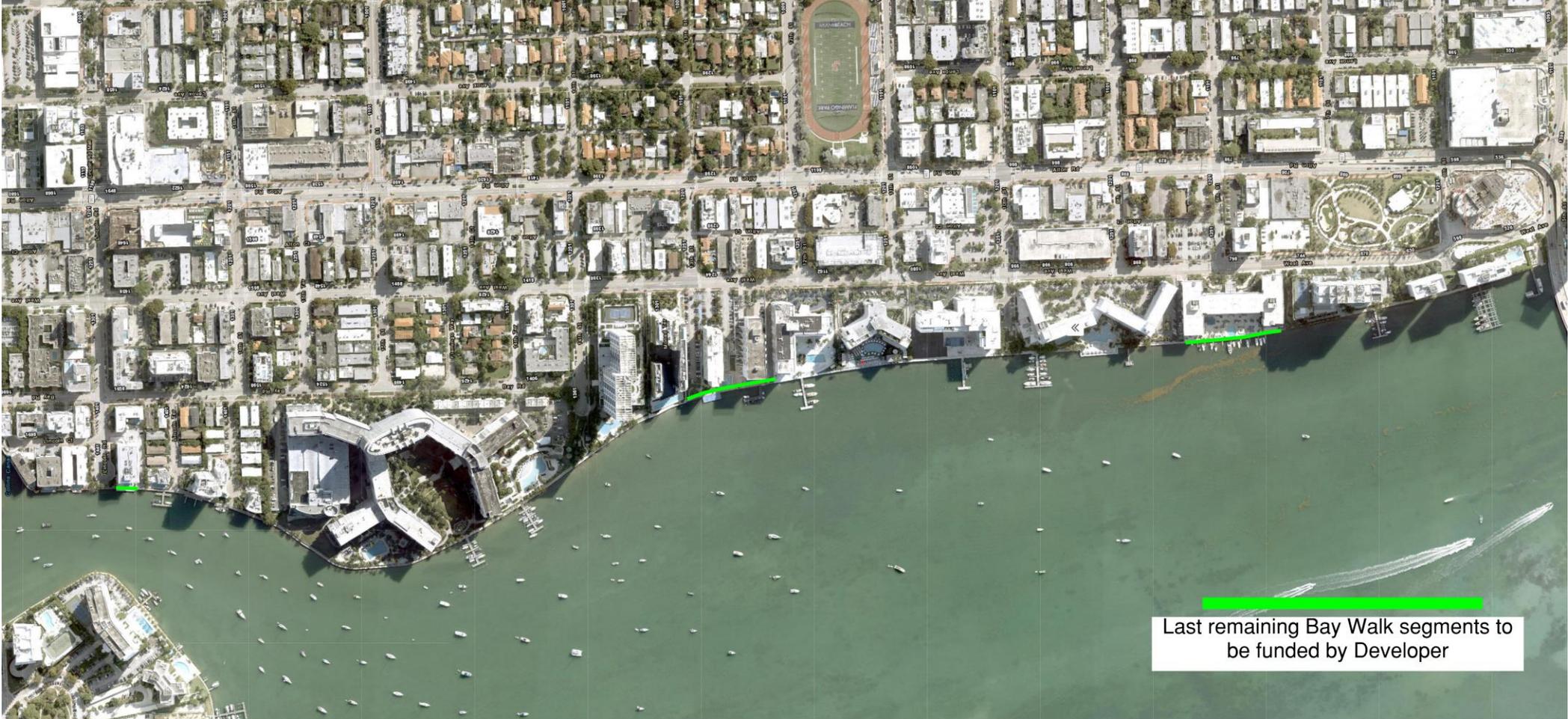
# Public Benefit Summary

Benefit	Cost
• Acquisition and redevelopment of Bikini Hostel Property as public parking garage	\$22,000,000.00 – 25,000,000.00
• Conveyance of Public Parking Garage Property to City	N/A
• 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
• Contribution to the City for the Community Health Center rehabilitation project	\$1,000,000.00

# Public Parking Garage



# Last remaining Bay Walk segments to be funded by Developer



Last remaining Bay Walk segments to be funded by Developer

# Economic Benefits – Post Construction

## Benefits to City

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

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

## Benefits to Residents

- **Annual increase to household income and GDP due to economic activity of new affluent residents**

Annual Increase to Household Income	Annual Increase to City's GDP
\$23 Million	\$149 million

**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 1247-1255 West Avenue

# Bonus System Precedent

## 6-4 RM-3 RESIDENTIAL MULTI FAMILY, HIGH INTENSITY.

### A. Purpose and Uses

1. District Purpose	2. Main Permitted Uses	3. Conditional Uses	4. Accessory Uses
This district is designed for high intensity multiple Family residences and Hotels.	Single Family detached Dwelling; Townhomes; Apartments; Apartment-Hotels; Hotels. Uses that serve Alcoholic Beverages as listed in Section 12 (Alcoholic Beverages).	Adult Congregate Living Facility; Day Care Facility; Nursing Home; Religious Institutions; Private and Public Institutions; Schools; Commercial or non-commercial Parking Lots and Garages.	See Section 6-21.

### B. Development Regulations

	Lot Area equal to or less than 22,499 sq.ft.	Lot Area between 22,500 and 37,499 sq.ft.	Lot Area between 37,500 and 44,999 sq.ft.	Lot Area between 45,000 and 59,999 sq.ft.	Lot Area between 60,000 and 74,999 sq.ft.	Lot Area greater than 75,000 sq.ft.
1. Base FAR	1.25	1.85	2.45	3.05	3.65	4.25
2. Maximum FAR with all bonuses (See Sec. 6-24)	3.00	3.60	4.20	4.80	5.40	6.00

The maximum Floor Area Ratio for Hotel Development shall be pursuant to Section 6-23.

#### a. Floor Area Ratio Bonus Methodology

- 1) Floor Area Ratio bonuses are achieved in two ways. The first is a bonus for design based upon criteria listed in Section 6-24. The maximum increase in the Floor Area Ratio above the base FAR achieved by using the design bonuses is 0.50.
- 2) The second bonus is based on the average Floor Area of all of the Apartment Units. The below table lists the bonus Floor Area Ratio based upon the average Apartment Unit size.

Avg. Unit Floor Area	800	900	1000	1100	1200	1300	1400	1500	1600
Bonus FAR	0.00	0.16	0.31	0.47	0.63	0.78	0.94	1.09	1.25

# 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

# Traffic Reduction

<b>Table 1: Peak Hour Trip Generation Summary</b>				
<i>A.M. Peak Hour (P.M. Peak Hour)</i>				
<b>Future Land Use (ITE Code)</b>	<b>Scale</b>	<b>Entering Trips</b>	<b>Exiting Trips</b>	<b>Net New External Trips</b>
<i>Existing Development</i>				
Multifamily Housing (High Rise) (222)	239 dwelling unit	17 (50)	49 (30)	66 (80)
<i>Proposed Redevelopment</i>				
Multifamily Housing (High-Rise) (222)	100 dwelling unit	10 (19)	28 (14)	38 (33)
Strip Retail Plaza (822)	9,598 square feet	13 (19)	9 (16)	22 (35)
Subtotal		23 (38)	37 (30)	60 (68)
<i>Net New Redevelopment</i>				
<b>Net New Project Trips</b>		<b>6 (-12)</b>	<b>-12 (0)</b>	<b>-6 (-12)</b>



# 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.



Rev.	Date	Rev.	Date

ALL DIMENSIONS AND WEIGHTS ARE IN METERS, UNLESS OTHERWISE SPECIFIED. THIS DOCUMENT IS THE PROPERTY OF KOBİ KARP AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.

RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA

1250 West Avenue  
Miami Beach, Florida, 33139

**Owner:**  
Name:  
Address:  
Tel:  
Email:

**Developer:**  
1250 West Owner LLC C/O JDS Development Group  
1250E 27th St  
Miami, FL 33137

**Structural Engineering:**  
DeSaronno  
140 Broadway, 25th Floor  
New York, NY 10005  
T: 212-512-2211  
F: 212-481-6100

**Mechanical Engineering:**  
MCE  
116 West 2nd Street  
New York, NY 10001  
Tel: 212-663-2625

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573-3818  
Fax: +1(305) 573-3766

KOBİ KARP  
Lic. # AR0012578



RENDERING

Date: 07/24/2024	Sheet No.
Scale: N.T.S.	A1.13
Project #: 2412	





Rev.	Date	Rev.	Date

ALL DIMENSIONS AND NOTES ON THIS ARCHITECTURAL RENDERING SHALL BE SUBJECT TO THE ORIGINAL AND UNREVISED DRAWINGS OF KOBİ KARP AIA, AND MAY NOT BE DISPLAYED, USED, OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.

**RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA**

**1250 West Avenue**  
Miami Beach, Florida, 33139

**Owner:**  
Name:  
Address:  
Tel:  
Email:

**Developer:**  
1250 West Owner LLC C/O JDS Development Group  
1204E 27th St  
Miami, FL 33137

**Structural Engineering:**  
DeSantis  
140 Broadway, 25th Floor  
New York, NY 10005  
T: 212-512-2111  
F: 212-481-6100

**Mechanical Engineering:**  
MSE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212-663-9000

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573-3818  
Fax: +1(305) 573-3766



KOBİ KARP  
Lic. # AR0012578

**RENDERING**

Date:	07/24/2024	Sheet No.	A1.11
Scale:	N.T.S.		
Project #:	2412		



Rev.	Date	Rev.	Date

ALL DRAWINGS AND CONTENTS ARE THE PROPERTY OF KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC. NO PART OF THIS DOCUMENT OR ANY OF ITS CONTENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.

**RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY  
MIAMI BEACH, FLORIDA**

**1250 West Avenue**  
Miami Beach, Florida, 33139

**Owner:**  
Name:  
Address:  
Tel:  
Email:

**Developer:**  
1250 West Owner LLC C/O JDS Development Group  
1204E 27th St  
Miami, FL 33137

**Structural Engineering:**  
DeSantis  
140 Broadway, 25th Floor  
New York, NY 10005  
T: 212-332-2211  
F: 212-481-6100

**Mechanical Engineering:**  
MSE  
116 West 32nd Street  
New York, NY 10001  
Tel: 212-663-9625

**Architect:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573-3766  
Fax: +1(305) 573-3766



KOBİ KARP  
Lic. # AR0012578

**RENDERING**

Date:	07/24/2024	Sheet No.	A1.13
Scale:	N.T.S.		
Project #:	2412		

# Thank You

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

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office

305.377.6222 fax

[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)



A11206773 © MiamiMLS® 2022

1250 West - Miami Beach

If the work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KK&I)

A11200773 © Miami MLS © 2022

1250 West - Miami Beach

© The work product provided by Kosi Karp Architecture and Interiors Design, Inc. is the sole property of Kosi Karp Architecture and Interiors Design, Inc. The work product may not be used without the expressed written consent of Kosi Karp Architecture and Interiors Design, Inc. (KAIID).