

PLANNING DEPARTMENT

MEMORANDUM

TO: Jimmy L. Morales, City Manager

FROM: Thomas R. Mooney, AICP
Planning Director



DATE: November 18, 2020

SUBJECT: **Analysis of Proposed Collins Park Artist Workforce Housing – Lease Agreement**

BACKGROUND

Section 82-38 of the Code of the City of Miami Beach requires that any proposed sale or lease of City-owned land be analyzed from a planning perspective so that the City Commission and the public are fully apprised of all conditions relating to the proposed sale or lease.

The proposal is to lease the city-owned surface parking lot located at 224 23rd Street. The development site, which is approximately 19,750 square feet, is part of a unified development site that includes the South Shore Branch of the Miami-Dade Public Library System. The unified development site contains approximately 48,500 square feet in total lot area.

The proposal is to build up to a 75-foot-tall building that will contain the following:

1. Up to 80 workforce housing units.
2. A residential dormitory floor intended for the Miami City Ballet.
3. Ground floor retail or cultural space.

ANALYSIS

The following is an analysis of the proposal based on the criteria delineated in the Code.

1. **Whether or not the proposed use is in keeping with city goals and objectives and conforms to the city comprehensive plan.**

Consistent – The proposed lease agreement for workforce housing is consistent with the goals, objectives, and policies (GOP's) of the 2040 Comprehensive Plan. The site is located in the *Public Facility: Governmental Uses (PF)* future land use category. This category allows for affordable or workforce housing as a main permitted use. The PF category provides that base density is the average of the surrounding future land use categories. The surrounding category in this case is *High Intensity Commercial (CD-3)*, which allows for 150 dwelling units per acre. Additionally, Policy RLU 1.2.5

provides that:

POLICY RLU 1.2.5 WORKFORCE HOUSING

Pursuant to the procedures and limitations of the Land Development Regulations, the maximum density of the underlying future land use category may be increased by up to 80 percent beyond the allowable density in the underlying future land use category for developments that incorporate workforce or affordable housing units. The additional density may only be utilized for workforce or affordable housing units.

Therefore, the site can contain up to 300 dwelling units for workforce and affordable housing. The project is consistent with the GOP's, which encourage the development of workforce housing. Specifically, it is consistent with the following:

PRINCIPLE 6: PRIORITIZING WORKFORCE HOUSING

The City shall encourage redevelopment that provides workforce and affordable housing.

OBJECTIVE HE 1.1: CREATION AND/OR PRESERVATION OF WORKFORCE AND AFFORDABLE HOUSING

Have available a minimum of 6,800 housing units of workforce, affordable low and moderate income households and special need populations during the period through 2030.

The site is in close proximity to many jobs related to the tourism industry, which generate a great demand for workforce housing, and is therefore consistent with Policy HE1.1.9, which states the following:

POLICY HE 1.1.9

Locate affordable and workforce housing in locations where residents are proximate to areas of employment.

The site is in close proximity to many Miami-Dade Transit routes along Collins Avenue and the City's Trolley Routes, and is therefore consistent with Policy HE 1.1.10, which states the following:

POLICY HE 1.1.10

Improve equitable access to needs and amenities including transit services, health care, nourishing food, education, and recreational facilities for residents living in affordable and workforce housing.

- The impact on adjacent property, including the potential positive or negative impacts such as diminution of open space, increased traffic, noise level or enhanced property values, improved development patterns and provision of necessary services. Based on the proposed use of the property, the city shall determine the potential impact of the project on city utilities and other infrastructure needs and the magnitude of costs associated with needed**

infrastructure improvements. Should it become apparent that further evaluation of traffic impact is needed, the proponent shall be responsible for obtaining a traffic impact analysis from a reputable traffic engineer.

Consistent – No negative impacts are anticipated by the proposal.

- The project will provide up to 80 workforce housing units which are in great demand within the City.
- The project will provide a residential dormitory floor for use by the Miami City Ballet, which is an important cultural asset to the City.
- The project will not exceed 75 feet, which is compatible with the buildings in the surrounding vicinity.
- The property being leased is currently used as a surface public parking lot with 21 spaces (Lot P51). The loss of these spaces is mitigated by the construction of the Collins Park garage which will contain 513 spaces.
- Significant traffic impacts are not expected from the proposed development. It is expected this will allow some of the workforce within the City to live closer to their place of work. As a result, it is expected that many residents of the project will be to use public transit or alternative modes of transportation to commute to work as opposed to driving in a single-occupancy vehicle. The site will not contain any off-street parking, so any residents wishing to drive will have to park their vehicles in alternative locations, for which the traffic volumes would have already been accounted. However, precise traffic impacts will be analyzed as part of the development application to the Historic Preservation Board (HPB).
- No noise level impacts are anticipated from the project, as it will be primarily residential in nature with some ground-floor commercial uses, which are compatible with the surrounding neighborhood.
- The appearance of the property will improve with the proposed project, as the existing surface parking lot does not contribute to the aesthetics of the Collins Park neighborhood.
- As the site is located in the Museum Historic District, the project will require approval of a Certificate of Appropriateness (COA) by the HPB. This will ensure that it is compatible with the surrounding neighborhood.
- The project should not impact adopted levels of service for public infrastructure, as the proposal is consistent with the allowable densities and intensities in the area. However, any specific impacts will be determined and mitigated in conjunction with the building permit process; however no additional utilities or infrastructure are expected to be necessary.

- 3. A determination as to whether or not the proposed use is in keeping with a public purpose and community needs, such as expanding the city's revenue base, creating jobs, creating a significant revenue stream, and improving the community's overall quality of life.**

Consistent - This proposal will provide for significant workforce housing and a

dormitory for one of the City's major cultural assets. The development of workforce housing is an important public purpose and a major need of the community. Support for the City's cultural assets is also an important public purpose, as they are important for the City's economy and enhancement to the quality of life for the City's residents.

4. A determination as to whether or not the development is in keeping with the surrounding neighborhood, will block views or create environmental intrusions, and evaluation of the design and aesthetic considerations of the project.

Consistent - The surrounding neighborhood will not be negatively affected. There will be no environmental intrusions and aesthetic considerations will be evaluated by the HPB as part of the application for a COA. The COA process will ensure that the design of the project is compatible with the neighborhood.

The site is surrounded by government-owned uses on the south and west. There are single-story commercial uses to the north. These uses should be minimally impacted by the proposed building. There is the potential to minimally block some views from the adjacent 7-story apartment building to the east located at 220 23rd Street. The precise placement of the tower will be considered as part of the COA process, allowing for an orientation that minimizes impacts.

5. The impact on adjacent properties, whether or not there is adequate parking, street and infrastructure needs.

Consistent – The lease of this parking lot will not affect the parking or infrastructure needs of adjacent properties. Surrounding properties are not dependent on the parking provided within this lot. The construction of the Collins Park garage will provide significantly greater parking for the neighborhood than what was provided by Lot P51.

6. Such other issues as the city manager or his authorized designee, who shall be the city's planning director, may deem appropriate in analysis of the proposed disposition.

Not applicable - The Planning Department has no other issues it deems appropriate to analyze for this proposal.

CONCLUSION

The lease of the property is consistent with the Goals, Objectives, and Policies based on the proposals for the property. The lease of Lot P51 will generate no negative impacts for the surrounding area. The proposed development will serve an important public need for workforce housing and support of a major cultural asset in the City.

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