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PLANNING DEPARTMENT

## MEMORANDUM

TO: Alina T. Hudak, City Manager

FROM: Thomas R. Mooney, AICP  
Planning Director

DATE: October 1, 2021

SUBJECT: **Planning Analysis of Proposed Lease Agreement – Collins Park Garage/Miami New Drama Inc.**

### **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 proposed lease agreement applies to the Collins Park Garage, located at 340 23<sup>rd</sup> Street. The proposal is for the City to lease a 16,000 square foot commercial space to Miami New Drama, Inc. (MIND). MIND is a nonprofit professional theater company that was founded in 2016 and has been a resident of the Colony Theater. The initial lease term is for five (5) years, with the option for three (3) additional five (5) year terms. The primary use of the space is for an estimated 200-seat studio theater. Ancillary uses will include administrative and business functions, costume, and set design facilities for performances, and an approximately 2,000 square foot restaurant café that will be subleased to a third-party operator.

The following is an analysis based on the criteria delineated in the Code:

### **ANALYSIS**

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

**Consistent** – The site is designated *Public Facility: Governmental Use (PF)* which allows for the proposed uses to take place. Therefore, the site is consistent with the City's goals and objectives and conforms to the City's Comprehensive Plan.

2. **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** – The proposal involves the lease of an already built retail space in the Collins Park Garage. Traffic impacts of this space were considered when the garage was built. At the time it was expected that the space would be used as retail. Pursuant to the ITE 9<sup>th</sup> Edition Trip Generation Manual, the 14,000 SF theater portion would likely generate 61 vehicle trips during Friday peak hours without discounts for public transportation and mix of uses in the vicinity, whereas the previously expected retail would generate 70 peak hour trips without discounts. The 2,000 SF restaurant portion would generate 20 peak hour trips without discounts, as opposed to 10 for retail. Therefore, the proposal would generate approximately the same amount of traffic as the previously anticipated use for the space.

Given the urban nature of the location in which the garage is located, it is anticipated that many patrons would arrive at the location using alternative modes of transportation, including walking or via the City's trolley buses, which stop nearby.

As the garage is already built, this proposal will not lead to a diminution of open space. Since the theater will be in an enclosed building significant noise is not expected. As the Collins Park Garage is a new structure, any necessary infrastructure improvements have already been considered. It is not expected that the proposal will have a negative impact on property values.

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 is in keeping with a public purpose and community needs by providing cultural attractions for residents and visitors to the City.

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. The use is going into an existing building so it will not block views or create environmental intrusions. Design and aesthetic considerations were considered by the Historic Preservation Board (HPB) prior to the construction of the Collins Park Garage.

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

**Consistent** – The proposed use will be located on the ground floor of the new Collins Park public parking garage. The garage contains 516 spaces. Per the regulations of section 130-33 (f) of the Land Development Regulations (LDRs), the site is located in

parking district number 9.

Parking district number 9 has no parking requirements for restaurants that have less than 100 seats, provided that they are within 1,200 feet of a public parking garage. In this case the restaurant is within a parking garage and given the estimated square footage of the restaurant space, it is very unlikely to exceed 100 seats. The restaurant portion of the space is therefore unlikely to require off-street parking.

Theaters require one (1) space for every four (4) seats. Therefore, the approximately 200-seat theater would require approximately 50 parking spaces. This number of spaces can easily be accommodated within the 516-space garage.

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 proposed lease agreement is consistent with the Goals, Objectives, and Policies based on the proposals for the property. The lease amendment will generate no negative impacts for the surrounding area.