

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA ACCEPTING THE RECOMMENDATION OF THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE AT ITS FEBRUARY 25, 2022 MEETING AND AUTHORIZING THE CITY MANAGER TO ISSUE A REQUEST FOR LETTERS OF INTEREST (RFLI) FOR MIXED-USE DEVELOPMENTS ON CITY-OWNED PARKING LOTS NEAR 41ST STREET.

WHEREAS, the 41st Street corridor is largely flanked by low-scale, commercial properties featuring street level retail with nearby schools, houses of worship, and a business environment primarily characterized by medical and professional services offices, restaurants, and other retail uses; and

WHEREAS, the City is the owner of six (6) surface parking lots located adjacent to 41st Street, a major east-west thoroughfare and commercial corridor in the Middle Beach area; and

WHEREAS, to incorporate stakeholder feedback and build upon the Alta-Gehl 41st Street Vision Plan (2018), the City engaged AECOM to produce conceptual design options for G.O. Bond Project #40, the 41st Street Corridor Streetscape Project (the "Project"); and

WHEREAS, on January 13, 2021, the Mayor and City Commission approved the conceptual design and authorized issuance of a Request for Quotes (RFQ) for Design Development and Construction Administration Services for the Project; and

WHEREAS, on September 17, 2021, the Mayor and City Commission adopted Resolution 2021-31838, authorizing negotiations with Brooks + Scarpa Architects, Inc. for architectural and engineering design services, with negotiations having concluded and the agreement being finalized; and

WHEREAS, the Project is expected to revitalize the corridor with streetscape and infrastructure improvements such as new high-tech street lighting, landscaping, an expanded tree canopy, sidewalks, crosswalks, street furnishings, and reprogrammed on-street parking to enhance public safety, aesthetics, comfortability, and walkability for pedestrians with planned improvements and investments also intended to encourage business growth, and promote private investment and development; and

WHEREAS, at its March 25, 2021 meeting, the Mayor's 41st Street Blue Ribbon Committee adopted a motion to support ways to incentivize future development of the 41st Street corridor including a potential upzoning of the adjacent city-owned parking lots and with a specific focus on residential and commercial uses); and

WHEREAS, prompted by recent observations of businesses relocating and people migrating to Miami-Dade County and Miami Beach, and noting the City's efforts to promote Class A office development on Lincoln Lane through a Request for Proposals (RFP), during the its April 29, 2021 meeting, the Mayor's 41st Street Blue Ribbon Committee unanimously voted in favor of recommending that a RFP be issued to repurpose lots adjacent to 41st Street for Class A office space; and

WHEREAS, parking revenue information for Fiscal Year 2018 through Fiscal Year 2021 shows a downward trend ranging from 20 percent to 45 percent, depending on the parking lot location, and although revenue data for Fiscal Year 2020 and Fiscal Year 2021 is influenced by the COVID-19 pandemic, the general downward trend was already evident in Fiscal Year 2019; and

WHEREAS, since 2020, real estate analysts and national media have documented the influx of businesses, capital, and investment from various parts of the country including California, Northeast and Midwest regions, and South Florida, including Miami and the relocation of financial, technology, and other business industries have had a particularly positive effect on the office real estate market, with professionals drawn to the sunny lifestyle and companies leasing spaces in amenity-rich buildings at record rates; and

WHEREAS, some recent notable business deals and real estate transactions have been reported on 41st Street, potentially paving the way for private redevelopment and adaptive reuse opportunities that may invigorate the corridor; and

WHEREAS, the private sector has expressed development interest in city-owned parking lots to provide residential and commercial amenities such as workforce housing and a grocery store; and

WHEREAS, the G.O. Bond Program investment for the 41st Street Streetscape Project may trigger private investments and potential redevelopment of existing properties desperately needing revitalization and activation and development of Class A office and other uses on 41st Street could have a complementary effect; and

WHEREAS, with the steady demand for Class A office space regionally, Miami Beach is well positioned to incorporate additional inventory to attract local, regional, and national businesses; and

WHEREAS, additional housing and commercial opportunities may be the catalyst for cultivating and strengthening the 41st Street corridor and business community by promoting economic resiliency and equity; and

WHEREAS, at the February 25, 2022 meeting of the Finance and Economic Resiliency Committee (FERC), the FERC discussed development and issuance of a Request for Letters of Interest (RFLI) for Class A office development on city-owned parking lots and contemplated potential development scenarios and the benefits of incorporating additional uses such as residential (including workforce housing) and commercial uses in order to enhance and support business activity and provide employment opportunities for residents; and

WHEREAS, the FERC unanimously recommended that a RFLI be developed and issued to gauge interest from the development community to develop mixed-use projects to include Class A office, residential, and/or commercial uses on city-owned surface parking lots adjacent to 41st Street; and

WHEREAS, in furtherance of diversifying the Miami Beach economy and providing opportunities for residents, the Administration recommends that the Mayor and City Commission accept the February 25, 2022 FERC recommendation and authorize the development and issuance of a Request for Letters of Interest (RFLI) to gauge interest from the development

community to develop mixed-use projects to include Class A office, residential, and/or commercial uses on city-owned surface parking lots adjacent to 41st Street.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby accept the recommendation of the Finance and Economic Resiliency Committee, at its February 25, 2022 meeting, and authorize the City Manager to issue a Request for Letters of Interest (RFLI) for mixed-use developments on city-owned parking lots near 41st street.

PASSED and ADOPTED THIS ___ day of _____ 2022.

ATTEST:

Dan Gelber, Mayor

Rafael E. Granado, City Clerk

**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**



City Attorney DH

3-3-22
Date