



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMITTEE MEMORANDUM

TO: Honorable Chair and Members of the Public Safety and Neighborhood Quality of Life Committee

FROM: Alina T. Hudak, City Manager

DATE: March 29, 2022

SUBJECT: **DISCUSSION REGARDING EXPLORING THE DESIGNATION OF THE VACANT CITY-OWNED PROPERTY LOCATED AT 6181 PINE TREE DRIVE WITH FOLIO NO. 02-3211-014-0050 AS A PUBLIC PARK FOR ACTIVE RECREATIONAL USES, AS ONE OPTION WHICH SHOULD BE CONSIDERED BY THE CITY COMMISSION ALONG WITH ANY OFFERS FOR THE PURCHASE OF THE PROPERTY.**

BACKGROUND

The City is the owner of the vacant parcel located at 6181 Pine Tree Drive (Folio No. 02-3211-014-0050). On July 23, 2021, at the Finance and Economic Resiliency Committee ("FERC") Budget Briefing a discussion was held on potential revenue sources to supplement the City's capital and operating budgets, including the possible disposition of City-owned property. The parcel on Pine Tree was identified and recommended as one of the parcels for disposition.

Consequently, on July 28, 2021, the Mayor and City Commission adopted Resolution No. 2021-31826, accepting the recommendation from FERC to engage CBRE for brokerage services to list the property for sale. The Administration further engaged CBRE to conduct an appraisal to determine the value of the parcel. The appraised value of the parcel is \$3,400,000. CBRE has secured the following offers from perspective buyers for the parcel: 1) \$3,650,000; 2) \$3,612,500; 3) \$3,605,000; and 4) \$3,396,000, as more specifically described in Exhibit A.

ANALYSIS

On February 9, 2022, Commissioner Steven Meiner made a referral to the Public Safety and Neighborhood Quality of Life Committee (PSNQLC) requesting that the parcel be considered for a park instead of selling the land. Converting the vacant parcel into a park would cost the City approximately \$1.3M, plus soft costs (design, permitting, fees, etc.). In addition, this site has an existing seawall that should be incorporated into the costs to raise the seawall by the 5'7" elevation currently required. This neighborhood is also home to two other parks within one block of this location, La Gorce Park, located at 6421 Alton Road and Poinciana Park, located at 6301 Alton Road (Exhibit B).

The parcel is currently vacant and undeveloped. The Administration identified it for disposition at the request of the July 23, 2021 FERC Committee and later approved by the Mayor and City Commission on July 28, 2021 to proceed with brokerage services and list the property for sale

as a potential revenue source for the City. Given the size and location of the parcel located in a busy intersection of Pine Tree and Alton Road and based on the estimate provided by the Parks Department, the City would need to invest more than \$1.3M in converting this parcel into a viable and useful neighborhood park.

On March 30, 2022, the parcel will be discussed at the Finance and Economic Resiliency Committee in accordance with Section 82-37 of the City Code.

CONCLUSION

Based upon the foregoing, I recommend the Public Safety and Neighborhood Quality of Life Committee review and evaluate the options of selling the parcel to a private buyer or submit a request to terminate the contract for sale of the parcel and develop the land as a public park.

Attachments:

Exhibit A – Purchase Offers

Exhibit B – Parcel and Existing Parks