

MIAMI BEACH

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

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee

FROM: Alina T. Hudak, City Manager *Eric Carpenter for*

DATE: May 13, 2022

SUBJECT: **Amendment to Alton Road Gateway Development Regulations to Accommodate a New Miami-Dade County Community Health Center at 710 Alton Road (Dual Referral to Planning Board).**

HISTORY

On March 9, 2022, (item R9T), the City Commission referred the subject Ordinance Amendment to the Land Use and Sustainability Committee (LUSC) and the Planning Board. The sponsor of the proposal is Commissioner Ricky Arriola.

On April 8, 2022 the LUSC discussed the proposal and continued the item to the May 13, 2022 LUSC meeting.

BACKGROUND

The developer of the 500 Alton Road project, which includes a proposed new residential tower on Fifth Street between Alton Road and West Avenue, as well as a new public park on three acres of the site north of the former 6th Street right-of-way, is seeking to enter into an agreement with Miami-Dade County. The purpose of this proposed agreement, as contemplated by the County and developer, is to facilitate a property swap and relocate the existing Community Health Center (currently located at 710 Alton Road) to the developer's property across the street at 663 Alton Road.

PLANNING ANALYSIS

The developer has proposed to extend the Alton Road Gateway development regulations north to 8th Street, to develop a new mixed-use structure to the north and east of the existing park. The following is a summary of the proposed Ordinance (attached), recommended by the Administration, which modifies the Alton Road Gateway development regulations:

1. Chapter 118 has been modified, to update and clarify the requirements for distributing allowable FAR within a unified development site containing different zoning districts.
2. The boundaries of the Alton Gateway areas expand to the south side of 8th Street.
3. The maximum FAR for sites located within the Alton Road Gateway area is proposed to be increased from the current 2.0 to 2.5. The increase in FAR is being sought by the developer in order to offset the cost associated with constructing a new community health center on the east side of Alton Road. The proposed

increase in maximum FAR is also subject to voter approval in a city-wide referendum.

4. The maximum building height for structures located north of the former 6th Street right-of-way is proposed to be increased, to accommodate the proposed increase in FAR. In this regard, the maximum height recommended by the Administration is 150 feet for structures or portions of structures setback at least 140 - 175 feet from West Avenue and located within 275 - 325 feet of the south side of 8th Street. The maximum height for the remainder of any new structures north of the former 6th Street right-of-way is recommended to remain at 60 feet (This provision has not yet been finalized).
5. The Administration is recommending that the minimum park area be increased from the current 3.0 acres. This can be achieved by adjusting or relocating the floor area associated with the 2-story retail building approved at the southeast corner of the park. (This provision has not yet been finalized).

As part of the larger proposal, the developer has indicated a willingness to limit the additional residential density associated with the proposed project to 120 units. It is anticipated that this would be memorialized as part of a revised development agreement. Finally, the County and developer have indicated that the proposal to relocate the existing Community Health Center into a new building on the east side of Alton Road is moving forward based upon a hope that the City will favorably consider these changes.

The Administration is recommending that the proposed increases in maximum building height and FAR be considered holistically, and as part of additional enhancements to the park area. The recommendations regarding an increase in the size of the park, set back of new building, as well as creating a defined boundary for the portion of the new building that can go up to 150 feet in height, would foster a successful transition of additional building height and massing. Additionally, the proposed amendments, including the proposed FAR increase, if approved by the voters, would create a much more appropriate northern boundary for the park, as well as provide significant park activation along the north and north east sides. The proposal would also create a far superior urban edge for the entire 600-700 block of the west side of Alton Road.

The subject Ordinance is scheduled to be reviewed and transmitted by the Planning Board on May 24, 2022. First Reading of the Ordinance, as well as approval of the ballot language for the proposed FAR increase, is scheduled for the May 25, 2022, City Commission. If the ballot language is approved, the referendum will likely go to the electorate in August.

The timeframe for the above noted approval sequence is exceedingly tight. In the event that the developer is unable to agree to the recommendations in the attached draft Ordinance, as summarized herein, it might make sense for the item to be continued to the June 1, 2022, LUSC. This would allow for additional time to address any remaining issues, as well as additional public outreach, while still being able to meet the ballot question deadlines for the November election.

CONCLUSION

The Administration recommends that the Land Use and Sustainability Committee endorse the subject Ordinance, as drafted, and recommend that the Planning Board transmit the proposal to the City Commission with a favorable recommendation.

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