

PLANNING DEPARTMENT

MEMORANDUM

TO: Alina T. Hudak, City Manager

FROM: Thomas R. Mooney, AICP
Planning Director

DATE: June 15, 2022

SUBJECT: **Planning Analysis of Proposed Lease of City-Owned Parking Lot 27 (1664 Meridian Avenue).**

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 applies to a ±59,273 SF (1.36 acres), City-owned parking lot, located at 1664 Meridian Avenue. The proposal is for a 99-year maximum lease term, with a 51-year initial term and two (2) 24-year renewals. The site currently consists of a 151-space parking lot. The parcel is currently zoned GU Government Use District and is located on the southern half of the block bounded by Meridian Avenue on the east, Lincoln Lane North on the South, Jefferson Avenue on the west and 17th Street on the north.

The proposed lease is for the development of a 6-story, 159,000 SF building, which includes approximately 80,000 SF of Class A office, 9,500 SF of retail, and 43 apartment units. The proposal requires voter approval.

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.**

Partially Consistent – The site is currently designated *Public Facility: Governmental Use (PF)*. A Comprehensive Plan amendment is necessary to allow for the market rate residential uses. The Comprehensive Plan amendment is in progress and there are no objections from the state land planning agency. The proposed use is in keeping with the city goals and objectives to develop class A office space in an effort to transform the economy of the City from one that is overly dependent on tourism.

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 developer has provided an analysis that indicates that the proposed development will have a traffic impact. However, the developer will be responsible for the payment of Mobility Fees that can be used to improve the transportation network in order to mitigate impacts. If the project were developed today, the project would be subject to approximately \$435,849.20 in Mobility Fees pursuant to the expected program. Additional study regarding the transportation impact will take place as part of the design review process.

Significant noise impacts are not expected from the proposed uses.

The site is currently a fully paved public parking lot and not used as green or open space. As such there will be no diminution of open space. Additionally, the project would have to undergo a recreation and open space review and mitigate impacts pursuant to the level of service adopted in the City's Comprehensive Plan.

The current use of the site has an exceedingly negative impact on the aesthetics of the community. With the development of the site, the design review process would ensure that the new development would improve the development patterns of the community and enhance 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 by creating Class A office space which will bring workers and clients to area businesses. It will also help to transform the City's economy. Additionally, the proposed lease agreements will provide revenue to the City in the form of rent payments and property taxes. Additionally, the project will continue to provide for the public parking that exists on the site today.

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 and the development will not block views or create environmental intrusions. There are no residential buildings in the vicinity that provide for views of significant features. The properties to the south consist primarily of low scale commercial buildings. To the

north, there are office buildings which should not have views negatively impacted. However, design and aesthetic considerations will be considered as part of the design review process for any new development.

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

Consistent – Any new development on the site will have to comply with all requirements of the Land Development Regulations, including parking requirements and concurrency requirements which that ensures that levels of service for infrastructure are met. A recent code amendment will allow for the existing 151 public parking spaces to be provided within the development.

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, subject to the approval of the amendment authorizing market rate residential. The lease amendment will generate no negative impacts for the surrounding area.