

PLANNING DEPARTMENT

MEMORANDUM

TO: Alina T. Hudak, City Manager

FROM: Thomas R. Mooney, AICP
Planning Director



DATE: June 29, 2022

SUBJECT: **Planning Analysis of Proposed Vacation of a Portion of the Alton Court Right-of-Way, Between Lincoln Road and Seventeenth (17th) Street.**

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 subject proposal pertains to the vacation of a portion of the Alton Court Right-of-Way between Lincoln Road and 17th Street. The applicant has requested that only two small segments, totaling 1,500 square feet, be vacated. However, it is recommended that the entire alley be vacated, totaling approximately 8,000 square feet.

The following is a preliminary 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 proposed alley vacation is consistent with the Comprehensive Plan and keeps with the City's goals of encouraging the development of class A office space along Alton Road. The site has a future land designation of *Medium Intensity Commercial Category (CD-2)*. No Comprehensive Plan amendment would be necessary if the alley were vacated.

- 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 vacation of the alley could result in an improved development pattern for the surrounding block, as the more intense uses would shift east towards the Alton Road corridor, while the less intense uses would remain on the west near the residential neighborhood along West Avenue.

As no FAR is derived from the vacation, there is no potential for increased traffic beyond what could occur if the vacation does not take place. Given that the vacation is expected to result in a class A office building, it is expected that this proposal will enhance surrounding property values.

As there is an easement being provided in favor of the City, there will be no impact on utilities. The impacts of any development that will be facilitated as a result of the vacation will be analyzed as part of the development review process.

- 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 facilitating the development of a class A office building. Developing class A office space is a goal of the City, in effort to diversify the City's economy from an overreliance on tourism. Additionally, the applicant will be voluntarily proferring a monetary contribution for the vacation.

- 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 proposed vacation will result in a shifting of allowable FAR from the west part of the block to the east part of the block, which will help to preserve views for the residential properties on the west side of Alton Road. 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 – The proposed alley vacation would create minimal impacts on surrounding properties, as it will continue to function as it does today. Any new development would be facilitated as a result of the alley vacation would be required to comply with the parking requirements of the Land Development Regulations (LDRs) and there will be adequate parking. The vacation of the alley itself will not create new infrastructure needs. The infrastructure needs of any potential development will be

analyzed as part of the development approval process.

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.

As mentioned above, the applicant has requested that only two small segments, totaling 1,500 square feet, be vacated. There are concerns with having various segments of the alley under a different form ownership, as it could result in confusion if work is needed along the alley in the future. In order to address this concern, it is recommended that the entire alley be vacated.

Under this proposal, the portions of the alley adjacent to the City-owned parking lot (Lot P24) would revert to the City and the remainder of the alley would revert to the adjacent private property owners. The vacation of the entire alley would total approximately 8,000 square feet with a length of approximately 400 feet.

CONCLUSION

The proposed vacation of the public ROW is consistent with the Goals, Objectives, and Policies based on the approved proposals for the property. The vacation of the portion of the Alton Court alley will generate no negative impacts for the surrounding area. The property would continue to serve in much the same manner, as public access will continue to be provided.