


COMMISSION MEMORANDUM

TO: Mayor Dan Gelber and Members of the City Commission
City Manager Alina T. Hudak

FROM: Rafael A. Paz, City Attorney 

DATE: July 20, 2022

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA CALLING FOR A NOVEMBER 8, 2022 CITY OF MIAMI BEACH SPECIAL ELECTION, FOR THE PURPOSE OF SUBMITTING TO THE ELECTORATE OF THE CITY OF MIAMI BEACH A QUESTION ASKING WHETHER CITY SHOULD LEASE PARKING LOT AT 1664 MERIDIAN AVENUE (1.36 ACRES) TO 1664 MERIDIAN, LLC, FOR 99 YEARS, REQUIRING, PER RESOLUTION 2022-_____: REPLACING ALL EXISTING PUBLIC PARKING, PLUS ADDITIONAL PARKING; CLASS-A OFFICE, RETAIL, AND RESIDENTIAL PROJECT NEAR LINCOLN ROAD; 0.40 ACRE (APPROXIMATELY 30% OF SITE) OF LANDSCAPED PUBLIC SPACE; 6-STORY BUILDING, RESTRICTED TO HEIGHT OF 100 FEET; NO CITY FUNDING; AND \$145,704,144 MINIMUM GUARANTEED RENT TO CITY, AMONG OTHER REVENUES.

At the request of Commissioner Arriola, the sponsor of this item, the attached Resolution has been prepared calling for a City of Miami Beach Special Election to be held on November 8, 2022 for the purpose of submitting to the City's voters the following question pursuant to Section 1.03(b)(2) of the City Charter:

City Charter Approval:
Lease of City Property at 1664 Meridian Avenue

Should City lease parking lot at 1664 Meridian Avenue (1.36 acres) to 1664 Meridian, LLC, for 99 years, requiring, per Resolution 2022-_____:

- replacing all existing public parking, plus additional parking,
- Class-A office, retail, and residential project near Lincoln Road,
- 0.40 acre (approximately 30% of site) of landscaped public space,
- 6-story building, restricted to height of 100 feet,
- no City funding, and
- \$145,704,144 minimum guaranteed rent to City, among other revenues?

Section 1.03(b)(2) of the City Charter provides that a lease of ten years or longer of certain specified City-owned properties shall require approval by a majority vote of the voters in a City-wide referendum, including the Lincoln Road Parking Lots, defined as "all City-owned surface parking lots in the vicinity of Lincoln Road located within the area bounded by 17th Street on the North, Euclid Avenue on the East, 16th Street on the South, and West Avenue on the West."

The lease of the parking lot at 1664 Meridian Avenue is subject to the referendum requirement of Section 1.03(b)(2) of the City Charter. The proposed Lease is the subject of the companion agenda item being considered at the July 20, 2022 City Commission meeting, along with a Development Agreement governing the property.

The Miami-Dade County Elections Department has informed the City Clerk that the City's Resolution calling a November 8, 2022 Special Election must be provided to the County Elections Department by July 29, 2022. Accordingly, it should be noted that the proposed measure may be considered by the City Commission either at the July 20, 2022 City Commission meeting or, at the latest, the Special Meeting scheduled for July 25, 2022.

FISCAL IMPACT STATEMENT

The Miami-Dade County Elections Department has provided the City Clerk with an estimate of approximately \$28,559.85 (Cost Estimate for One Page Ballot) and \$56,217.70 (Cost Estimate in the Scenario Multiple Questions Triggers an Additional Page) to conduct the November 8, 2022 Special Election, which includes the costs associated with 14 days of Early Voting. (See Department of Election Estimates.) Additionally, the City will incur approximately \$42,000 in legally mandated advertisements, required by the Florida Statutes and the City Code, to notice this Special Election.

Amount(s)/Account(s):

\$28,559.85 - Estimate 1-page ballot (Scenario 1)

\$56,217.70 - Estimate 2-page ballot (Scenario 2)

\$42,000.00 - Estimate of Legally Mandated Advertisements for Special Election
(Charter Amendments/Ballot Questions)

Maximum Estimated Amount: \$98,217.70

Account: 011-9322-000312-90-400-592-00-00-00

RAP/ag

ESTIMATE

City of Miami Beach - Piggyback Election - November 8, 2022 w/ additional page

Rafael E. Granado, City Clerk
City of Miami Beach
1700 Convention Center Dr., #200
Miami Beach, FL 33139

Estimate N°: MB-(2)-PB-110822
Estimate Date: June 17, 2022

| | | |
|-----------------------------|--------|---------------------|
| Registered Voters: | 50,287 | Early Voting Days: |
| Precincts: | 29 | Early Voting Sites: |
| Polling Places: | 24 | |
| Permanent Absentee Ballots: | 14,792 | |

| | | |
|---|-----------|-------------------------|
| Personnel | \$ | - |
| <i>Salaries & Fringe Benefits, Overtime, Poll Workers</i> | | |
| Polling Places | | - |
| <i>Security, Polling Place Rentals</i> | | |
| Supplies and Services | | - |
| <i>Election Supplies, Communication Charges, Absentee Ballots Set Up</i> | | |
| Trucks and Vehicles | | - |
| <i>Truck Rentals, GSA Vehicles</i> | | |
| Printing and Advertising | | 50,287.00 |
| <i>Absentee, Early Voting & Precinct Ballots, Temporary Polling Place Change Notices, Newspaper Ads</i> | | |
| Postage | | - |
| <i>Absentee Ballots Sent and Business Reply, Temporary Polling Place Change Notices, Letters</i> | | |
| Ballot Creation | | 820.00 |
| <i>In-House & Outside Contractual Services, Translations - Based on one question</i> | | |
| Administrative Overhead | | 5,110.70 |
| <i>Indirect Costs, Logic & Accuracy, Post-Election Audits</i> | | |
| *TOTAL | \$ | <u>56,217.70</u> |

* Please note these costs are estimates and are subject to change. This estimate does include the cost of ballot printing; however, if your question(s)/race(s) creates an additional ballot page, the cost will be adjusted accordingly.

For more information, you may contact:

Raimundo Delgado
Manager, Budget and Finance
Miami-Dade Elections Department
2700 NW 87 Avenue
Miami, Florida 33172

Office: 305-499-8424 E-mail: raimundo.delgado@miamidade.gov

ESTIMATE

City of Miami Beach - Piggyback Election - November 8, 2022

Rafael E. Granado, City Clerk
City of Miami Beach
1700 Convention Center Dr., #200
Miami Beach, FL 33139

Estimate N°: MBEACH(2)-PB-11082022
Estimate Date: June 21, 2022

| | | | |
|-----------------------------|--------|---------------------|--|
| Registered Voters: | 50,287 | Early Voting Days: | |
| Precincts: | 29 | Early Voting Sites: | |
| Polling Places: | 24 | | |
| Permanent Absentee Ballots: | 14,792 | | |

| | | |
|---|---------------|---------------------|
| Personnel | \$ | - |
| <i>Salaries & Fringe Benefits, Overtime, Poll Workers</i> | | |
| Polling Places | | - |
| <i>Security, Polling Place Rentals</i> | | |
| Supplies and Services | | - |
| <i>Election Supplies, Communication Charges, Absentee Ballots Set Up</i> | | |
| Trucks and Vehicles | | - |
| <i>Truck Rentals, GSA Vehicles</i> | | |
| Printing and Advertising | | 25,143.50 |
| <i>Absentee, Early Voting & Precinct Ballots, Temporary Polling Place Change Notices, Newspaper Ads</i> | | |
| Postage | | - |
| <i>Absentee Ballots Sent and Business Reply, Temporary Polling Place Change Notices, Letters</i> | | |
| Ballot Creation | | 820.00 |
| <i>In-House & Outside Contractual Services, Translations - Based on one question</i> | | |
| Administrative Overhead | | 2,596.35 |
| <i>Indirect Costs, Logic & Accuracy, Post-Election Audits</i> | | |
| | *TOTAL | \$ 28,559.85 |

* Please note these costs are estimates and are subject to change. This estimate does include the cost of ballot printing; however, if your question(s)/race(s) creates an additional ballot page, the cost will be adjusted accordingly.

For more information, you may contact:

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Miami-Dade Elections Department
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