

MEMORANDUM

TO: Jimmy L. Morales, City Manager

FROM: Thomas R. Mooney, AICP
Planning Director



DATE: July 6, 2018

SUBJECT: **Analysis of Proposed Ground Lease Agreement for a Convention Hotel at the approximately 2.55 acre site located on the 1700 Block of Convention Center Drive.**

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 proposal is to execute a lease agreement between the City of Miami Beach (landlord) and MB Mixed Use Investment, LLC, a joint venture between local Miami Beach companies Turnberry and Terra Group, with a registered operating name Miami Beach Connect ("MB Connect") (lessee), for the development of a Convention Hotel at the approximately 2.55 acre site located on the 1700 Block of Convention Center Drive. 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.**

Consistent – The future land use designation of the site is **Public Facility: Convention Center Facilities (PF-CCC)**. The proposed Convention Hotel use is consistent with the purpose of the PF-CCC designation which permits the following:

Public Facility: Convention Center Facilities (PF-CCC)

Purpose: To provide development opportunities for existing convention center and facilities necessary to support the convention center.

Uses which may be permitted: Convention facilities.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio of 2.75.

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 – No negative impacts are anticipated by the proposed use of the property.

A preliminary traffic analysis indicates that there will be a net reduction of peak hour trips in the area as a result of the proposal, since it will encourage conventions where guests arrive to the area by shuttles or other means rather than by single occupancy vehicles. Additionally, guests will arrive throughout the day, as opposed to trade shows, which generate most traffic impacts during peak-hours when roadways are most congested. However, additional reviews will take place as the project develops further.

The site is currently used as a paved, surface parking lot; therefore there will be no diminution of public open space.

The use should enhance commercial property values, because it will provide additional patrons for the area's businesses.

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 proposed use is in keeping with a public purpose and community needs. The lease agreement expands the City's revenue base. It is expected that the convention hotel will improve the quality of conventions drawn to the convention center, which will generate jobs and encourage economic development, and reduce peak-hour traffic congestion.

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 area consists of civic uses, including the Convention Center, City Hall, and public parking garages. Therefore, the development will not block views for other property owners or create environmental intrusions. The proposed height of the hotel will be limited to 185 feet, as opposed to the maximum allowable height of 300 feet in the underlying zoning district, in order to better conform to the surrounding urban fabric. The design and aesthetic considerations will be further analyzed as part of the Design Review process that is required of new development pursuant to the Land Development Regulations.

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

Consistent – The convention hotel will be providing adequate parking on-site pursuant to the requirements of the Land Development Regulations. Vehicle loading and queuing will take place entirely within the property so as to minimally impact surrounding streets. Additional modifications may be made to the surrounding streets and infrastructure as the project is developed further.

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 use for the site is consistent with the Goals, Objectives, and Policies. The use will generate no negative impacts for the surrounding area. The property would continue to serve the public interest.

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