

# **EXHIBIT D**

# MIAMIBEACH

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PLANNING DEPARTMENT

## MEMORANDUM

TO: Alina T. Hudak, City Manager

FROM: Thomas R. Mooney, AICP  
Planning Director



DATE: June 23, 2021

SUBJECT: **Planning Analysis of Proposed Amended Lease Agreement – Holocaust Memorial**

### **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 amended lease agreement applies to the Holocaust Memorial site, located at 1933-1945 Meridian Avenue. The Memorial was opened in 1990. Since 2008, the Memorial has been successfully operated and maintained by the Greater Miami Jewish Federation, Inc. (the "Federation"). Although the visitor experience at the Memorial is impactful, the Memorial lacks facilities that would permit the presentation of changing exhibits, lectures and other programming and related activities. The proposal is to extend the lease to include the adjacent City-owned surface parking lot located at 775 19<sup>th</sup> Street, which is approximately 12,000 SF, and provide the Federation with the ability to design, construct, operate and maintain a cultural center at the Memorial, at the Federation's sole cost and expense. The proposal also extends the lease agreement for an additional 21 years, for a total term of 99 years.

The proposed cultural center would consist of approximately 7,000 square feet for learning and education space, exhibition space (both temporary and permanent), performance space and outdoor landscaped areas (collectively, the "Project"). The Project is intended to activate the Memorial through interactive and other programming to reach broader audiences by educating students and the public about tolerance, human rights and the need for global understanding and community.

The proposal requires approval by the City Commission and approval by sixty (60%) of the voters in a Citywide referendum. 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 site will continue to be used in the same fashion as it is today and conforms with the City’s goals and objectives and conforms to the City’s Comprehensive Plan.

- 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** – Since the proposal allows for the continuation of an existing use that has proven to be successful and a small expansion for a cultural center, no negative impacts are anticipated by the proposal. The area will continue to be used in the same manner as it is today. The community center will be built on a surface parking lot so there will be no diminution of useable open space. Pursuant to the ITE 9<sup>th</sup> Edition Trip Generation Manual, the 7,000 SF facility would likely generate 1 vehicle trip during peak hours, as such, there would be a de minimis impact on traffic. Property values and the provisions for services will not change.

- 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 and community needs by educating the community on the history of the Holocaust with the goal of illuminating the dangers of antisemitism, racism, persecution, and other hatreds through the lens of those who perished during the Holocaust in Europe from 1939 to 1945. The Memorial has conducted significant educational programming for students, and the community center will allow for additional educational opportunities.

- 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 site will continue to operate in the same fashion as it does today. The proposed community center will be adjacent to the existing memorial, the Miami Beach Botanical Garden, and Pride Park, and will not obstruct views or create environmental intrusions to adjacent properties.

- 5. The impact on adjacent properties, whether or not there is adequate parking,**

**street and infrastructure needs.**

**Consistent** – The proposal is to utilize an existing surface parking lot which contains 22 public parking spaces, of which 5 are designated for the memorial. While there will be a small loss of a surface parking spaces, the site is in very close to proximity to the City Hall Garage, 17<sup>th</sup> Street Garage, and the new Convention Center parking. As such, there are sufficient spaces in the immediate vicinity to meet the needs of the expanded memorial. Additionally, it is expected that many of the visitors to the memorial will get to the site via alternative means of transportation such as walking or biking. Therefore, the proposed lease amendment and extension will not affect the parking or infrastructure needs of adjacent properties.

- 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 amended and extended lease agreement is consistent with the Goals, Objectives, and Policies based on the proposals for the property. The lease amendment will generate no negative impacts for the surrounding area. The property would continue to serve in the same fashion as it does today.