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To: <kristen@miamibeachfl.gov>

Cc: <val_sobe@yahoo.com>

Subject: Alton Alley Development Sale

Commissioner Kristen Rosen Gonzalez,

I was the commercial broker who sold the lot at the SE corner of 17th & West Avenue not once but twice including the sale to the current owner/developer. When the appraiser contacted me for my professional input to help determine current and future development values, I was not opposed to the potential connectivity of the two properties nor am I now. However, I am concerned that the City is selling the value on the short end (\$665K ?) when the value should be closer to double that. Based on what local residential comps are paying in property tax assessments (my building for example), the price should be in the \$300 PSF range (\$1.2M for 4K SF) or higher considering that the new development is mixed-use not pure residential. Forgetting the fact that City is setting a precedent for future development over public right-of-ways in our neighborhood, the "General Fund" that continues to grow from these air rights sales needs to have a specific benefit for the immediate community. My past involvement on different committees and boards in and around the City has opened my eyes to the needs and a budget shortfall is not an excuse these days...

For example, just like Commissioner Grieco has pointed out in previous Commission Meetings that any developer payment regarding impact fees for on/off-street parking (i.e. Shore Club) that need to be directed to the Parking Department, so should the proceeds of our public alley ways. Not sure if such a specific fund exists, but given the rising number of homeless people (that typically occupy the alleys) in and around our neighborhood and these local development sites, we should consider the appropriation of a minimum 50% of the proceeds to the CMB Homeless Services under the Housing Authority. This growing issue isn't going away and the lack of resources to improve the safety and security of the Alton Road to Bay Road area requires added attention that these funds can support. From added staff under the Housing Authority to specific services that should be added/expanded (especially entering into the winter season), funding is required.

Attached is a perfect example of a homeless person who just finished urinating in public in front of me & my wife as we waited for our take-out order today at Spring Chicken at 1427-35 Alton Road. On any given day or night in the same 10 block stretch, at least a dozen or more homeless people are in need of public assistance and should not be permitted to loiter. All this to say, that our Lincoln Rd – West Ave neighborhood is littered with future developments coupled with numerous homelessness - not the environment I want for myself or my children. We are a caring city that is resourceful when needed and now is the time we need to appropriate the developer impact fees collected from the alley way sale to improve the quality of life in our immediate area as we would naturally expect from the City we love...

Please feel free to share these comments with the appropriate department heads and/or you fellow Commissioners, City Manager, City Attorney and Mayor.

I will make every effort to attend the upcoming meeting regarding this issue if I'm in town (travelling way too much for work these days)...Please help us!!!

Respectfully,

Mark Wohl & Family

1688 West Avenue