

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, RELATING TO THE PROPOSED AMENDMENT TO THE 500 ALTON ROAD DEVELOPMENT AGREEMENT TO PROVIDE FOR THE CONSTRUCTION OF A NEW COMMUNITY HEALTH CENTER AND PUBLIC LIBRARY, EXPANSION OF CANOPY PARK, AND ADDITIONAL PRIVATE IMPROVEMENTS; AND DIRECTING THE CITY ADMINISTRATION, AS PART OF ITS NEGOTIATIONS WITH THE DEVELOPER, TO NEGOTIATE FUNDING FOR THE CONSTRUCTION OF A PUBLIC RESTROOM IN CANOPY PARK.

WHEREAS, on December 12, 2018, the City Commission adopted Ordinance 2018-4228, which created the Alton Road Gateway Area Development Regulations; and

WHEREAS, the Alton Road Gateway Area Development Regulations establish a set of standards governing development for an assemblage of land on the west side of Alton Road and east side of West Avenue, including several properties between Fifth Street and Eighth Street (the "Alton Road Gateway Area"); and

WHEREAS, on December 12, 2018, the City Commission adopted Resolution No. 2018-30647, following Second Reading and a public hearing, approving a Development Agreement between the City and South Beach Heights I, LLC, 500 Alton Road Ventures, LLC, 1220 Sixth, LLC, and KGM Equities, LLC (the "Developer"); and

WHEREAS, the Development Agreement contemplated the development of land located within the Alton Road Gateway Area with mixed-used residential and commercial development, including a public park and other public and private amenities; and

WHEREAS, in May 2022, the new three-acre public park constructed pursuant to the Development Agreement, and aptly named Canopy Park, was opened to the public; and

WHEREAS, Canopy Park is situated between the 600 and 700 blocks of Alton Road and designed by ArquitectonicaGEO, featuring open greenspaces shaded by native tree species, pedestrian trails and bike paths, an outdoor gym and dog run, a MONSTRUM-designed children's playground, and public art displays; and

WHEREAS, the City desires to expand the boundaries of the Alton Road Gateway Area for purposes of facilitating the relocation of an existing community health center and construction of a public library, and promoting compatible development; and

WHEREAS, to further incentivize the Developer to construct the new community health center and public library, on the August 22, 2022 Special Election, the following question was submitted to the City's voters:

City Charter requires voter approval before increasing a property's floor area ratio FAR") (City's method of regulating building size).

The Alton Road Gateway Area, located between 5th and 8th Streets, from Alton Road to West Avenue, has maximum FAR of 2.0.

Shall City increase maximum FAR in above area from 2.0 to 2.6, only if existing community health center at 710 Alton Road is relocated to another site, with new health facilities and public library?

WHEREAS, the question was approved by 62% of the voters; and

WHEREAS, the Developer has requested amendments to the Development Agreement in order to accommodate additional private improvements, as well as to provide for the construction of a new community health center and public library; and

WHEREAS, as part of these negotiations, the Mayor and City Commission hereby direct the City Administration, as part of its negotiations for the amendments to the Development Agreement, to negotiate funding for construction of a restroom facility in Canopy Park; and

WHEREAS, currently, Canopy Park lacks a proper restroom facility, which presents a problem for families and park visitors who do not reside in close vicinity to Canopy Park.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby relating to the proposed amendment to the 500 Alton Road Development Agreement to provide for the construction of a new community health center and public library, expansion of Canopy Park, and additional private improvements; and direct the Administration, as part of its negotiations with the Developer, to negotiate funding for the construction of a public restroom in Canopy Park.

PASSED and ADOPTED this ____ day of _____, 2023.

ATTEST:

Dan Gelber, Mayor

Rafael E. Granado, City Clerk

(sponsored by Commissioner Kristen Rosen Gonzalez)

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney

1-24-23

Date