

# MIAMI BEACH

## COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: November 5, 2024

TITLE: DISCUSS POSSIBLE AGREEMENT FOR DEVELOPMENT AND CONVEYANCE TO CITY OF PUBLIC PARKING GARAGE AT 1247-1255 WEST AVENUE FOR CITY GARAGE (DUAL REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE).

### **RECOMMENDATION**

The Administration recommends that the Land Use and Sustainability Committee (LUSC) discuss and continue the item to the January 2025 LUSC meeting to provide additional information.

### **BACKGROUND/HISTORY**

On September 11, 2024, at the request of Commissioner Laura Dominguez, the Mayor and City Commission (City Commission) referred the item (C4 L) to the LUSC and the Finance and Economic Resiliency Committee (FERC).

### **ANALYSIS**

As indicated in the attached referral memorandum, the item sponsor has requested the LUSC discuss the potential development of a public parking garage at 1247-1255 West Avenue. This would include the possibility of entering into an agreement with developer to construct a public parking garage, at the sole cost and expense of the property owner, and the conveyance of the land and structure to the City.

The contract purchaser of 1247-1255 West Avenue has conveyed interest in developing a public parking garage at the property and conveying it to the City as replacement parking for the spaces lost because of the West Avenue road-raising and infrastructure project. The item is a dual referral to the FERC, where it is anticipated that the financial terms of the proposal will be discussed in more detail.

For purposes of facilitating this discussion, internal meetings with the property owner, as well as the Planning, Transportation, Parking and CIP Departments are ongoing. The Administration intends to continue these discussions and expects to be able to provide additional information at a future LUSC meeting.

Separate and apart from this discussion, the developer has filed a private application to amend the Land Development Regulations of the City Code (LDR) to the Planning Board, which includes an increase in maximum allowable building height and FAR for the property at 1250 West Avenue. This application is expected to be considered by the Planning Board on October 29, 2024, and January 7, 2025. The City Commission would then review the proposed LDR amendment in February or March of 2025.

### **FISCAL IMPACT STATEMENT**

No Fiscal Impact

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

**FINANCIAL INFORMATION**

N/A

**CONCLUSION**

The Administration recommends that the LUSC discuss and continue the item to the January 2025 LUSC meeting.

**Applicable Area**

South Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Planning

**Sponsor(s)**

Commissioner Laura Dominguez

**Co-sponsor(s)**

**Condensed Title**

Discuss Possible Agreement For Development And Conveyance To City Of Public Parking Garage At 1247-1255 West Ave For City Garage (Dual Referral To The Finance And Economic Resiliency Committee).