



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor David Dermer and Members of the City Commission

FROM: City Manager Jorge M. Gonzalez

DATE: May 16, 2007

SUBJECT: **REPORT OF THE FINANCE AND CITYWIDE PROJECTS COMMITTEE MEETING OF April 19, 2007.**

OLD BUSINESS

1. **Discussion regarding renewal of the Management And Leasing Agreement between the Miami Beach Redevelopment Agency (RDA) and the Miami Beach Community Development Corporation (MBCDC), in association with Felenstein Koniver Stern Realty Group (FKS), for the management and leasing of the retail component of The Anchor Shops and Parking Garage.**

ACTION

The Committee moved to approve the renewal of the Management and Leasing Agreement between the Miami Beach Redevelopment Agency (RDA) and the Miami Beach Community Development Corporation (MBCDC) for the management and leasing of The Anchor Shops and Parking Garage.

Assistant City Manager, Tim Hemstreet, presented the item regarding waiving the competitive bidding requirements and awarding a new Management and Leasing Agreement to MBCDC, in association with Felenstein Koniver Stern Realty Group (FKS), for the management and leasing of the Anchor Shop and Parking Garage.

NEW BUSINESS

2. **Discussion regarding the proposed CANDO resolution.**

ACTION

Motion was made by Commissioner Matti Bower and seconded by Chairman Saul Gross to award up to \$20,000.00 to cover marketing expenses for the CANDO project and have the incentives reflected in the resolution reviewed by the Planning and Zoning Board; and recommend waiving the sidewalk café permit fees for two years for businesses in the CANDO area.

The item was presented by Assistant City Manager, Hilda Fernandez. She provided an overview of the CANDO Blue Ribbon Committee Resolution to the Miami Beach City

Commission which included zoning, economic, and marketing incentives. She went on to state that the resolution calls for the assignment of a dedicated City Coordinator to supervise and market Enterprise Zone benefits and City incentives. She added that a position that could provide support of this nature is in the City's budget.

Former Miami Beach Commissioner, Nancy Liebman, advised that the mission and purpose of the Group is to distinguish the district as an arts related neighborhood. She requested the City's assistance in sponsorship. She requested a budget of \$20,000.00 that would be used to cover marketing items such as brochures, maps, street signs and banners and other promotional materials. She noted that she has received outside sponsorships from local hotels and other in-kind services but will require additional funding to cover hard costs. She went on to request that a \$20 million dollar line item be placed in the future RDA budget for the CANDO project. Ms. Liebman also requested that incentives be extended to potential businesses seeking to locate in the CANDO, to include parking impact fee waivers, waiver of sidewalk café fees, reduction/waiver of permit fees and an expedited permitting process.

City of Miami Beach Resident, Robert Wennett, expressed that the CANDO project would draw an increased number of cultural workers to the District.

There was discussion among the committee members regarding the funding request from RDA. Administration clarified that funding from the RDA is currently committed to projects until 2012. The committee did not recommend including a line item for CANDO, especially as that would commit future Commissions to this level of funding, and it is unknown at that time what funding will be available. The committee agreed that CANDO can be added to the list of projects that in future years might be considered for RDA funding. The only funding the Committee recommended to be allocated at this time was \$20,000 for the CANDO marketing efforts.

City Manager, Jorge Gonzalez, suggested that the CANDO group spend more time with the City's Planning and Zoning Board to review the outlined zoning incentives. He went on to suggest delaying the ear-marking of any additional funds for the project until a decision is made by Tallahassee regarding the state tax issue. He also added that reduction of the parking fees would become a financial burden. The administration agreed to extend to CANDO the same waiver/reduction of permit fees that has been provided on a short term basis to other businesses, such as the waiver of sidewalk café permit fees for Washington Avenue businesses during construction (two years).

3. Discussion regarding the conceptual plan report for the 16th Street Operational Safety Improvements and Enhancement Project.

ACTION

Motion was made by Chairman Saul Gross and seconded by Commissioner Matti Bower to approve the revised conceptual plan for the 16th Street Operational Safety Improvement and Enhancement Project to include minimizing the size of the sidewalk, preservation of the greenspace, and striping of the existing bike lanes.

Director of Public Works, Fred Beckmann, introduced the item. He advised that project consultants, McMahan and Associates, were charged with developing the conceptual designs. Mr. Tom Hall of McMahan and Associates gave a presentation of the revised conceptual design. He expressed that the objective was to create a more pedestrian friendly environment. The revised design consist of an 8'-0" sidewalk, 8'-0" parking lane,

5'-0" bike lane and 10'-0" car lane. He went on to add that the left turn lane on Alton and 16th Street would remain.

Mr. Beckmann noted that the royal palm trees and any existing large shade trees within the project's scope would not be removed. He also added that presently there are no significant private properties hardscape encroachments. He went on to advise that the current total project cost estimate is \$8 million dollars, including the replacement of the drainage system. Funding to cover the project would come from the Peoples Transportation Plan (PTP) fund, Concurrency Mitigation fund, and the Federal Highway Priority Project fund.

Mr. Joe Fontana and Miami Beach resident Larry Thorson expressed their concerns regarding bump-outs along the sidewalks associated with the project. Mr. Dave Carlson of 1570 Meridian advised that he opposed expanding the sidewalk towards the resident's properties. Miami Beach resident, Paul Gannon, suggested turning 16th Street into a one-way street.

Chairman Gross advised that he preferred more landscaping as opposed to a sidewalk due to the fact that there is not much pedestrian traffic in that vicinity. He also expressed his concern regarding cars that might parallel park and end up blocking other cars or obstructing the path of bicyclists. The cyclist group, BASIC, unanimously expressed their support and stated that by adding the bike lanes it would make it safer for them to travel.

Commissioner Steinberg expressed his concern regarding the 10ft roadway as opposed to an 11ft roadway and suggested maximizing the public right of way. He advised that the City should not allow encroachments to be preserved on City property and that the City should take back those public areas that have private shrubs planted on them.

Mr. Beckmann advised that Miami-Dade County approved a 10ft roadway and that the narrower the street, the slower the traffic, thus, creating more traffic calming.

4. Discussion regarding an ordinance implementing House Bill 333, increasing the homestead exemption for low income seniors.

ACTION

The Committee moved to approve placing House Bill 333 on the agenda of the April 25th special Commission Meeting for first reading and then on May's Commission agenda for a second reading in an effort to be approved in time for the June 1, 2007 ordinance deadline.

The Manager advised that that City has an opportunity to take advantage of the increased homestead exemption for low-income senior residents of Miami Beach. Presently, senior residents are entitled up to a \$50,000.00 exemption (\$25,000 homestead and \$25,000 senior citizen exemption). The new local option allows for an additional exemption of \$25,000.00. In order for this exemption to apply to 2007's taxes, the City must meet Miami-Dade County Appraiser's June 1, 2007 deadline.

JMG/PDW/rs/nsf

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