

# MIAMIBEACH

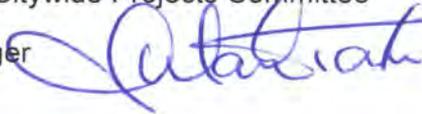
City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMITTEE MEMORANDUM

TO: Members of the Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager

DATE: June 17, 2016



This shall serve as written notice that a meeting of the Finance and Citywide Projects Committee (FCWPC) has been scheduled for June 17, 2016, at 2:30 P.M. in the City Commission Chambers.

The agenda is as follows:

### OLD BUSINESS

1. Discussion regarding whether or not to pursue food and beverage concessions for Soundscape Park, Collins Park, and the Miami Beach Botanical Garden (May 21, 2014 Commission Item C4C)(Continued from May 20, 2016 FCWPC Meeting)

Max Sklar – Tourism, Culture & Economic Development Director

*Status: Item deferred. Staff is in discussion with the Bass Museum and the Botanical Garden and will return to the FCWPC as soon as additional information is available.*

2. Discussion regarding the proposed site options for the new Fire Station No. 1 (January 13, 2016 Commission Item C4A)(Continued from April 22, 2016 FCWPC Meeting)

David Martinez – Capital Improvement Projects Director  
Virgilio Fernandez – Fire Chief

*Status: Item enclosed.*

3. Discussion Seeking Citywide WiFi Solutions And CMB Becoming Its Own Internet Service Provider (January 13, 2016 Commission Item C4C)(Continued from March 18, 2016 FCWPC Meeting)

Ariel Sosa – Information Technology Director

*Status: Item deferred. Staff will return to the FCWPC in July 2016 with an update.*

4. Discussion Regarding The Vacation Of A Portion Of The Alley Between Alton Road And West Avenue, Just South Of 17th Street – As Part Of A Proposed Mixed Use Project That Will Include Residential, Retail And Structured Parking, Including Public Parking (September 2, 2015 Commission Item C4I)(Continued from April 22, 2016 FCWPC Meeting)

Eve Boustsis – Chief Deputy City Attorney  
Jay Fink – Assistant Public Works Director

**Status: Item enclosed.**

5. Discussion Regarding Implementing An Open Data Policy (March 9, 2016 Commission Item C4E)

Ariel Sosa – Information Technology Director

**Status: Item will be removed from the FCWPC agenda as the item was heard at the Commission Meeting on June 8, 2016 under agenda item R9N.**

6. Discussion Regarding Miami New Drama Becoming The Resident Theater And Venue Manager For The Colony Theater As A Pilot Program (April 13, 2016 Commission Item C4M)(Continued from May 20, 2016 FCWPC Meeting)

Max Sklar – Tourism, Culture & Economic Development Director

**Status: Item deferred. On June 8, 2016, the City Commission accepted the recommendation of the FCWPC and negotiations for a Management Agreement are underway. Staff expects to return to the FCWPC in July with a term sheet for consideration.**

7. Discussion Regarding The Creation Of The City Of Miami Beach Transportation Fund (April 13, 2016 Commission Item C4P)(Continued from April 22, 2016 FCWPC Meeting)

Jose Gonzalez – Transportation Director  
Allison Williams – Chief Financial Officer

**Status: To be submitted under separate cover.**

8. Discussion To Consider The Closed Captioning For The Hearing Impaired Of The City's Video-Recorded Meetings And Events (April 13, 2016 Commission Item R9M)(Continued from April 22, 2016 FCWPC Meeting)

Tonya Daniels – Office of Communications Director

**Status: Item deferred. The FCWPC recommended staff bring this item back after meeting with the Disability Access Committee (DAC) to evaluate if this would be the best use of limited City funds for the hearing impaired. Item has been scheduled to be heard at the DAC.**

**9. Discussion Regarding A Competition Swimming Pool (April 27, 2016 Commission Item R9E)**

John Rebar – Parks and Recreation Director

*Status: Item deferred. The FCWPC directed staff to continue research on swimming pool options with master planners. The Parks and Recreation Department requests deferral of this item until the study is completed.*

**NEW BUSINESS**

**10. Discussion Regarding Advertising Opportunities Within Municipal Parking Garages And Not Visible From The Right-Of-Way (May 11, 2016 Commission Item C4B)**

Saul Frances – Parking Director

*Status: Item enclosed.*

**11. a. Discussion Regarding 300 Alton Road (May 11, 2016 Commission Item C4D)  
b. Discussion Regarding Proposed Miami Beach Marina Development Agreement (May 11, 2016 Commission Item R9J)**

Max Sklar – Tourism, Culture & Economic Development Director  
Thomas Mooney – Planning Director

*Status: Item enclosed.*

**12. Discussion To Consider Televising All City Special Master Hearings (May 11, 2016 Commission Item C4H)**

Tonya Daniels – Office of Communications Director

*Status: Item enclosed.*

**13. Discussion To Work With Miami-Dade County Public Schools (MDCPS) To Assess The Viability And Interest In A City Of Miami Beach School Bus Service Within The 2-Mile Boundary Of School Bus Service Provided By MDCPS (May 11, 2016 Commission Item C4K)**

Jose Gonzalez – Transportation Director  
Leslie Rosenfeld – Chief Learning Development Officer

*Status: Item enclosed.*

**14. Discussion Relating To City Clerk Rafael E. Granado's Annual Performance Evaluation (May 11, 2016 Commission Item C4O)**

Sylvia Crespo-Tabak – Human Resources Director

**Status: Verbal report to be given.**

**15. Discussion Regarding A Review Of The Fine Schedule For Littering On The Beach (May 11, 2016 Commission Item R9R)**

Robert Santos-Alborna – Code Compliance Assistant Director

**Status: Item deferred. Staff will return to the FCWPC in July 2016 with an update.**

**16. Discussion Regarding A City Employee Healthy Cafeteria (May 11, 2016 Commission Item R9T)**

Max Sklar – Tourism, Culture & Economic Development Director  
Alex Denis – Procurement Director

**Status: Item enclosed.**

**17. Discussion On Increasing The Living Wage Rate For Fiscal Year 2016-2017 In Accordance With City Code's General Ordinances, Chapter 2, Article VI, Division 6, Section 2-408" (June 8, 2016 Commission Item C4B)**

Alex Denis – Procurement Director

**Status: Item enclosed.**

**18. Discussion Regarding Building A Satellite City Center At The North Beach Police Station (June 8, 2016 Commission Item C4C)**

David Martinez – Capital Improvement Projects Director  
Daniel Oates – Police Chief

**Status: Item deferred. Staff will return to the FCWPC in July 2016 with an update.**

**19. Discussion Regarding City Attorney's Annual Review/Contract Renewal (June 8, 2016 Commission Item C4E)**

Sylvia Crespo-Tabak – Human Resources Director

**Status: Verbal report to be given.**

20. Discussion Regarding The Exchange Of Property With The Owner Of 5860 North Bay Road In Order To Resolve The Existing Boundary Lines, And The Location Of A Future City Pump Station And Sewer Line (*June 8, 2016 Commission Item C4F*)

Eric Carpenter – Assistant City Manager

*Status: Item deferred. Staff will return to the FCWPC in July 2016 with an update.*

21. Discussion Regarding The Bass Museum Budget Enhancement (*June 8, 2016 Commission Item C4M*)

Max Sklar – Tourism, Culture & Economic Development Director

*Status: Item enclosed.*

22. Discussion Regarding Payment To Bass Museum Of \$150,000 Towards The Programming In The Newly Added Renovated Exhibition Space. This Is Reimbursement Of Permitting And Parking Fees For The New Construction (*June 8, 2016 Commission Item C4R*)

Max Sklar – Tourism, Culture & Economic Development Director

*Status: Item to be heard in conjunction with Item 21*

23. Discussion Regarding A Lease Agreement With Crown Castle Solutions.

Max Sklar – Tourism, Culture & Economic Development Director

*Status: Item enclosed.*

24. Discussion Regarding The Data And Analysis Required For The Equivalent Residential Unit (ERU) Methodology Changes (*June 8, 2016 Commission Item C4W*)

Eric Carpenter – Assistant City Manager

*Status: Item enclosed.*

25. Discussion Regarding Change Orders protocol/policy for construction projects (*June 8, 2016 Commission Item R79*)

Eric Carpenter – Assistant City Manager

*Status: Item deferred. Staff will return to the FCWPC in July 2016 with an update.*

26. Discussion Regarding The Collins Park Parking Garage Project (*June 8, 2016 Commission Item R9D*)

David Martinez – Capital Improvement Projects Director

*Status: Item deferred. Staff will return to the FCWPC in July 2016 with an update.*

**27. Discussion Regarding The Use Of Auto Return's Tow Technology On Miami Beach  
(June 8, 2016 Commission Item R90)**

Saul Frances – Parking Director

*Status: Item deferred. Staff will return to the FCWPC in July 2016 with an update.*

**Finance and Citywide Projects Committee Meetings for 2016:**

**July 6 Budget**

**July 22 Finance/Budget**

**September 23**

**October 28**

**November 18**

**December 16**

AW/kd

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Cc. Mayor and Members of the City Commission  
Management Team

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## COMMITTEE MEMORANDUM

TO: Finance & Citywide Projects Committee

FROM: Jimmy Morales, City Manager 

DATE: June 17, 2016

SUBJECT: Proposed Site Options for New Fire Station No. 1

### BACKGROUND

On April 22, 2016, an update was presented to the Finance & Citywide Projects Committee (FCWPC) and subsequently the direction of the Committee was to bring the item back for discussion once the conceptual plans and cost estimates were finalized.

AECOM Technical Services (Consultant) was retained to analyze the Flamingo Park surface parking lot P9 site and provide several schemes, meeting the following requirements: Fire Station to include apparatus bay, living quarters (staff residential), administrative and training facilities, 32 parking spaces for proposed fire station personnel, maintain the existing number of parking spaces of 118 (with the possibility of adding more), preserve the existing width of the main park entrance, maintain existing facility area for PAL at 13,397 SF, and construct a temporary parking lot to accommodate the loss of parking during construction.

### ANALYSIS

Several schemes have been developed within the existing area encompassing the surface parking lot and PAL building (Exhibit A). All presented schemes include a sun study, and are as follows:

**Scheme A** – Proposes the development of a new fire station and parking garage constructed within the existing asphalt footprint of the surface parking lot while not affecting the existing PAL building as follows:

- Two-story fire station (39 feet height)
- Six (6) level parking garage with 253 parking spaces (74 feet height)
- Project timeline is 26 months (design criteria package, selection of design builder and design/construction)
- Probable order of magnitude estimate

1. Fire Station Construction Cost	\$ 5,855,590
2. Parking Garage (253 spaces) Const. Cost	\$ 5,920,833
3. Temporary Parking Lot	\$ 670,000
4. Soft Costs	\$ 4,121,748
Total	\$16,568,171

**Scheme B** – Proposes the development of a new fire station and parking garage constructed within the existing asphalt footprint of the surface parking lot while not affecting the existing PAL building. This scheme explores two options for parking garage height as follows:

Option 1:

- Three-story fire station (54 feet height)
- Six (6) level parking garage with 356 parking spaces (54 feet height)
- Project timeline is 26 months (design criteria package, selection of design builder and design/construction)
- Probable order of magnitude estimate

1. Fire Station Construction Cost	\$ 5,855,590
2. Parking Garage (356 spaces) Const. Cost	\$ 8,331,290
3. Temporary Parking Lot	\$ 670,000
4. Soft Costs	<u>\$ 4,965,408</u>
Total	\$19,822,289

Option 2:

- Three-story fire station (54 feet height)
- Eight (8) level parking garage with 496 parking spaces (74 feet height)
- Project timeline is 28 months (design criteria package, selection of design builder and design/construction)
- Probable order of magnitude estimate

1. Fire Station Construction Cost	\$ 5,855,590
2. Parking Garage (496 spaces) Const. Cost	\$11,607,640
3. Temporary Parking Lot	\$ 670,000
4. Soft Costs	<u>\$ 6,112,131</u>
Total	\$24,245,361

**Scheme C** – Includes demolishing the PAL building and proposes the development of a new fire station, parking garage, and new PAL building constructed within the existing surface parking lot and existing PAL building footprint area. The project will need to be phased. Phase I - construct a new PAL building and relocate PAL tenants. Phase II - demolish existing PAL building and construct fire station and parking garage. This scheme explores two options for parking garage height as follows:

Option 1:

- Two-story fire station (39 feet height)
- Two-story PAL building (13,367 SF)
- Six (6) level parking garage with 402 parking spaces (54 feet height)
- Project timeline is 38 months (design criteria package, selection of design builder and design/construction)
- Probable order of magnitude estimate

1. Fire Station Construction Cost	\$ 5,855,590
2. PAL Building Const. Cost	\$ 3,110,208
3. Parking Garage (402 spaces) Const. Cost	\$ 9,407,805
4. Temporary Parking Lot	\$ 670,000
5. Soft Costs	<u>\$ 6,430,761</u>
Total	\$25,474,364

Option 2:

- Two-story fire station (39 feet height)
- Two-story PAL building (13,367 SF)
- Eight (8) level parking garage with 550 parking spaces (74 feet height)
- Project timeline is 40 months (design criteria package, selection of design builder and design/construction)
- Probable order of magnitude estimate

1. Fire Station Construction Cost	\$ 5,855,590
2. PAL Building Const. Cost	\$ 3,110,208
3. Parking Garage (550 spaces) Const. Cost	\$12,871,375
4. Temporary Parking Lot	\$ 670,000
5. Soft Costs	<u>\$ 7,643,011</u>
Total	\$ 29,111,611

Flamingo Park Historic District maximum height restriction is 35 feet, therefore a waiver of Land Development Regulations will be required for structures above 35 feet in height.

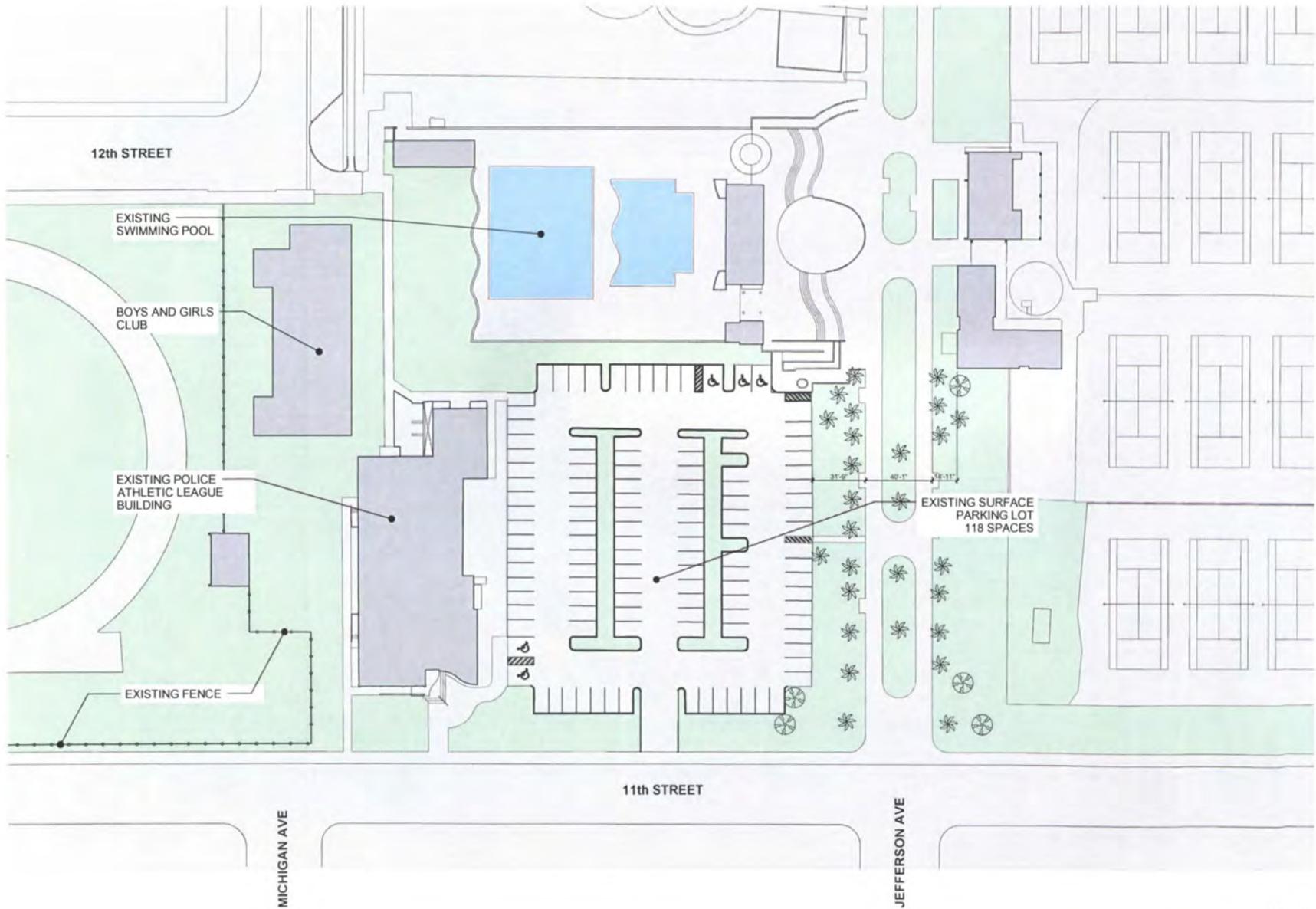
The different schemes with parking options are being presented at the Neighborhoods and Community Affairs Committee of June 10, 2016.

**CONCLUSION**

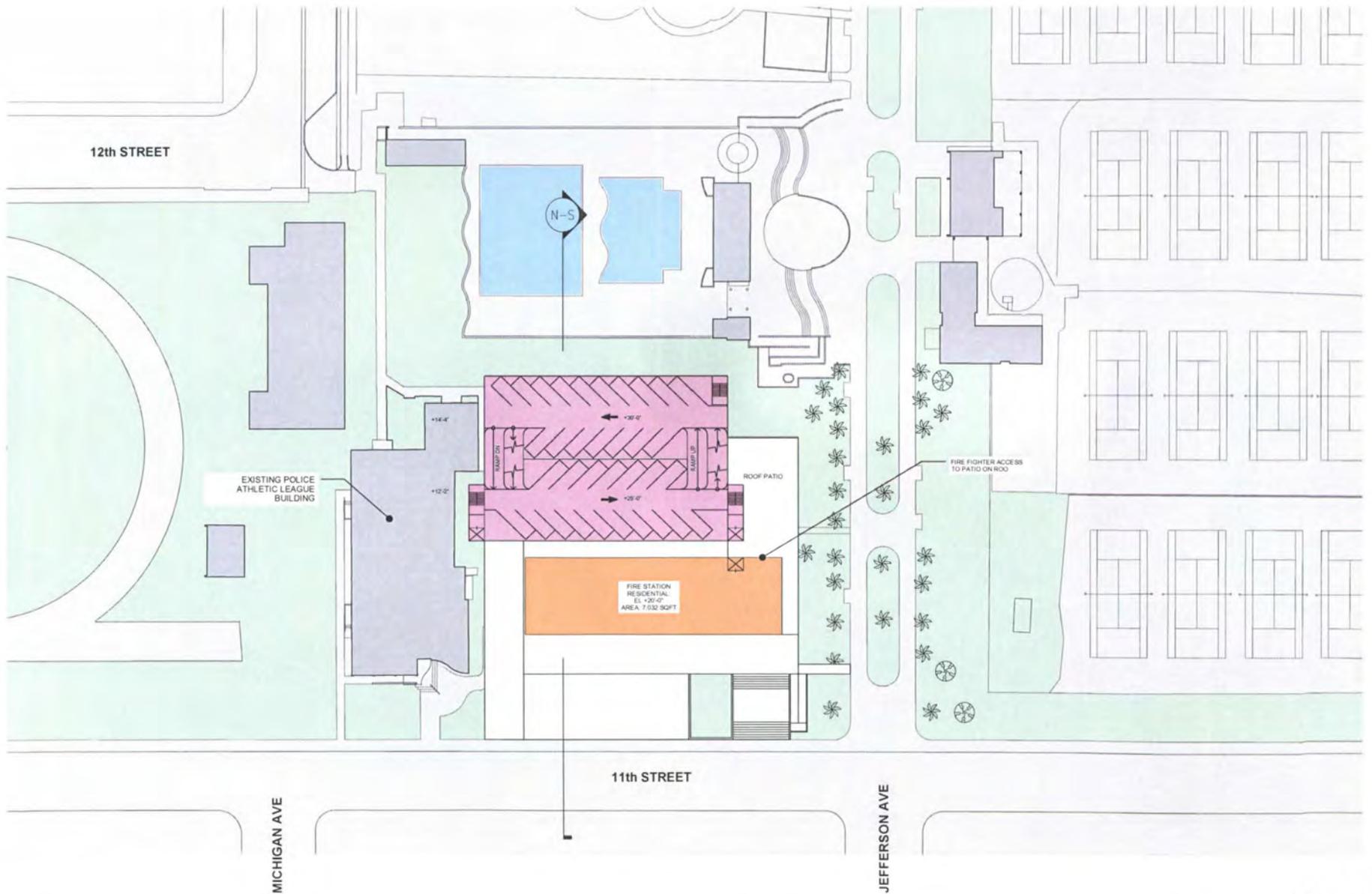
The Administration is seeking a recommendation on how to proceed.

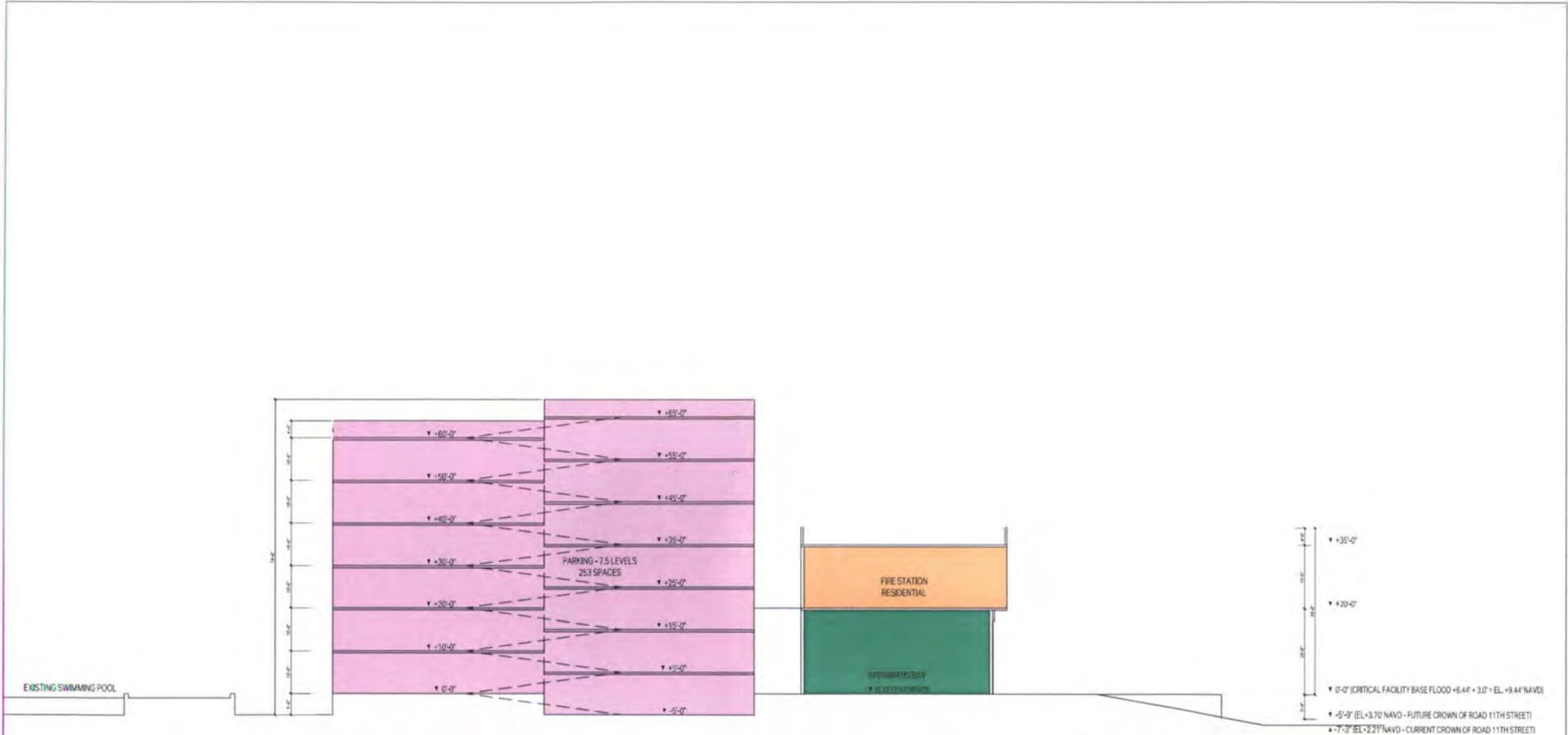
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Attachments: Exhibit A

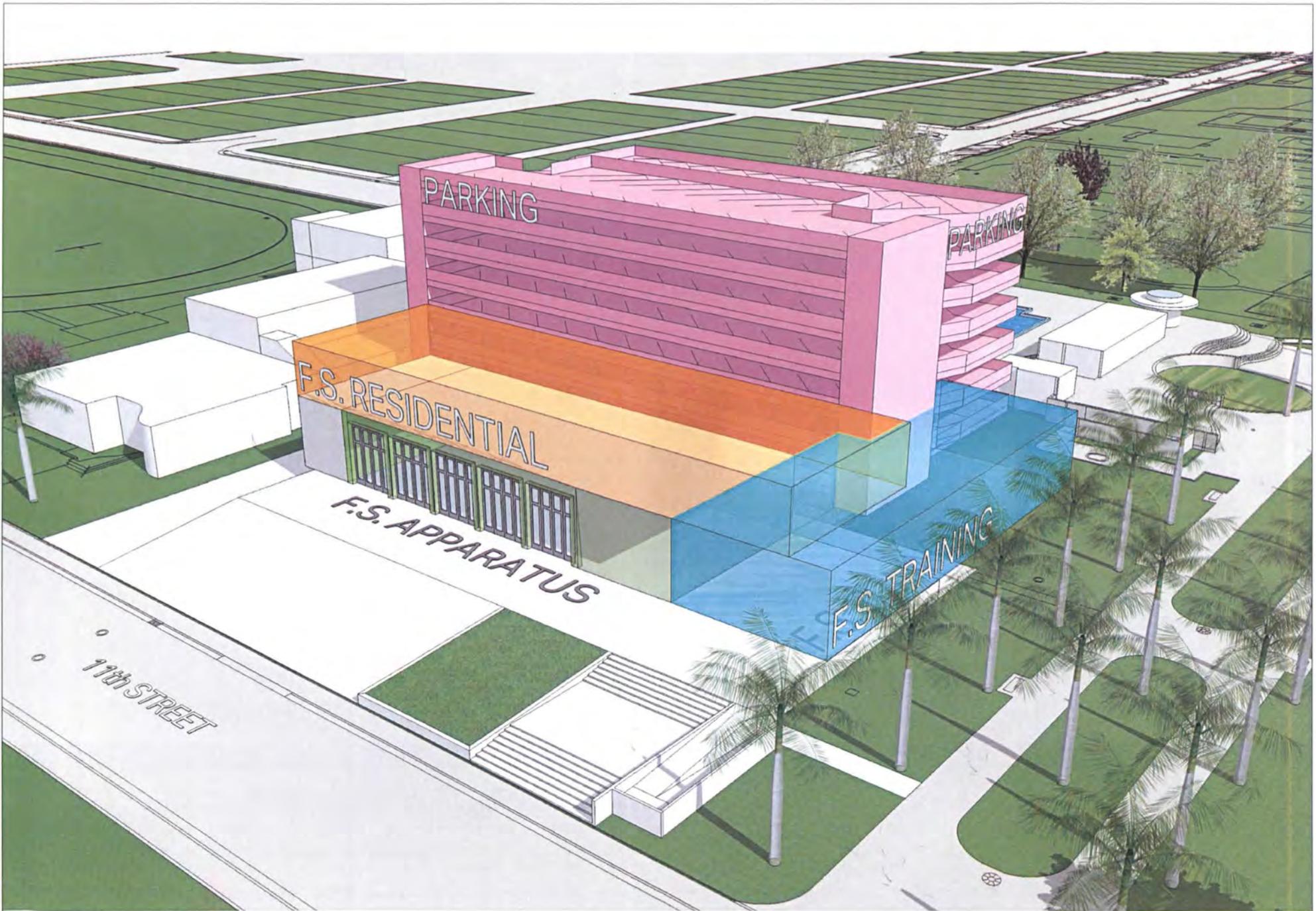








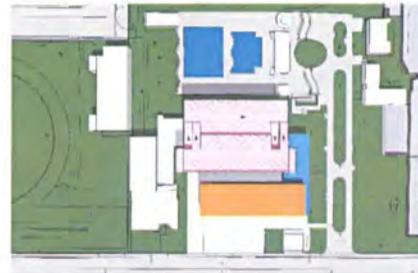
**MAXIMUM PARKING**  
253 SPACES



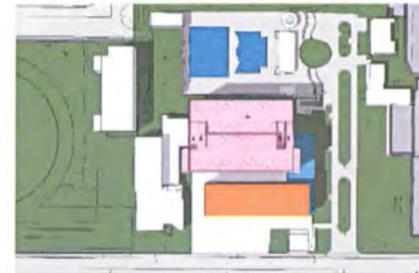




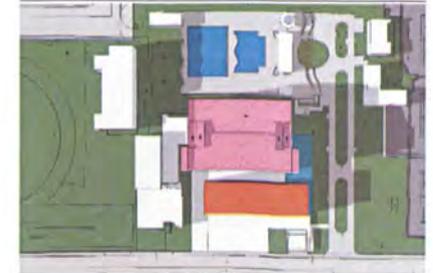
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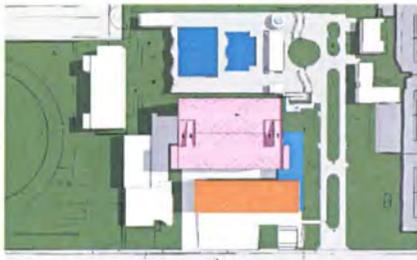
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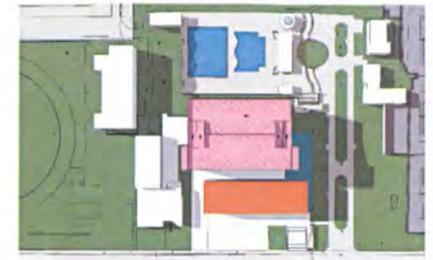
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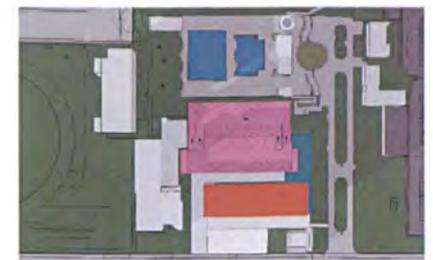
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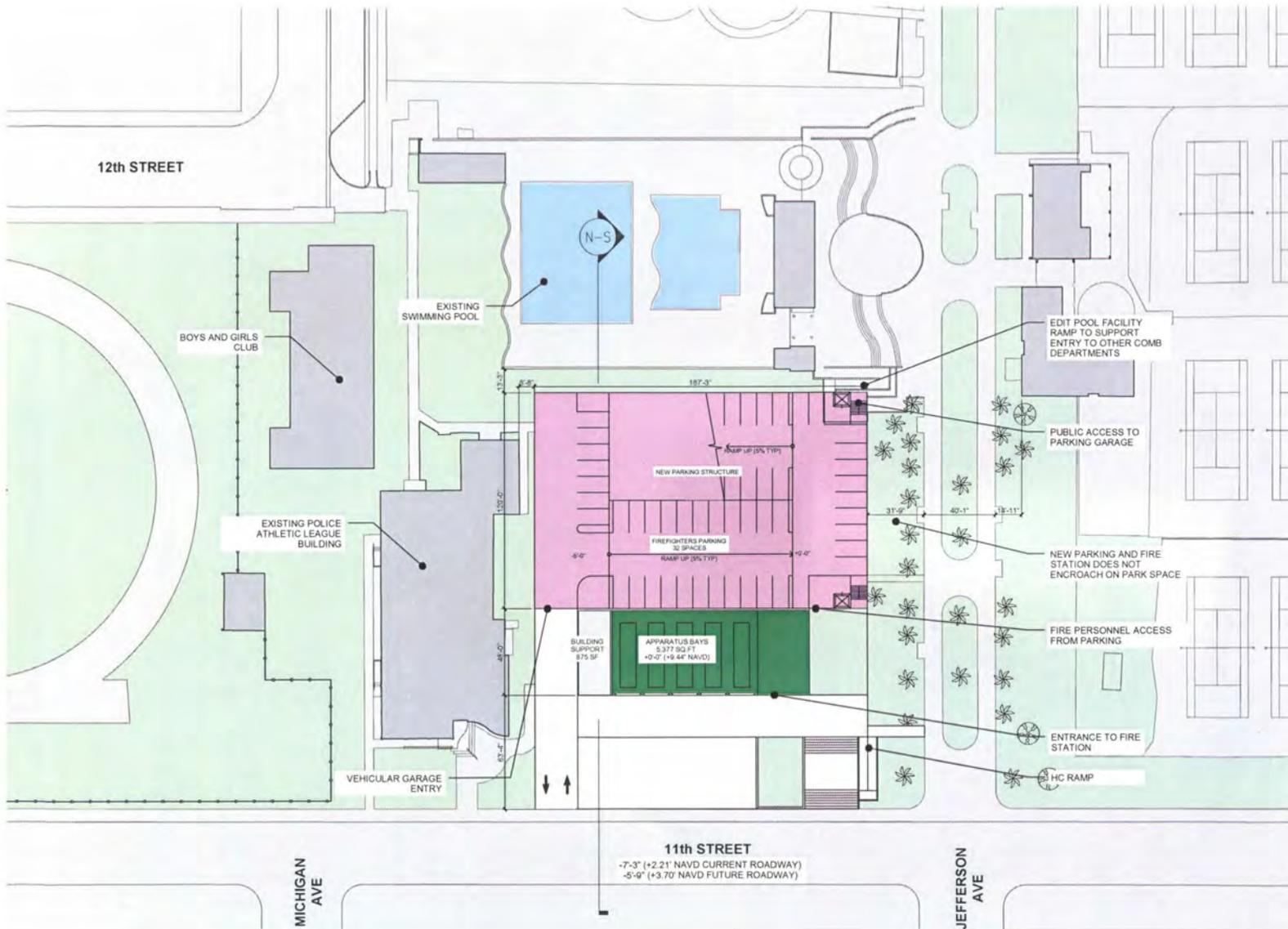


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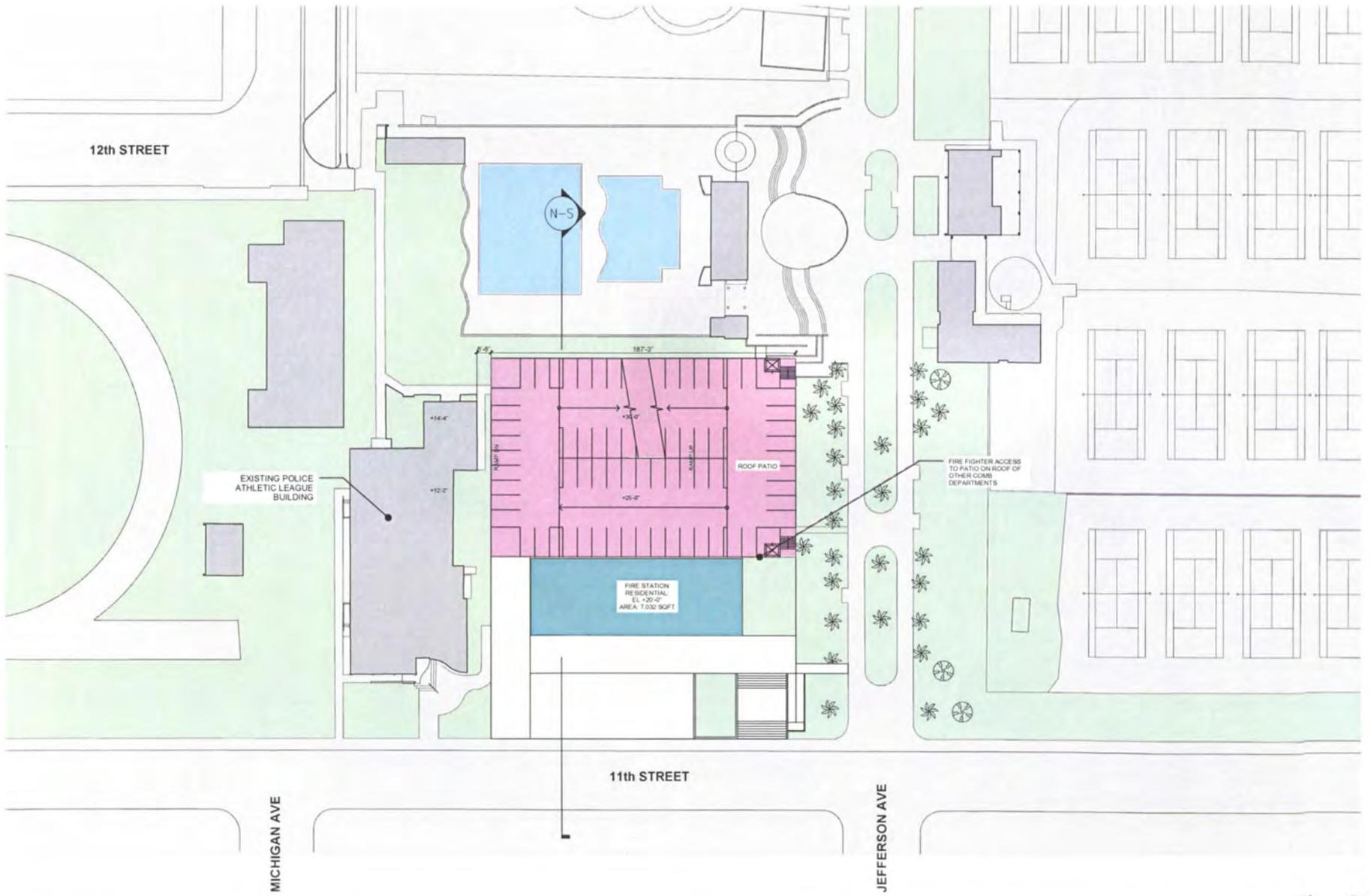


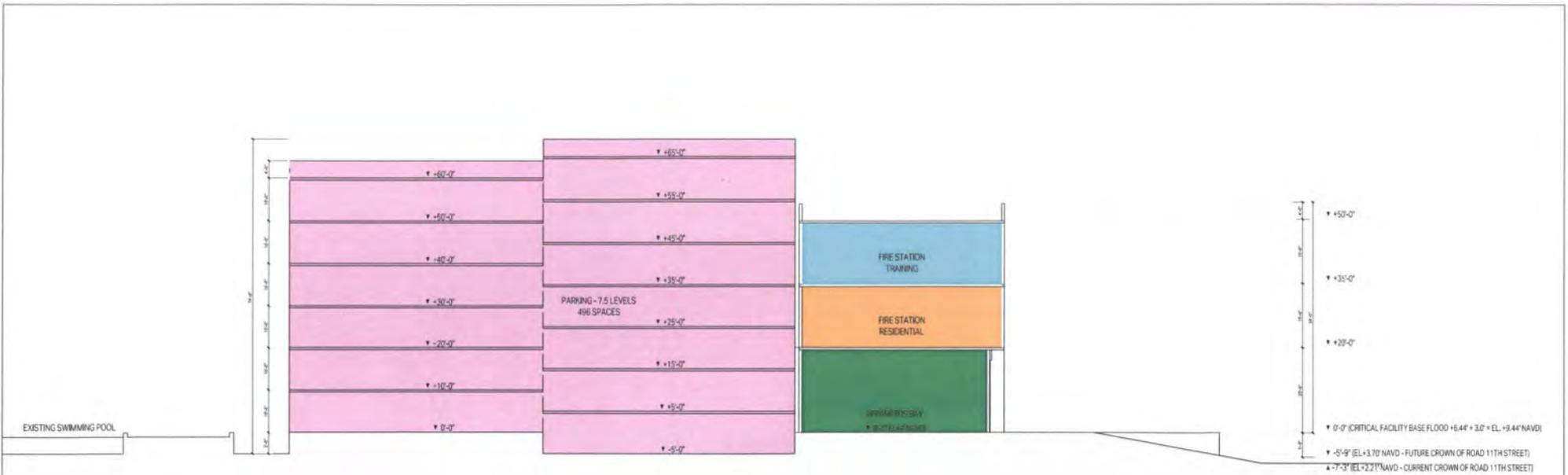


BUILDING AREA		
PROGRAM	AREA	LEVEL
APPARATUS BAYS	5,377	1
BUILDING SUPPORT	875	1
FIRE STATION TRAINING	4,700	2 & 3
FIRE STATION RESIDENTIAL	7,032	2
<b>TOTAL</b>	<b>17,984</b>	

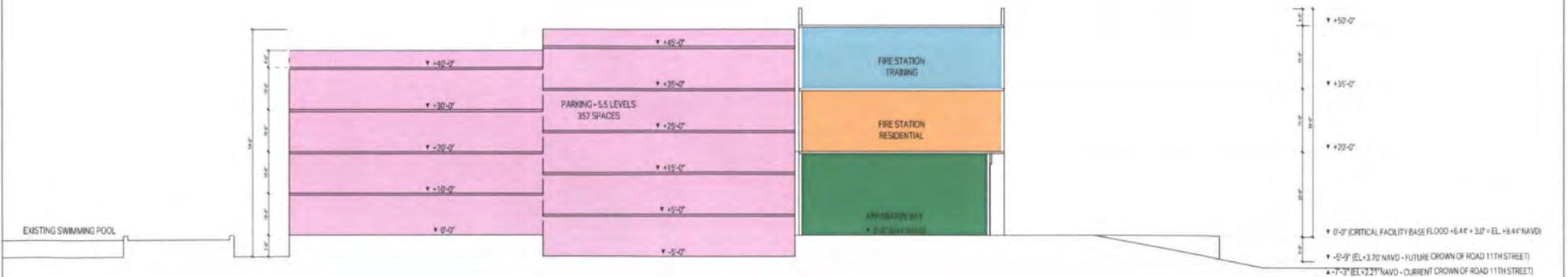
PARKING - OPTION 1		
PROGRAM	AREA	SPACES
LEVEL 1 (FF PARKING)	22,475	64
LEVEL 2	22,475	70
LEVEL 3	22,475	70
LEVEL 4	22,475	70
LEVEL 5	22,475	70
LEVEL 6	5,040	12
<b>TOTAL</b>	<b>117,415</b>	<b>356</b>

PARKING - OPTION 2		
PROGRAM	AREA	SPACES
LEVEL 1 (FF PARKING)	22,475	64
LEVEL 2	22,475	70
LEVEL 3	22,475	70
LEVEL 4	22,475	70
LEVEL 5	22,475	70
LEVEL 6	22,475	70
LEVEL 7	22,475	70
LEVEL 8	5,040	12
<b>TOTAL</b>	<b>162,365</b>	<b>496</b>

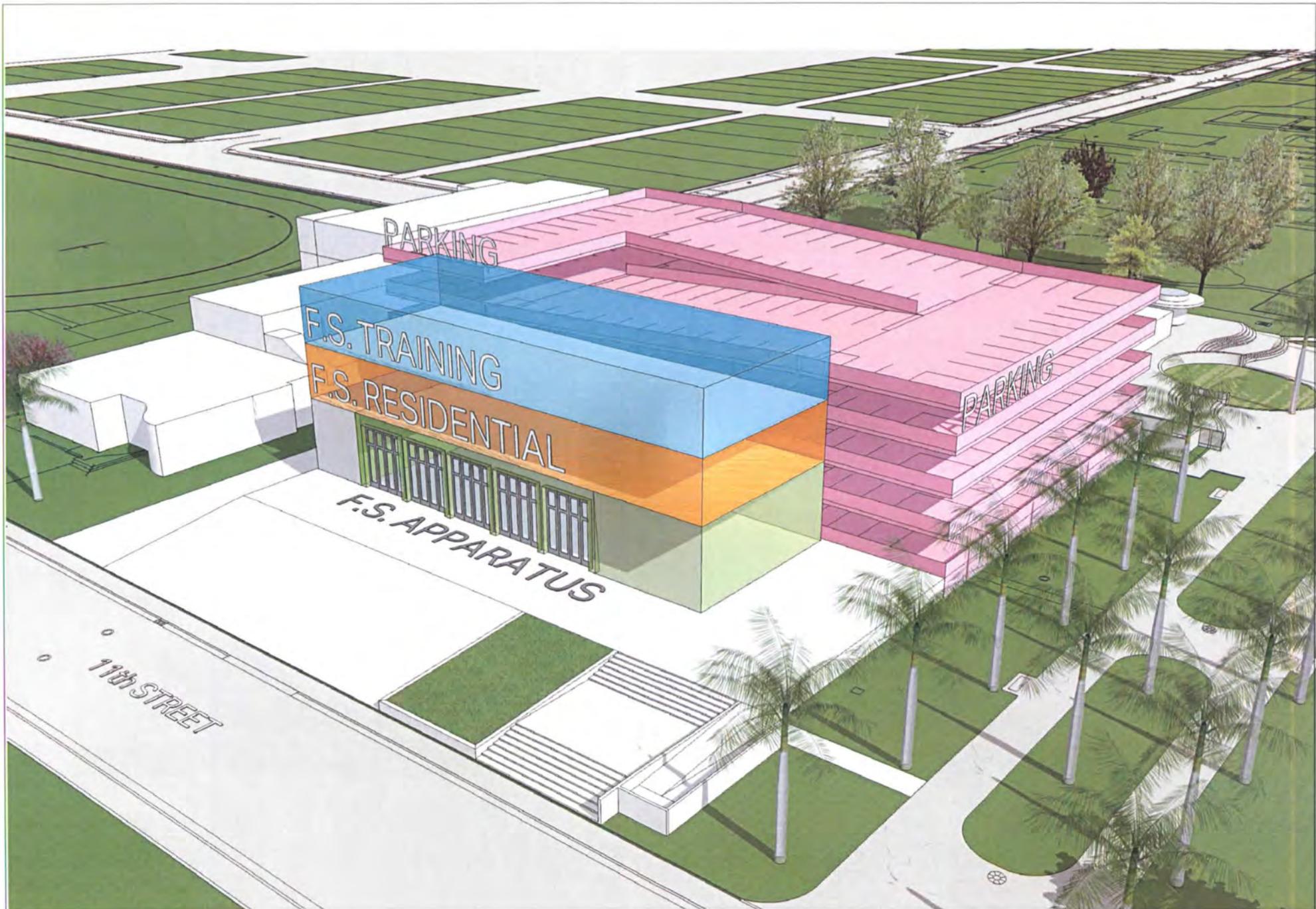




**OPT 2 - MAXIMUM PARKING**  
496 SPACES



**OPT 1 356**  
SPACES



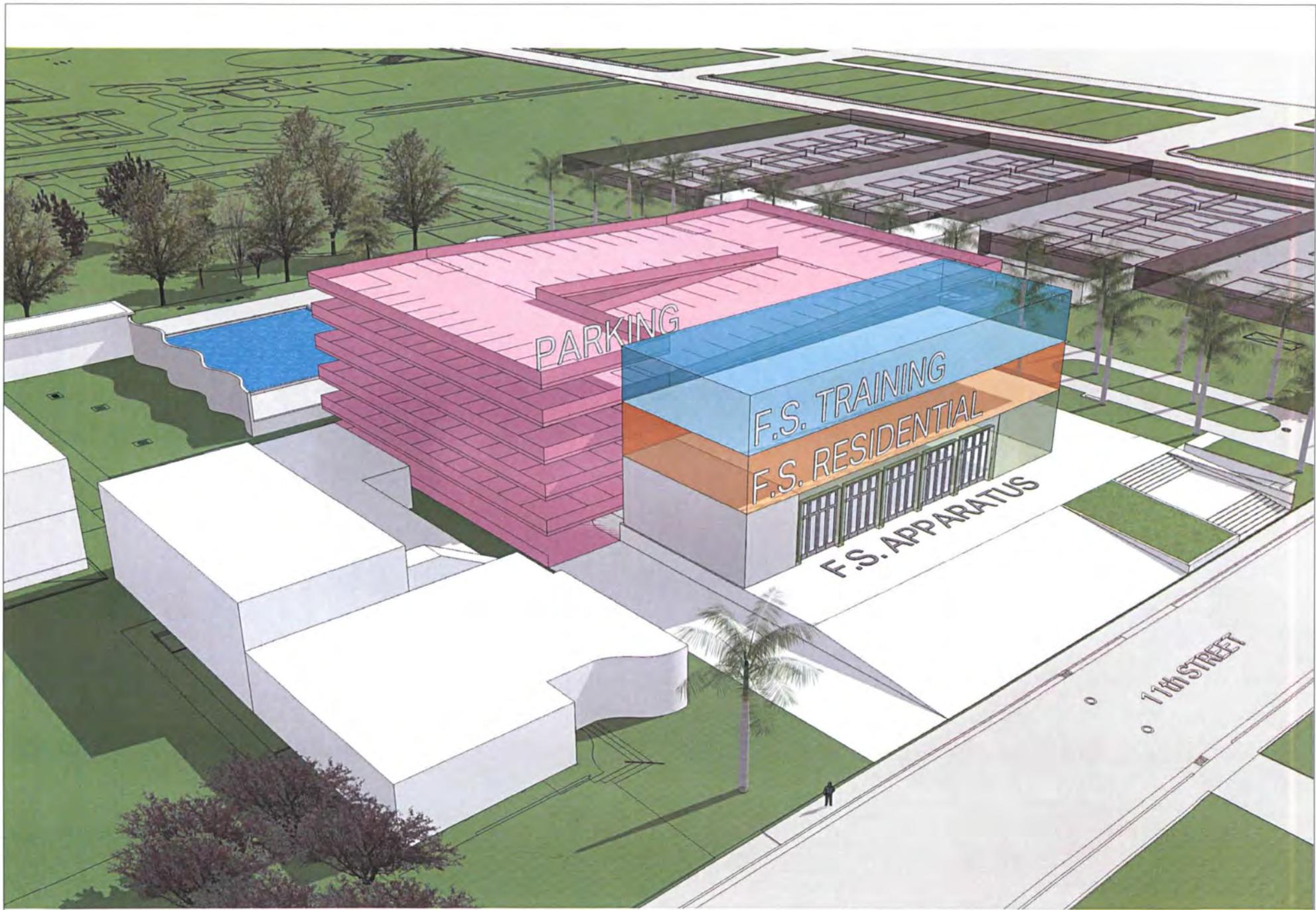
OPTION 1 - 356 Parking Spaces

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**AECOM**

MIAMI BEACH FIRE STATION NO. 1 MIAMI BEACH, FL 05.12.2016

**SCHEME B- (Opt. 1) 55' GARAGE VIEW FROM SE**



OPTION 1 - 356 Parking Spaces

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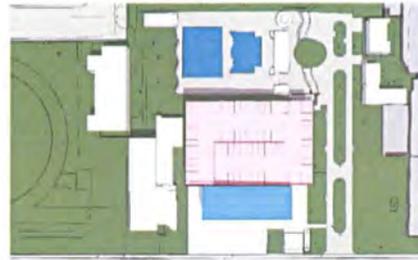


MIAMI BEACH FIRE STATION NO. 1 MIAMI BEACH, FL 05.12|2016

**SCHEME B- (Opt. 1) 55' GARAGE VIEW FROM SW**



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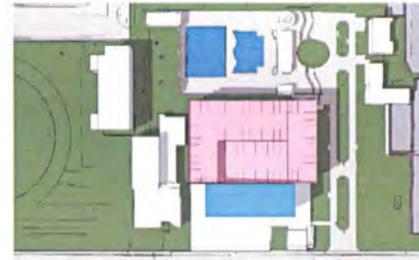
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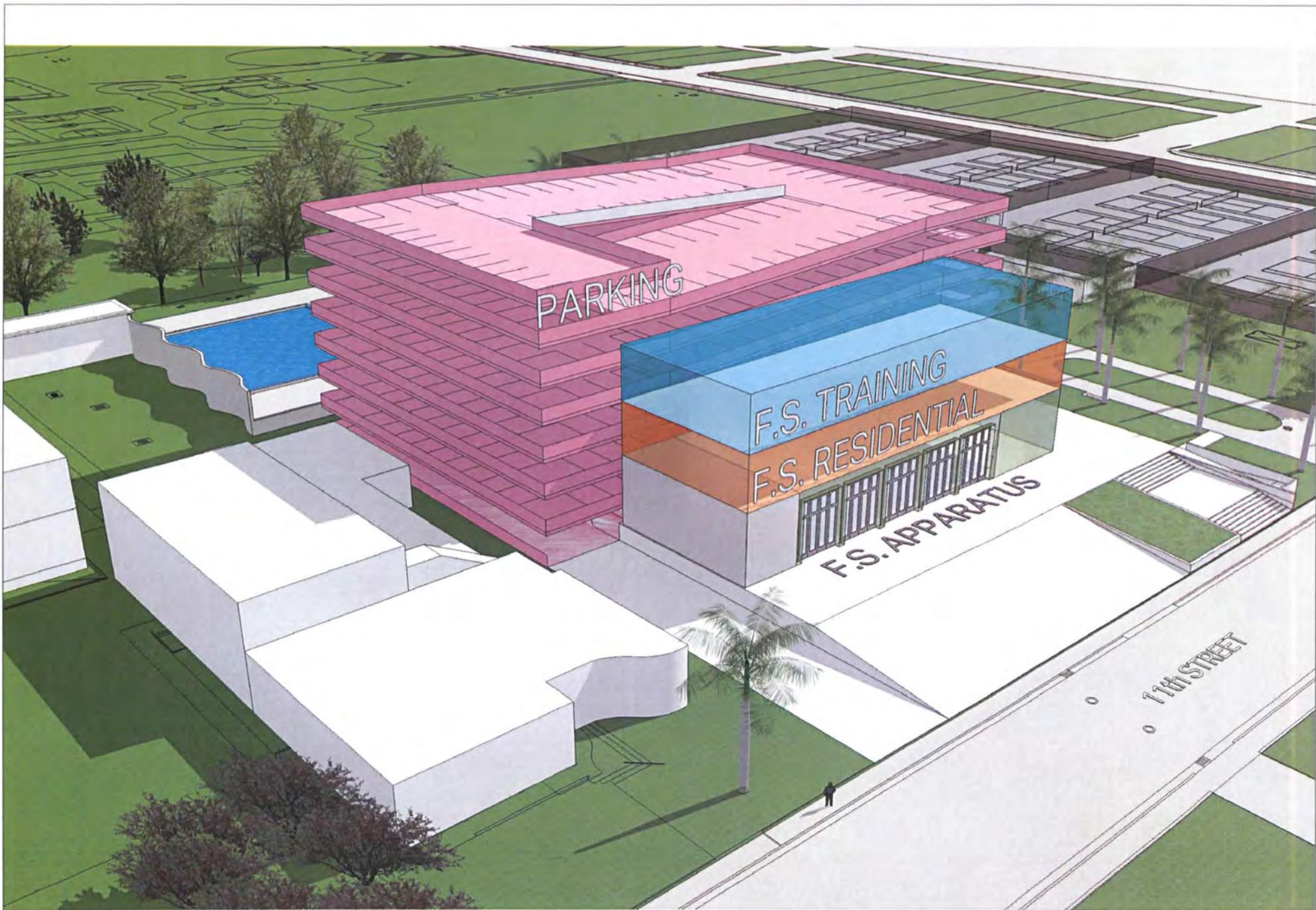
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OPTION 2 - 496 Parking Spaces

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OPTION 2 - 496 Parking Spaces



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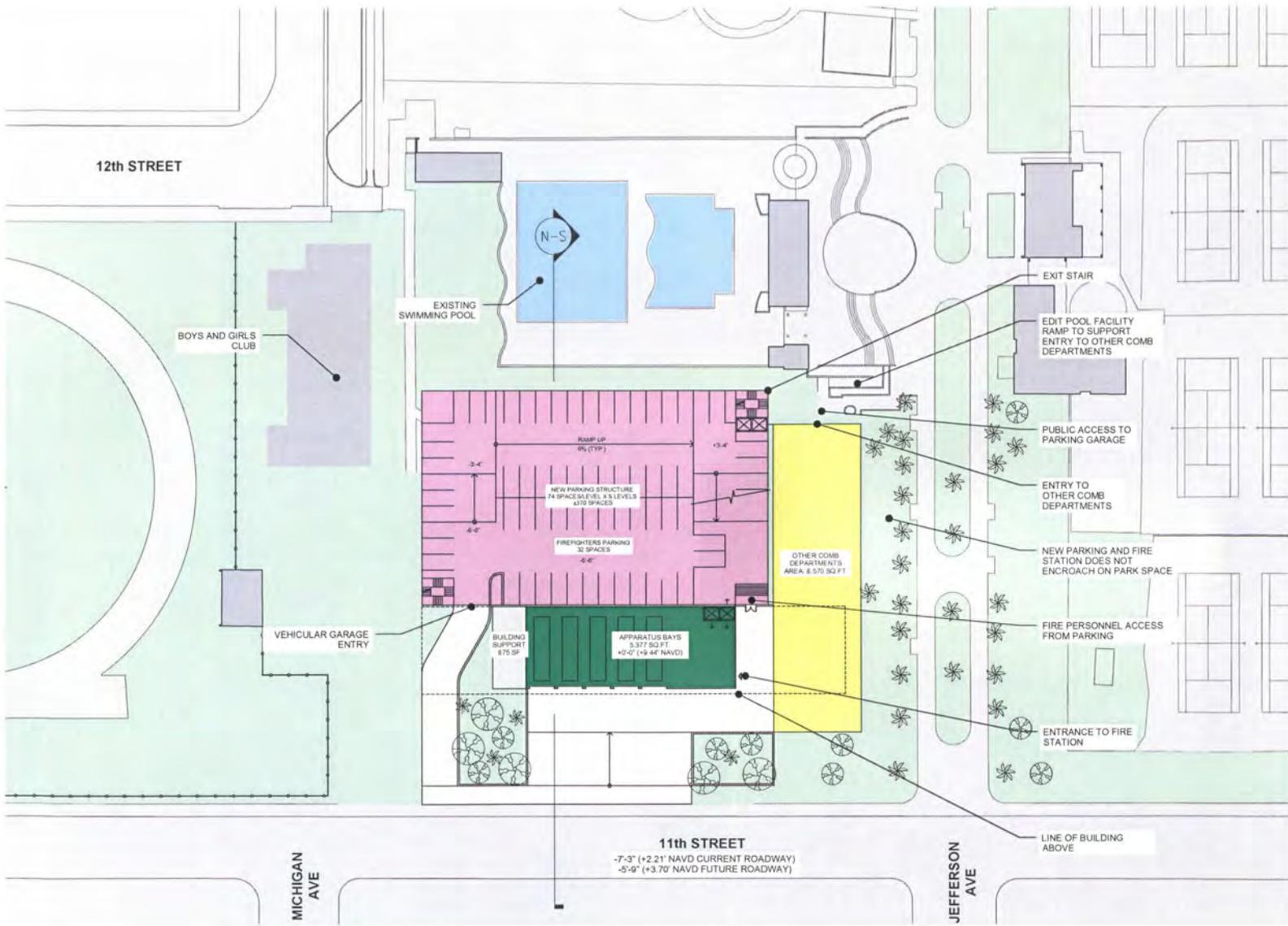


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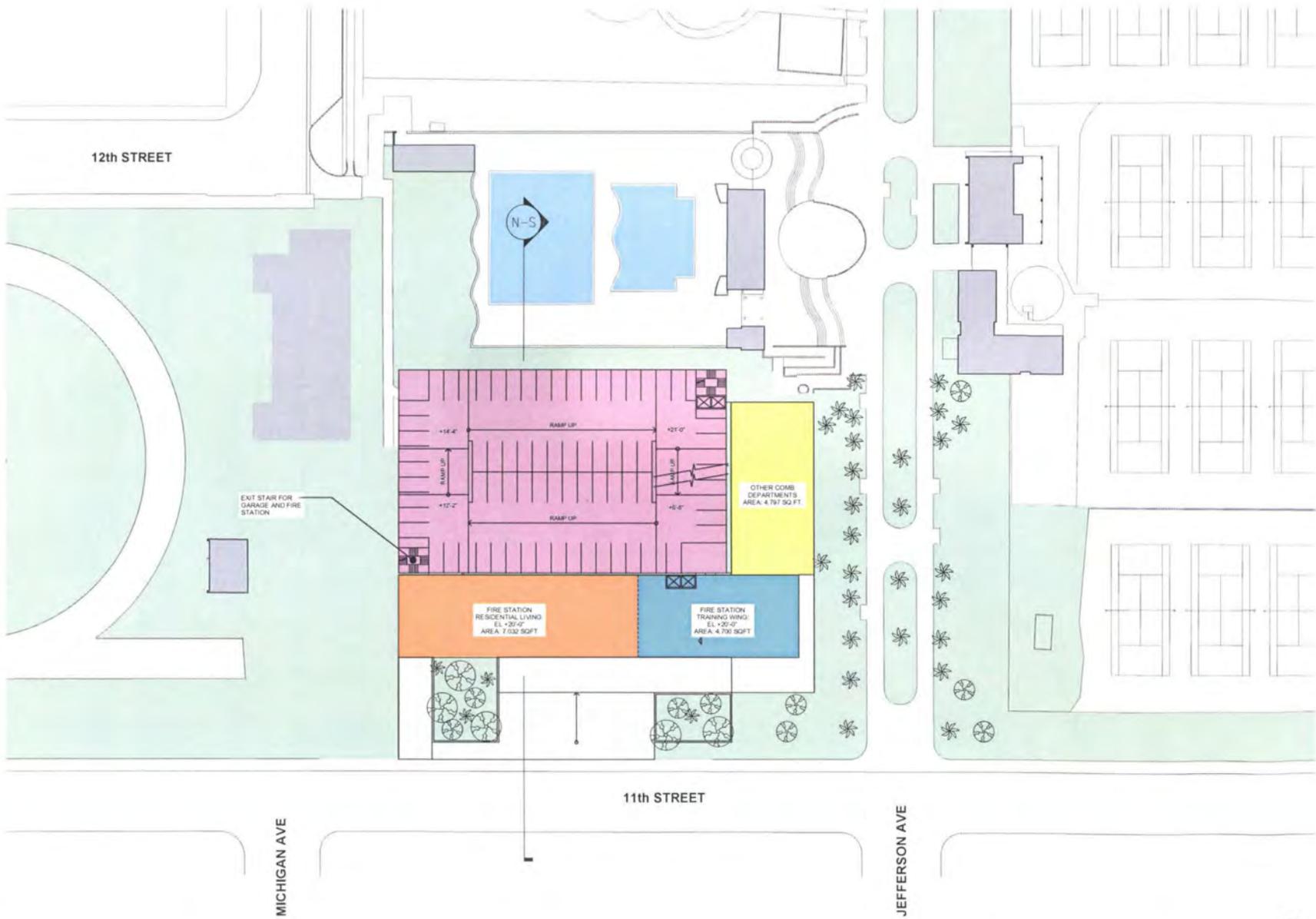
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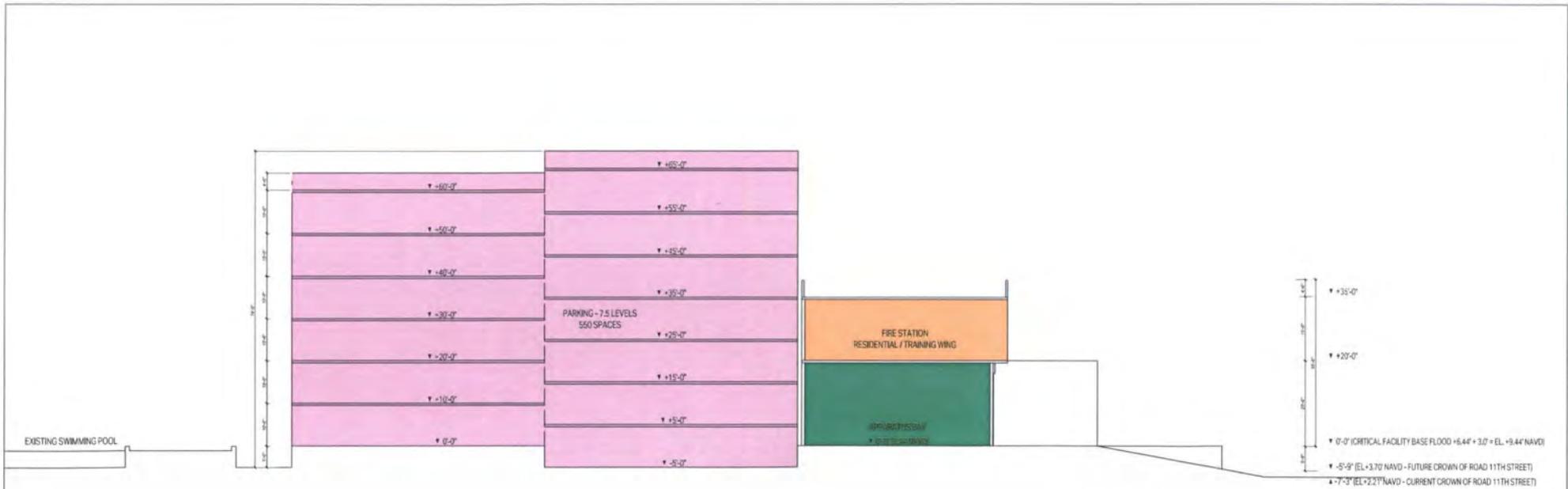


BUILDING AREA		
PROGRAM	AREA	LEVEL
APPARATUS BAYS	5,377	1
BUILDING SUPPORT	875	1
OTHER COMB DEPARTMENTS	13,367	1&2
FIRE STATION RESIDENTIAL	7,032	2
FIRE STATION TRAINING	4,700	2
<b>TOTAL</b>	<b>31,351</b>	

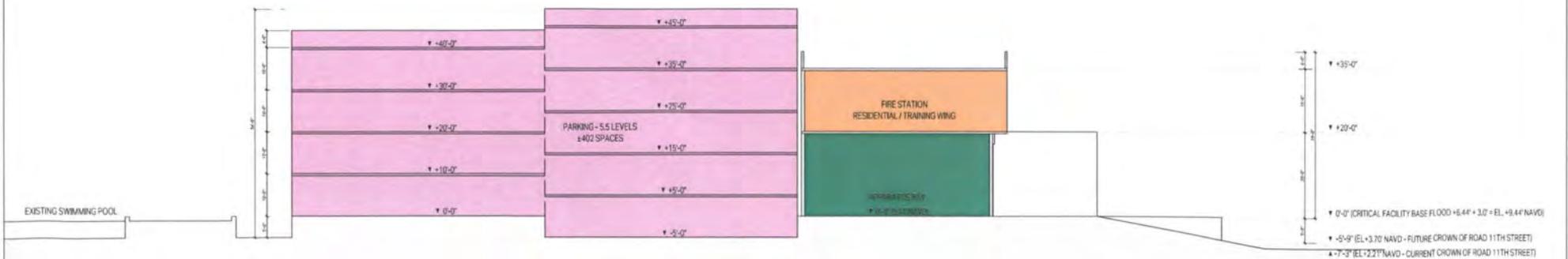
PARKING - OPTION 1		
PROGRAM	AREA	SPACES
LEVEL 1 (FF PARKING)	11,750	32
LEVEL 2	23,500	74
LEVEL 3	23,500	74
LEVEL 4	23,500	74
LEVEL 5	23,500	74
LEVEL 6	23,500	74
<b>TOTAL</b>	<b>129,250</b>	<b>402</b>

PARKING - OPTION 2		
PROGRAM	AREA	SPACES
LEVEL 1 (FF PARKING)	11,750	32
LEVEL 2	23,500	74
LEVEL 3	23,500	74
LEVEL 4	23,500	74
LEVEL 5	23,500	74
LEVEL 6	23,500	74
LEVEL 7	23,500	74
LEVEL 8	23,500	74
<b>TOTAL</b>	<b>176,250</b>	<b>550</b>





**OPTION 2 - MAXIMUM PARKING**  
550 SPACES



**OPTION 1**  
402 SPACES



OPTION 1 - 402 Parking Spaces



OPTION 1 - 402 Parking Spaces

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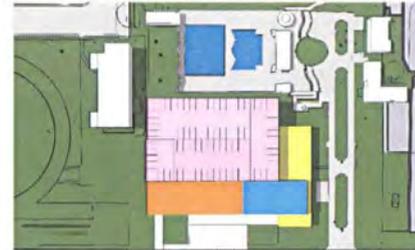
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OPTION 2 - 550 Parking Spaces



OPTION 2 - 550 Parking Spaces

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# MIAMI BEACH

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

## COMMITTEE MEMORANDUM

TO: Members of the Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager 

DATE: June 17, 2016

SUBJECT: **THE APPRAISAL, VACATION AND SALE OF AIR RIGHTS RELATED TO A PROPOSED BRIDGE CONNECTION OVER ALTON COURT ON THE SOUTH SIDE OF 17<sup>TH</sup> STREET.**

### BACKGROUND

The City holds a right-of-way dedication to a 20 foot wide public right-of-way alley known as Alton Court (hereinafter referred to as the "Alley"), running parallel and between Alton Road and West Avenue, between 17<sup>th</sup> Street and Lincoln Road.

1681 West Ventures, LLC owns the property to the west of, and adjacent to, the City's Alley along the first 150 feet of the Alley closest to 17<sup>th</sup> Street. 1698 Alton Road Ventures, LLC owns the property to the east of, and adjacent to, the Alley, along the first 100 feet of the Alley closest to 17<sup>th</sup> Street. 1681 West Ventures, LLC and 1698 Alton Road Ventures, LLC, have the same principals, and shall be collectively referred to herein as the "Developer".

As part of the Project, the Developer seeks to have the City vacate the north 100 feet of the Alley, located between Developer's parcels, for the 20 foot width of the Alley (which limited area shall be referred to as the "City Parcel"), for a total of 2,000 square feet, with the remainder of the Alley not being vacated. The Developer has requested that the City vacate the City Parcel in order to incorporate the City Parcel, including, without limitation, the Floor Area Ratio (FAR) attributable to the City Parcel, into the Project; provided, however, no habitable structures, parking areas, or amenities shall be placed within the City Parcel, as the vacated area shall be used solely for "bridge" purposes to link the Developer's parcels.

The Developer is seeking to develop a mixed-use project with residential and retail and structured parking, consistent with the CD-2 zoning regulations (hereinafter, the "Project"). The Developer executed a Hold Harmless with the City in order to proceed to the Planning Board and Design Review Board, in order to obtain design review approval of the mixed-use project, with retail, a parking structure and residential units above, with a bridge over the Alley. The City Commission authorized the Developer to proceed with the Project reviews, once the Hold Harmless was executed, with the understanding that the Developer would have no vested right or recourse against the City should the City Commission decide not to vacate the Alley, or should negotiations regarding the vacation of the Alley fail.

### ANALYSIS

The overall Project and underlying Development Agreement would reduce the City's costs due to the implementation of the maintenance agreement for Alton Court; provide for a new sewer line along the vacated area which line provides water and sewer services to Sunset Harbour; and would ensure that the City obtain a perpetual access and use easement area along the entire length of the vacated City Parcel for continued vehicular access and underground utility access.

The Administration, through its Public Works Department, have indicated that the Developers have complied with the application requirements and submittals in accordance with the City's Guidelines for Vacation or Abandonment of Streets or Other Rights of Way, and pursuant to Sections 82-36 through 82-40 of the City Code.

Pursuant to City Code Section 82-37(a)(1), the proposed vacation must also be referred to the Finance and Citywide Projects Committee.

Pursuant to City Code Section 82-38, the Planning Department is required to prepare a planning analysis relating to the six (6) elements for vacating City Property and shall produce said written report prior to final City Commission action on the proposed vacation. In accordance with City Code Section 82-39(b), an appraisal was obtained by the City for the City's Parcel.

An appraisal was ordered by Public Works and received on or about April 20, 2016. The appraisal was associated with an air rights easement assuming that the Applicant "would not have full control of the alley at the ground level, but would have full control of the alley from the second floor up." The analysis was based on a sales comparison approach and included consideration of values per buildable square foot. The appraised value of the investigation is in the amount of \$950,000.

After it was brought to light that the Applicant wanted the City to vacate the alley and provide the City with the necessary easements for utilities and vehicular access, an additional appraisal was requested. The valuation was determined by taking the value of the now combined parcels minus the value of the two privately owned parcels to determine the market value of the alley. The investigation notes that there are several items that several items contribute to the high value when using the sales comparison approach:

- A contiguous tract with 320 feet of frontage along 17<sup>th</sup> Street with double corners on Alton and West
- Development of a single building with frontage on three streets
- A transfer of the FAR from the alley to the combined parcels
- Allowing the west parcel to be increased in building height from 50 feet to 60 feet

The revised appraised value of the investigation is \$3,050,000.

Section 82-38 of the City Code requires a determination as to whether or not the proposed use involves a public purpose, or in keeping with the community's needs. As with any transfer of public property, the City Commission must weigh in the public benefit. As with the FAENA Project, the public benefit was the improvement of three (3) blocks of the Beachwalk. In the case of the Betsy Hotel and the green alley, it was the creation of an enhanced pedestrian walkway. In this case, the only public benefit will be the monetary contribution and the replacement of aged infrastructure.

If one were to argue that the appraised value should not be utilized as there is a limitation on the first floor with the vehicular easement and limitations of the upper floors due to the concerns of residential uses or parking spaces directly over the alley, one could apply a discount of 40 percent. If one were to further discount the costs of replacing the utility lines that presently exist in the alley, a reduction of \$550,000 could be applied. The net result would be a monetary payment of \$1,280,000 to the City.

## **CONCLUSION**

The Administration recommends that the Developer pay the City a monetary contribution of \$1,280,000 for the vacation of the 20 foot wide public right-of-way alley known as Alton Court, running parallel and between Alton Road and West Avenue, between 17th Street and Lincoln Road.

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# MIAMIBEACH

OFFICE OF THE CITY MANAGER

## COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager

DATE: June 17, 2016

SUBJECT: **A REFERRAL TO THE FINANCE AND CITYWIDE PROJECTS COMMITTEE TO DISCUSS ADVERTISING OPPORTUNITIES WITHIN MUNICIPAL PARKING GARAGES AND NOT VISIBLE FROM THE RIGHT-OF-WAY.**

Pursuant to the City Code, advertising that is visible from the right-of way (ROW) is generally prohibited with a few notable exceptions related to transportation services such as buses, vehicles for hire (taxicabs), bike sharing (Citibike) etc. However, the Administration has identified an opportunity to enhance revenues in the City's parking garage system by allowing advertising at certain locations within the interior of garages that are not visible from the ROW. Examples of these are: parking stalls, striping, beams, wheel stops, elevator cabs/landings, interior walls, gates, and tickets. There are a number of agencies that provide turnkey services including marketing, installation, maintenance, and upkeep with a financial return to the City.

The Administration is seeking input and guidance regarding this initiative.

  
JLM/KGB/SF

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# MIAMI BEACH

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

## COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager



DATE: June 17, 2016

SUBJECT: A. Discussion Regarding 300 Alton Road  
B. Discussion Regarding Proposed Miami Beach Marina

### **BACKGROUND**

On May 11, 2016, the City Commission considered Agenda Item C4D, a referral to the Finance and Citywide Projects Committee relating to a proposal submitted by counsel for Fort Partners, LLC and Miami Beach Marina Associates, Ltd. (collectively, the "Developer") for the redevelopment of the Miami Beach Marina property located at 300-400 Alton Road, Miami Beach, Florida (Folios # 02-4203-000-0010, 02-4203-009-9210 and 02-4203-009-9250) (the "Property"). The City currently leases the Property to Miami Beach Marina Associates, Ltd., with the lease expiring on or about December 31, 2051 (the "Marina Lease"). The Developer has proposed that the City convey to the Developer the air rights and subterranean rights relating to the Property, to permit the construction of a mixed-use development consisting of two 350-400 foot high towers, with up to 250 residential units, 55,000 square feet of commercial uses, integrated subterranean parking, and a public green (the "Project").

At a minimum, the various components of the proposed Project include the following:

- an amendment to the City's existing Marina Lease with Miami Beach Marina Associates, Ltd.;
- a Development Agreement in accordance with Chapter 163, Florida Statutes;
- a Purchase and Sale Agreement for the air rights and subterranean rights relating to the Property;
- a management agreement for the public green, easement agreements, and other ancillary agreements with respect to the Project;
- amendments to the City's Comprehensive Plan to provide for an F.A.R. increase and permitted uses, and amendments to the Land Development Regulations ("LDR") to allow for additional uses, modifications to design criteria, F.A.R. and height increases for the Project; and
- voter referendum approval with respect to the (1) Marina Lease amendment; (2) sale of air rights/subterranean rights; and (3) F.A.R. increase requested by the Developer.

On May 11, 2016, the Mayor and City Commission referred the proposed Project to the Finance and Citywide Projects Committee ("Finance Committee") for direction as to the Marina lease amendment, conveyance of air/subterranean rights, and the Development Agreement, and referred a companion item (Agenda Item R9J) to the City's Land Use and Development Committee for consideration of the associated LDR amendments.

The City's consideration of the proposed Project, and negotiation of the various agreements, will require the City to incur significant due diligence expenses, including with respect to appraisals of the air/subterranean rights, appraisal of the Marina lease, traffic study, outside counsel, environmental assessments, and other consultants and/or costs and expenses.

At the June 3, 2016 Finance and Citywide Projects Committee, counsel for the Developer reiterated the Developer's offer to cover the City's transaction expenses. As an initial step in the process, the Committee recommended that the Administration meet with the Developer and secure the Developer's agreement to the proposed reimbursement and indemnification of the City. The Finance Committee also recommended that the City initiate the process for obtaining the necessary appraisals.

On June 8, 2016, the City Commission approved a Resolution authorizing the City Manager and City Attorney to negotiate a reimbursement agreement with the Developer.

Staff has solicited proposals from qualified appraisers and those proposals are now being reviewed. Additionally, staff is also soliciting proposals from consultants who can assist the City in analyzing the technical, economic, and market issues regarding the marina business, and evaluating the marina lease terms in that context.

### **CONCLUSION**

The Administration recommends deferring the discussion of this item until the reimbursement agreement is executed and further analysis is completed by the City.

JLM/KGB/MAS



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# MIAMIBEACH

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

## COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager

DATE: June 14, 2016

SUBJECT: Discussion to Consider Televising All City Special Master Hearings

### Introduction

At the May 11, 2016 City Commission meeting, Commissioner John Elizabeth Alemán referred a discussion item to consider airing special master hearings on MBTV to the Finance and Citywide Projects Committee.

### Background

The communications department currently airs the following meetings live on MBTV as well as streams them live online and/or record them:

- Commission Meetings
- Finance and Citywide Projects Committee
- Neighborhoods Committee
- Historic Preservation Board
- Board of Adjustment
- Design Review Board
- Land Use
- Planning Board
- Sustainability and Resiliency Committee
- Condo Workshops
- Other Special Meetings upon request

These meetings total approximately 685 hours per year. The addition of Special Master Hearings, which would average approximately 32 hours per month, would total around 384 hours per year; approximately \$12,000 in staffing costs.

The communications media production team also works on a various list of original programming, off-site meetings, as well as PSA's and video's for social media, which totals approximately 354 hours of filming and over 700 hours of editing per year.

### Conclusion

Administration is seeking direction from the Finance and Citywide Projects Committee regarding this request

  
JML/MM/TD

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# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee Members

FROM: Jimmy L. Morales, City Manager 

DATE: June 17, 2016

SUBJECT: **ASSESS THE VIABILITY AND INTEREST IN A CITY OF MIAMI BEACH SCHOOL BUS SERVICE WITHIN TWO-MILE BOUNDARY**

### **BACKGROUND**

At the May 11, 2016, Commission meeting, Commissioner Aleman requested a referral to Finance and Citywide Projects Committee to assess the viability and interest in a City of Miami Beach school bus service within the two-mile boundary of school bus service provided by Miami-Dade County Public Schools (M-DCPS).

The Committee for Quality Education made the following motion transmitted via LTC 187-2016:

The Committee for Quality Education requests that the Miami Beach Mayor and Commission reach out to Miami-Dade County Public Schools to conduct a survey of Miami Beach public school students to determine interest in bus transportation for those living within two (2) miles of their home school. Question: Would parent(s)/guardian(s) want to participate in having children utilize a school bus service in Miami Beach?

The item was discussed at the May 13, 2016, Neighborhoods/Community Affairs Committee and will be further discussed at the July 15, 2016 meeting. Options presented included the following:

- Conduct a comprehensive survey in schools to include but not be limited to determining current mode split (how students currently get to/from the school depending on where they live), as well as potential mode shift from personal automobiles to bus service for students that live within two (2) miles from the school.
- Provide contracted service for pick up/drop off from home to school for students who live less than 2 miles from the school as well as from school to recreational facilities for after school activities. Contracting out these transportation services allows the City to transfer the risk associated with this service to another party.

### **DISCUSSION**

The Miami-Dade County Public School system provides transportation to students who attend their designated home school living more than two miles from that school.

M-DCPS has provided the below information regarding the number of children attending each Miami Beach public school sorted by miles from the home school for those students enrolled:

School Name	Total in Attendance	Within 2 miles	Within 1 -2 miles	Within ½ -1 mile	Within ¼ mile
South Pointe Elem	572	538	8	88	442
Fienberg/Fisher K-8	875	626	23	324	279
Nautilus Mid	1,052	192	100	47	45
North Beach Elem	1,078	707	384	206	117
Biscayne Elem	750	672	34	321	317
Miami Beach Senior	2,406	627	458	145	24
Treasure Island Elem (not located in the City of Miami Beach)	574	490	176	136	178
Total	7,307	3,852	1,183	1,267	1,402

The Education Compact implemented in January 2008 currently addresses and supports activities regarding parental involvement, family support, and youth and community engagement including allowing the City to conduct parent satisfaction surveys with the assistance of the district.

City administration met with M-DCPS staff to discuss the request to electronically survey the parents/guardians of children attending Miami Beach public schools regarding school bus service for those not currently eligible for M-DCPS school bus service. Please refer to attachment for survey sample. As of May 26, 2016, M-DCPS personnel were reviewing the request with their legal and transportation departments.

**RECOMMENDATION**

With the support of M-DCPS, the City may develop a transportation survey and use the information to vet the idea for alleviating rush hour traffic in Miami Beach associated with pickup and drop-off of students attending public schools in Miami Beach.

**CONCLUSION**

This information is provided for your discussion and direction.

Attachment: Survey to Assess Interest in School Bus Service

JLM/KGB/JG/LDR

**Attachment: Attachment: Survey to Assess Interest in School Bus Service**

The City of Miami Beach is conducting this survey to determine the bus transportation needs of students currently enrolled in public schools in the Miami Beach. The information gathered will ONLY be used to evaluate a potential strategy that may address the needs of our residents. We will ask that you provide your name and email to allow us to contact you. Developing an effective solution depends on obtaining a true understanding of your transportation concerns.

**Q1 – Do you currently qualify for public school bus transportation for your child (ren):**

- Yes, all children are eligible for public school bus transportation
- Yes, some of my children are eligible for public school bus transportation
- No, we do not qualify as we live within 2 miles of the school
- No, we do not qualify as we are on a transfer

**Q2- First, we would like to know the grade level of the children living in your household that attend public school. Indicate the number of children in each school age category:**

Elementary	0	1	2	3	4	5
Middle	0	1	2	3	4	5
High School	0	1	2	3	4	5
K-8 Center	0	1	2	3	4	5

**Q3- For Elementary, select the grade level(s) of your child (ren):**

Grade Level	K	1	2	3	4	5
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**Q3A – Please indicate the elementary school your child (ren) attend:**

- South Pointe Elementary
- North Beach Elementary
- Biscayne Elementary

**Q4- Please indicate the distance you live from each child’s home school:**

Child 1	0-¼mile	¼ - ½mile	½ mile-1 mile	1 mile-2 miles
Child 2	0-¼mile	¼ - ½mile	½ mile-1 mile	1 mile-2 miles
Child 3	0-¼mile	¼ - ½mile	½ mile-1 mile	1 mile-2 miles
Child 4	0-¼mile	¼ - ½mile	½ mile-1 mile	1 mile-2 miles

**Q5- Please indicate how your child currently gets to school each morning:**

- Parent/guardian/grandparent in car
- Carpool
- Private bus
- Public bus
- Bicycle/skateboard
- Walk
- Other: \_\_\_\_\_

**Q6- Please indicate how your child currently gets home from school or aftercare program in the afternoon:**

- Parent/guardian/grandparent in car
- Carpool

Private bus  
Public bus  
City Recreational Bus  
Bicycle/skateboard  
Walk  
Other: \_\_\_\_\_

**Q7 – Please let us know if you would consider joining a carpool if potential carpool participants in your neighborhood could be identified:**

Yes  
No  
Maybe -

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**Q8- Please let us know if you would consider using bus transportation provided by the City if available:**

Yes  
No  
Maybe -

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**Q9- If you are interested in City provided school bus transportation, please indicate the weekly contribution you would be comfortable contributing:**

Less than \$5 per week  
\$6-\$10 per week  
\$11-\$20 per week  
Would not use the service if monetary contribution requested  
Other \_\_\_\_\_

Thank you for your participation. Please provide your name and email address below. We appreciate your feedback.

Name \_\_\_\_\_  
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# MIAMIBEACH

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

## COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager

DATE: June 17, 2016

SUBJECT: **DISCUSSION REGARDING AN EMPLOYEE CAFETERIA**

### BACKGROUND

At the May 11, 2016 City Commission meeting, Mayor Levine sponsored an item regarding the creation of a City employee healthy cafeteria. Many corporations provide subsidized employee meals on a daily basis for their employees. Space available for consideration for such a program includes the following:

1. Employee breakroom (1<sup>st</sup> Floor of City Hall): Use of this space would require the construction of a full kitchen with all equipment, as well as utility connections. A very rough estimate from City staff for converting this space would be the most costly and would exceed \$350,000.
2. Former Oolite restaurant space (1661 Pennsylvania Avenue): This space is not available for at least two (2) years because the Convention Center staff, fifty (50) people, will occupy this space as temporary office until the renovations are completed.
3. Former Stardust Café (777 17<sup>th</sup> Street, Unit 4): Stardust Café lease is included in the lease the City has with the Permit Doctor. The lease includes Termination for Convenience provisions with notice of 180 days.

If the City Commission were interested in pursuing the creation of an employee cafeteria, staff recommends finding a partner to operate a café at the former Stardust Café space and exercising the City's Termination for Convenience option.

### COST

Below are cost estimates based on an average cost of lunch estimated at \$12.00 and a City funded subsidy of 25%, 50% or 75%.

#### **ASSUMPTIONS**

Employees		2,000
Avg Retail Meal Cost	\$	12.00

**Subsidy:** 25%

Meals Served Monthly	Monthly Cost	Annual Cost
5,000	\$ 15,000.00	\$ 180,000.00
10,000	\$ 30,000.00	\$ 360,000.00
15,000	\$ 45,000.00	\$ 540,000.00
20,000	\$ 60,000.00	\$ 720,000.00
25,000	\$ 75,000.00	\$ 900,000.00
30,000	\$ 90,000.00	\$ 1,080,000.00
40,000	\$ 120,000.00	\$ 1,440,000.00

**Subsidy:** 50%

Meals Served Monthly	Monthly Cost	Annual Cost
5,000	\$ 30,000.00	\$ 360,000.00
10,000	\$ 60,000.00	\$ 720,000.00
15,000	\$ 90,000.00	\$ 1,080,000.00
20,000	\$ 120,000.00	\$ 1,440,000.00
25,000	\$ 150,000.00	\$ 1,800,000.00
30,000	\$ 180,000.00	\$ 2,160,000.00
40,000	\$ 240,000.00	\$ 2,880,000.00

**Subsidy:** 75%

Meals Served Monthly	Monthly Cost	Annual Cost
5,000	\$ 45,000.00	\$ 540,000.00
10,000	\$ 90,000.00	\$ 1,080,000.00
15,000	\$ 135,000.00	\$ 1,620,000.00
20,000	\$ 180,000.00	\$ 2,160,000.00
25,000	\$ 225,000.00	\$ 2,700,000.00
30,000	\$ 270,000.00	\$ 3,240,000.00
40,000	\$ 360,000.00	\$ 4,320,000.00

Should the Commission desire to move forward with one of these options, these funds would need to be considered as a potential budget enhancement during the review.

**CONCLUSION**

This information is being presented for discussion and further direction.

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# MIAMI BEACH

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

## COMMISSION MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: JUNE 8, 2016

SUBJECT: **REFERRAL TO FINANCE AND CITYWIDE PROJECTS COMMITTEE - DISCUSSION ON INCREASING THE LIVING WAGE RATE FOR FISCAL YEAR 2016-2017 IN ACCORDANCE WITH CITY CODE'S GENERAL ORDINANCES, CHAPTER 2, ARTICLE VI, DIVISION 6, SECTION 2-408.**

### ADMINISTRATION RECOMMENDATION

Refer the item to the Finance and Citywide Projects Committee for discussion.

### BACKGROUND

In this fiscal year 2016, the hourly living wage rate paid to employees of City contractors is set at a rate of \$11.62/hr with health benefits of at least \$1.69/hr, and \$13.31/hr without benefits. Section 2-408(d) allows for the living wage rate to be indexed (increased) annually by resolution of the Mayor and City Commission. If the intention of the City Commission is to index (increase) the current living wage rate for the subsequent fiscal year(s), the options, pursuant to Section 2-408 (d) of the City Code entitled, Indexing, are as follows:

1. Index for inflation using the Miami PMSA Consumer Price Index for all Urban Consumers (CPI-U) Miami/Ft. Lauderdale, issued by the U.S. Department of Labor's Bureau of Labor Statistics.
  - a. Notwithstanding the preceding, no annual index shall exceed three percent (3%);
  - b. Nor shall an annual increase exceed the corresponding annual compensation increase (if any) provided to unrepresented (i.e. unclassified) city employees.
2. Elect not to index the living wage rate in any particular year, if the City Commission determined it would not be fiscally sound to implement same.

The Administration is seeking guidance from the Mayor and City Commission regarding the living wage rate for fiscal year 2016-2017.

### CONCLUSION

The Administration recommends that the Mayor and City Commission refer this item to the Finance and Citywide Projects Committee for a discussion on increasing the living wage rate in accordance with provisions of City Code's General Ordinances, Chapter 2, Article VI, Division 6, Section 2-408.

JLM / MT / AD / FM

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# MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager

DATE: June 17, 2016

SUBJECT: **DISCUSSION REGARDING THE BASS MUSEUM BUDGET ENHANCEMENT REQUEST**

### BACKGROUND

At the June 8, 2016 City Commission meeting, Commissioner Joy Malakoff sponsored an item referring a discussion of the Bass Museum budget enhancement request to the Finance and Citywide Projects Committee.

The Bass Museum approached the City at the start of the Fiscal Year 2016/17 budget preparation process requesting additional funding support in the amount of \$560,000. The Museum compared the public financial support to the other established museums in Miami-Dade County, comparison attached, which shows the Bass Museum received the smallest amount of funding from their public sector partner. Therefore, they have requested an increase in order to have a more competitive budget with the other local museums.

### HISTORY OF THE BASS MUSEUM

The Bass Museum was established from its inception as a strong public/private partnership through a contractual agreement entered into 51 years ago when the City accepted the gift of the art collection of John and Johanna Bass. This agreement stipulates that the City will "maintain the collection in perpetuity...provide for the exhibition of the collection, keep it open and available to the public," and provide basic funding for the maintenance and exhibition of the collection. The City fulfills this obligation by funding the operational elements of the Museum, and maintaining the building, which is a City asset. The agreement further stipulated that the Bass Museum, as an operating entity, should be overseen by a Board of Trustees with responsibility for Museum policies and procedures, as well as day-to-day management through the staff it employed. The Museum's Executive Director/Chief Curator, for example, is a City employee with full benefits, but is hired by, and answers to, the Board of Trustees.

In addition to the City and the Board of Trustees, a third entity has existed to promote and further the mission of the Bass Museum of Art: The Friends of the Bass Museum, Inc. This private and separate 501(c)3 organization was established in 1978 as the membership and fundraising arm of the Museum. The President of the Friends chairs the Board of Trustees. The Friends' Board of Directors served as advisory to the Trustees, advocated and raised funds for the Museum, and sponsored Museum programs, which included all special exhibitions and educational programs. The Museum's membership, education, development and marketing efforts were realized by

employees of the Friends of the Bass Museum. Thus the current Museum staff consists of City employees (both classified and unclassified) and Friends employees, with substantial differences in benefits and pay scales.

The Administration began working with the Museum's staff and Boards to streamline the governance model and to standardize employment practices. The need for a modification of the Museum's governance structure was also identified through a Strategic Planning Process and Peer Review. While the City remains fully committed to the Bass Museum and its success, both the Administration and the Museum felt that the City can continue to fulfill its contractual obligations without having actual City employees working at the Museum, while funding for the Museum may be better allocated if the Museum is able to function independent of certain City processes and contracts. To this end, two recently-vacated City positions at the Bass, the Assistant Director and Curator, have been filled as employees of the Friends. The objective is to transition all Bass Museum positions to the Friends of the Bass over time, which will allow for significant savings to the City in salaries and benefits (especially pension). Additional savings in certain operational line items have also been identified. Of the eight (8) City funded Bass Museum positions, two (2) are currently City employees. The remaining six (6) positions have been filled as employees of the Friends of the Bass Museum, and the City has transferred the funding for these positions to the Bass Museum.

At the June 3, 2009, City Commission Meeting, Resolution No. 2009-27089 was approved, which authorized the transfer of \$137,000 to the Friends of the Bass Museum. In addition to providing them with direct oversight and management of these operational issues, this also allows the Friends to pursue potential savings by using non-City contracts for services such as carpet cleaning or for the purchase of office supplies, for example. This action also began the process of transitioning much of the day-to-day administration and oversight to the Friends. This was an important step in moving towards increased simplification of the Museum's governance structure, which has been considered essential for the future well-being of the institution and was included in the Museum's own five-year strategic plan.

This concept was also discussed at the May 5, 2009 Finance and Citywide Projects Committee. The Finance Committee approved the transfer of those operating line item balances and recommended that the Administration come back, as part of the City budget process, for any future allocations. Accordingly, at the September 24, 2009 City Commission Meeting, Resolution No. 2009-27216 was approved, authorizing the allocation of \$512,000 to the Friends of the Bass Museum, to fund certain operating expenses for Fiscal Year 2009-10. Similarly, the City Commission approved similar resolutions in each fiscal year since then.

Concurrent with the above, in August 2009, the Administration, the testamentary representative of the Bass Family, and representatives of the Friends, commenced discussions to begin the process of developing a new governance model for the Museum, which includes an overhaul of the existing by-laws of the Friends, culminating in reconstituting that 501(C)3 nonprofit organization.

On March 10, 2010, the City Commission adopted Resolution No. 2010-27349 amending the agreement between the City and Dennis Alan Richard (as Successor in Interest to John and Johanna Bass). This new Agreement, among other things, replaced both the existing Bass Board of Trustees and the Friends of the Bass Museum,

Inc., composed of actual stakeholders (as opposed to the then current Board of Trustees, who maintained their seats by virtue of their contractually designated positions under the 1963 Agreement). The City Manager retained membership on the new governing board, with voting power equivalent to 20% of the membership of the Board, comparable to the City Manager's representation on the previous Board of Trustees. The day-to-day responsibility to ensure the City's contractual obligations to maintain the Collection would be handled by this new governing body through a separate management agreement with the City.

### **CONCLUSION**

The Administration recommends this funding request be considered along with all other funding requests for the Fiscal Year 2016/17 budget.

Attachments

  
JLM/KGB/MAS

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## Budget Comparisons

Organization	Parent Organization	Allocation	Internal Services Allocation	Allocation Minus Internal Services	Type of Allocation	Internal Services Line Item
PAMM	Miami-Dade County	\$3,664,000	\$0	\$3,664,000	Unrestricted	-
Vizcaya	Miami-Dade County	\$2,500,000	\$100,000	\$2,400,000	Restricted/Unrestricted	IT
Wolfsonian	FIU/State of Florida	\$2,250,000	\$0	\$2,250,000	Restricted/Unrestricted	Salaries
HistoryMiami	Miami-Dade County	\$2,300,000	\$1,100,000	\$1,200,000	Restricted/Unrestricted	Rent, IT, Building Maintenance
Frost Art	FIU	\$1,200,000	\$0	\$1,200,000	Restricted/Unrestricted	Salaries/Benefits
Lowe	University of Miami	\$1,100,000	\$0	\$1,100,000	Restricted	Salaries, Maintenance
MoCA	City of North Miami	\$1,013,262	\$27,911	\$985,351	Restricted	Misc. Internal Services
Bass	City of Miami Beach	\$1,300,000	\$360,000	\$940,000	Restricted/Unrestricted	IT, Building Maintenance, Central Services

## Budget Comparisons

Organization	Own Building?	Pay Rent?	Pay Building Maintenance?	Pay Property Insurance?	Other
PAMM	Yes	No	Yes	Yes	
Vizcaya	No	No	Yes	Yes	
Wolfsonian	No	No	No	No	FIU Provides Additional Services - Legal, HR, Raisers Edge, IT, Facilities, Utilities
HistoryMiami	No	Yes	No capital (Same as Bass)	No	
Frost Art	No	No	No	No	FIU Provides Additional Services - Legal, HR, Raisers Edge, IT, Facilities, Utilities
Lowe	No	No	No	No	UM Provides Additional Services - Legal, HR, Raisers Edge, IT, Facilities, Utilities
MoCA	No	No	No	No	
Bass	No	No	No	No	

**FY2016/17 OPERATING BUDGET ENHANCEMENT REQUEST**

<b>ENHANCEMENT NAME</b>	<b><i>Bass Museum Management Agreement Increase</i></b>
<b>BUDGET YEAR</b>	<i>FY2016/17</i>
<b>DURATION</b>	<i>Recurring</i>
<b>PKDTYPE</b> <i>(EFFICIENCIES, REDUCTIONS, ENHANCEMENTS)</i>	<i>This enhancement is being requested by Bass Museum &amp; Commissioner Malakoff with the intent of having a competitive budget comparable with other local museums</i>
<b>KIO</b> <i>(KEY INTENDED OUTCOME)</i>	<i>Increase satisfaction with cultural programs.</i>
<b>DESCRIP</b> <i>(DESCRIPTION)</i>	<i>Increase agreement amount from \$ 651,000 to \$ 1,211,000 with the Friends of the Bass Museum, Inc. in regards to certain manangement &amp; operation responsibilitiesof the Bass Museum.</i>
<b>JUSTIFY</b> <i>(JUSTIFICATION)</i>	<i>Budget Comparisions with similar local museums merits an increase.</i>
<b>YEAR 1 IMPACT</b>	<b><i>\$560,000.00</i></b>
<b>COMMENTS</b> <i>(DESCRIPTION)</i>	<i>MANAGEMENT AGREEMENT FUNDS per agreement between the Friends of Bass Museum, Inc. and City of Miami Beach. PA: Reso# 2014-28764</i>

# MIAMI BEACH

OFFICE OF THE MAYOR AND COMMISSIONER

## MEMORANDUM

TO: Jimmy L. Morales, City Manager  
FROM: Joy V. W. Malakoff, Commissioner  
DATE: May 2, 2016  
SUBJECT: Referral of the Bass Museum Budget Enhancement to the Finance and Citywide Projects Committee Meeting on June 17, 2016

Please place the above item on the Consent Agenda for the Commission Meeting of June 8, 2016.

If you have any questions, please contact me at extension 6622.

Thank you.

JVWM

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# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager

DATE: July 17, 2015

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE WRITTEN RECOMMENDATION OF THE CITY MANAGER (AS SET FORTH IN THE CITY COMMISSION MEMORANDUM ACCOMPANYING THIS RESOLUTION) AND WAIVING, BY 5/7<sup>TH</sup> VOTE, THE COMPETITIVE BIDDING REQUIREMENT, FINDING SUCH WAIVER TO BE IN THE BEST INTEREST OF THE CITY; AND APPROVING AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A LEASE AGREEMENT, SUBSTANTIALLY IN THE FORM ATTACHED TO THIS RESOLUTION, WITH CROWN CASTLE SOLUTIONS LLC (LESSEE), HAVING A TERM OF NINE (9) YEARS AND 364 DAYS (WITHOUT ANY RENEWAL OPTIONS); SAID LEASE PERMITTING LESSEE TO INSTALL AND MAINTAIN, AT ITS SOLE COST AND EXPENSE, A SMALL CELL NETWORK SYSTEM AT THE MIAMI BEACH CONVENTION CENTER, INCLUDING A DISTRIBUTED ANTENNAE SYSTEM (DAS), EQUIPMENT AT A RADIO SPACE, AND ALL ASSOCIATED TELECOMMUNICATIONS CABLES AND CONNECTIONS, HAVING A VALUE OF APPROXIMATELY \$1 MILLION; PERMITTING LESSEE TO SUBLEASE THE RADIO SPACE AND DAS SYSTEM TO THIRD PARTY TELECOMMUNICATIONS COMPANIES, AT LESSEES SOLE OPTION; AND FURTHER PROVIDING THE CITY WITH AN UP FRONT FEE OF \$25,000, PLUS MONTHLY PAYMENTS EQUAL TO TWENTY-FIVE PERCENT (25%) OF THE MONTHLY RECURRING GROSS RECEIPTS COLLECTED BY LESSEE.**

### BACKGROUND

The Administration issued ITN 2015-060-LR to seek the proposals from qualified parties interested in submitting proposals to the City to lease City-owned buildings and rooftops for the installation and operation of telecommunications antennas and related equipment. The purpose of the ITN was to provide the opportunity for communication services providers to lease authorized City-owned properties, as well as provide a means of potential revenue to the City for the use of said properties.

The ITN was approved for issuance by the City Commission on January 14, 2015. The ITN was released on January 27, 2015. A pre-proposal conference to provide information to the proposers submitting a response was held on February 5, 2015. On April 9, 2015, the City received one proposal from Crown Castle.

On May 6, 2015, the Mayor and the City Commission approved Resolution No. 2015-29023 accepting the recommendation of the City Manager, pursuant to Invitation to Negotiate (ITN)

No. 2015-060-LR, for the Lease of City-Owned Buildings and Rooftops for the Placement of Telecommunications Equipment.

On July 8, 2015, the City Redevelopment Agency (RDA) adopted a Resolution approving a lease with Crown Castle to operate and maintain a telecommunications hub on the roof of the RDA's parking garage location at 1550 Collins Avenue. Pursuant to ITN No. 2015-060-LR, the Administration also began negotiating a lease with Crown Castle for other rooftops citywide. During those negotiations Staff also identified the need for cellular telecommunications at the Miami Beach Convention Center. Due to the speed with which construction at the Convention Center is progressing, Crown Castle simultaneously began working with Clark Construction to develop the scope of services for the Convention Center, which includes a small cell network system, a distributed antennae system (DAS), equipment at a radio space, and all associated telecommunications cables and connections throughout the facility.

### **KEY DEAL TERMS**

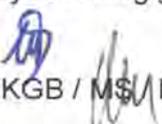
Crown Castle will have exclusive rights to install, own, and operate a small cell network system, a distributed antennae system (DAS) during the term of the contract at no cost to the City. The agreement will be for a term of ten (10) years.

Crown Castle would be responsible for the following:

- Pay City \$25,000 Initial Fee.
- Pay City 25% of the gross monthly recurring rental revenue, Recurring Fee.
- In addition to the Initial Fee and Recurring Fee, pay City \$25,000 when each new Carrier Agreement is executed.
- Purchasing and installing all network equipment.
- Maintaining and 24/7 monitoring of all DAS equipment, as well as an inventory of critical spares.
- Notifying of scheduled and/or unscheduled system outages.
- Performing regular testing of the network to ensure that the WSP's coverage needs are met.

### **RECOMMENDATION**

The Administration recommends the FCPC recommend in favor of waiving, by 5/7<sup>th</sup> vote, the competitive bidding requirement, finding such waiver to be in the best interest of the City; and approving and authorizing the Mayor and City Clerk to execute a Lease Agreement, with Crown Castle Solutions LLC (Lessee), having a term of nine (9) years and 364 days (without any renewal options); said Lease permitting Lessee to install and maintain, at its sole cost and expense, a small cell network system at the Miami Beach Convention Center, including a Distributed Antennae System (DAS), equipment at a radio space, and all associated telecommunications cables and connections, having a value of approximately \$1 million; permitting Lessee to sublease the radio space and DAS system to third party telecommunications companies, at lessees sole option; and further providing the city with an up-front fee of \$25,000, plus monthly payments equal to twenty-five percent (25%) of the monthly recurring gross receipts collected by lessee.

  
JLM / KGB / MS / MM

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# City of Miami Beach Stormwater Funding Presentation to the Finance & Citywide Projects Committee

June 17, 2016



**CORPORATE HEADQUARTERS:**  
1500 Mahan Drive, Suite 250  
Tallahassee, Florida 32308  
T 850-681-3717  
F 850-224-7206

**LONGWOOD OFFICE:**  
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Protegrity Plaza, Suite 2000  
Longwood, Florida 32779  
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F 407-629-6963



Stormwater, Water & Wastewater | Grants Management | Community Development  
Fire Assessment | Revenue Enhancement | Program Administration

# Outline of Presentation

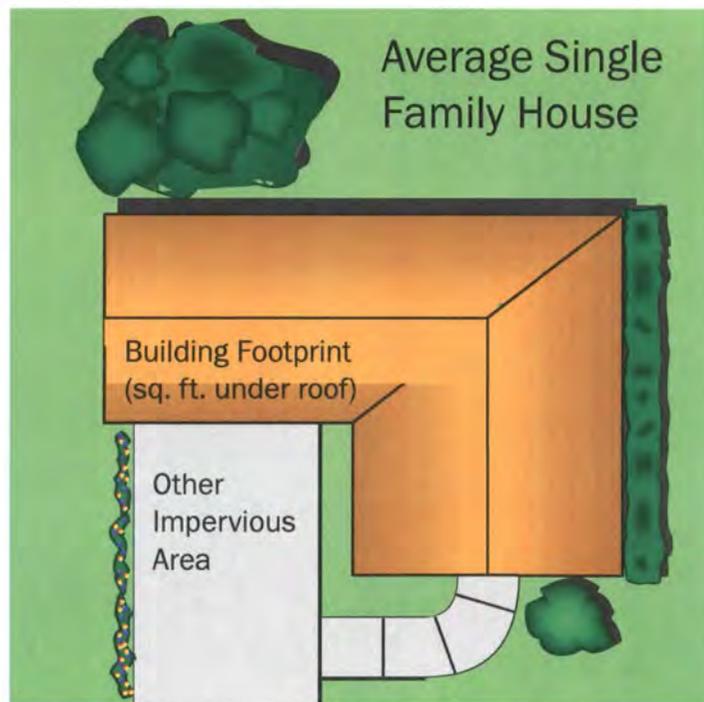
- City's Current Stormwater Methodology
- What is an ERU?
- City's Current Stormwater Rates and Revenue
- Methodology Modifications for Discussion
- Recommended Methodology
- Collection Methods
- What's Next

# City's Current Stormwater Methodology

- Equivalent Residential Unit (ERU) = 791 square feet of impervious area
- All Residential = 1 ERU/Dwelling Unit
- Non-Residential = Impervious Area  $\div$  791 square feet
- ERUs rounded to nearest whole number
- Each property assigned minimum of 1 ERU
- Current number of ERUs = 110,265

# What is an Equivalent Residential Unit “ERU”?

- Measurement that serves as a common index to compare runoff generated by different sized properties
- Equivalent Residential Unit value is developed using a statistical sampling of residential parcels in City
- Building Footprint + Additional Impervious Area (sidewalks, porches, decks, pools, etc.) = Total Impervious Area

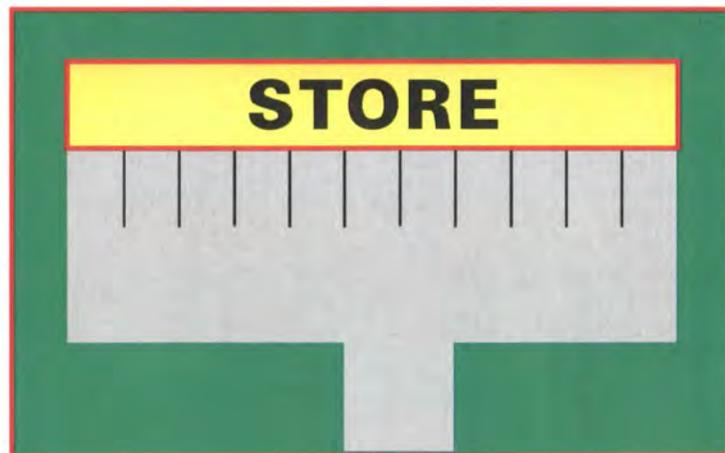


1 ERU = 791 square feet of total impervious area

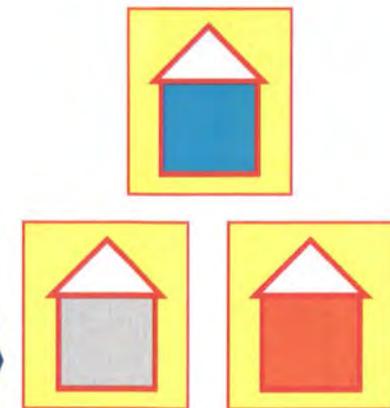
# Impervious Area Methodology

## ("Equivalent Residential Units")

Customer pays based on number of "standard" households



Generates same runoff as



3 "standard" households

# City's Current Stormwater Rates

- Current monthly rate = \$16.67
- Current annual rate = \$200.04
- Approximate annual billing = \$22,057,310.58
- Approximate annual revenue @ 98% = \$21,616,164
- Projected Fiscal Year 2016-17 monthly rate = \$22.67\*
- Projected Fiscal Year 2016-17 annual rate = \$272.04 \*
- Projected Fiscal Year 2016-17 annual revenue @ 98% = \$29,300,602 \*
- Reductions for properties with NPDES permit and/or served by privately owned and maintained BMPs
- Collected on monthly water bill

\* Projected rates proposed in 2015 Bonds Engineer's Report but have not been approved by City Commission

# City's Current Billing Units

Account Type	Total Units	Monthly Billing	Annual Billing	Percent of Units
Apartments (General)	15,175	\$252,967.25	\$3,035,607.00	13.76%
City (General)	1,909	\$31,823.03	\$381,876.36	1.73%
Commercial (General)	36,136	\$602,387.12	\$7,228,645.44	32.77%
Condo (Residential Condo)	41,653	\$694,355.51	\$8,332,266.12	37.78%
Duplex (General)	48	\$800.16	\$9,601.92	0.04%
Hotel (General)	7,121	\$118,707.07	\$1,424,484.84	6.46%
Residential (Residential)	8,223	\$137,069.07	\$1,644,828.90	7.46%
<b>Total</b>	<b>110,265</b>	<b>\$1,838,109.21</b>	<b>\$22,057,310.58</b>	<b>100.00%</b>

## Current Billing Unit Counts by New Categories

Category	Total Units	Percent of Units
General Parcel	60,389	54.77%
Non-Res Condo	0	0.00%
Residential	8,223	7.46%
Residential Condo	41,653	37.78%
<b>Total</b>	<b>110,265</b>	<b>100.00%</b>

# Methodology Modifications

- Develop/update impervious area information
- Update ERU value
- Create rate classes
  - Residential
  - Condominiums
  - General
- Develop tiers for Residential Category

# Preliminary Database Development

Assign assessment rate category based on DOR Code and calculate impervious area

- **Residential**

- Measure statistical sample of single family parcels and/or multi-family parcels
- Develop residential tiers

- **Condominiums**

- Measure impervious area of all condominium parcels

- **General**

- Measure impervious area of all general parcels
  - Includes commercial, institutional, industrial/warehouse, government parcels, mobile home/RV parks
  - Unique parcels

# Recommended Methodology Revisions

- ERU Value = 849 square feet
- Minimum of 1.0 ERU per parcel
- Three rate classes
  - Single Family Residential
  - Condominiums
  - General Parcels
- Single Family Tiers calculated by:  
(Footprint x Factor (2.03))/ ERU Value (849 ft<sup>2</sup>) with Quartile Breakpoints

# Single Family Residential Tiers\*

Residential Tier	Building Footprint Area Range (Provided by the Property Appraiser)	Plus Additional Impervious Area	Assigned Billing Units (ERUs)
Small 	100-1,881 sq. ft.	Assumed based on statistical sample (Factor = 2.03)	= 1.0 ERU
Medium 	1,882-2,717 sq. ft.	Assumed based on statistical sample (Factor = 2.03)	= 4.5 ERUs
Large 	2,718-5,228 sq. ft.	Assumed based on statistical sample (Factor = 2.03)	= 6.5 ERUs
Very Large 	> 5,228 sq. ft.	Measured	= Calculated

\*Residential parcels are assigned to a tier based on building footprint size to avoid having to measure all residential parcels.

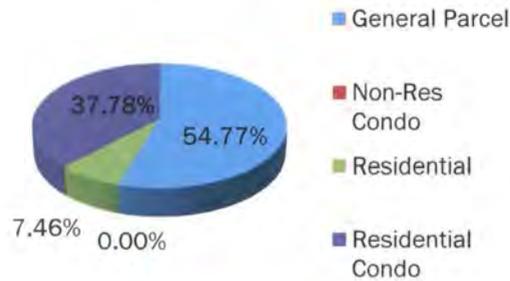
# Single Family Tier Results

	Parcel Count	Percent of Parcels	Assigned ERU	Total ERUs	Charge	Total Revenue	Percent of Revenue
100 - 1,881	1,390	28.44%	1	1,390.00	\$178.84	\$243,617.67	5.85%
1,882 - 2,717	1,844	37.73%	4.5	8,298.00	\$804.79	\$1,454,344.91	34.94%
2,718 - 5,228	1,444	29.54%	6.5	9,386.00	\$1,162.47	\$1,645,032.70	39.53%
>5,228	210	4.30%	Impervious/ERU Value	4,671.94	Varies	\$818,825.28	19.67%
<b>Total</b>	<b>4,888</b>			<b>23,745.95</b>		<b>\$4,161,820.57</b>	

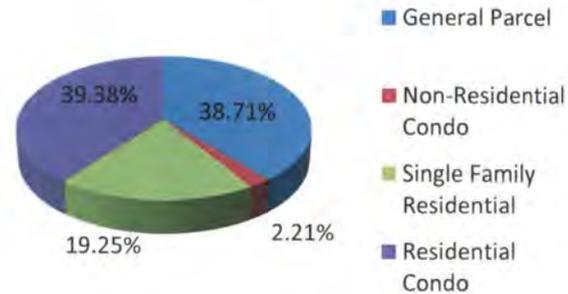
# Methodology Results

Category	Current Units		Recommended Methodology	
	ERUs	Percent of Units	ERUs	Percent of Units
General Parcel	60,389	54.77%	47,738	38.71%
Non-Residential Condo	0	0.00%	2,724	2.21%
Single Family Residential	8,223	7.46%	23,746	19.25%
Residential Condo	41,653	37.78%	49,126	39.38%
<b>Total</b>	<b>110,265</b>	<b>100.00%</b>	<b>123,335</b>	<b>100.00%</b>

Current Units



Recommended Method



## Methodology Results

- Total ERUs = 123,335
- Adjusted ERUs @ 98% = 120,867
- Rate Per ERU = \$14.91/month or \$178.84/year
- Estimated Annual Assessment Revenue at Current Rate and Adjusted ERUs = \$24,178,235 (+ \$2.562 million)

# Collection Methods: Pros and Cons

	<b>Tax Bill</b>	<b>Utility Bill</b>
<b>Pros</b>	<ul style="list-style-type: none"><li>• Highest collection rate (95 – 98%)</li><li>• One bill with all charges</li><li>• Use tax roll data from PA</li></ul>	<ul style="list-style-type: none"><li>• Deadlines set by local government</li><li>• Time frame set by local government</li><li>• Could implement new rates at any time during the fiscal year</li><li>• Easier to charge exempt property</li><li>• Can use for government</li></ul>
<b>Cons</b>	<ul style="list-style-type: none"><li>• Strict deadlines</li><li>• Strict time frame</li><li>• Cannot use for government property</li><li>• Could not be implemented until Fiscal Year 2017-18</li></ul>	<ul style="list-style-type: none"><li>• Collection issues regarding non-payment</li><li>• Utility bill gets crowded</li><li>• Difficult to correlate utility accounts to property uses (methodology issues)</li><li>• May miss vacant property or those without utility account.</li></ul>

## What's Next

- Finalize assessment methodology
- Establish assessment rates
- Establish the fiscal year for implementation
- Confirm collection method