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**Mayor’s Ad-Hoc** **41st Street Committee**

**4:00pm Thursday, January 10, 2019**

**Iberia Bank**

**400 41st Street, Miami Beach**

**MINUTES**

Committee Members in Attendance:

* Seth Gadinsky, Chair
* Betty Behar
* Michael Burnstine
* Francisco Diez-Rivas
* Jerri Herzberg Bassuk
* Robin Jacobs

Committee Members Absent:

* Jeremy Wachtel
* Eric Hankin
* Yechiel Ciment

Guest Speakers in Attendance:

* Caroline Romash, Assistant Vice President Care Management at Mount Sinai
* Aida M. Izquierdo, Behavioral Health Administrative Director at Mount Sinai
* Alex Fryd, Fryd properties

City Staff in Attendance:

* Heather Shaw, Acting Director Tourism, Culture and Economic Development
* Jose Gonzalez, Director, Transportation
* Saul Frances, Director, Parking
* Maria Ruiz, Director, Housing and Community Services
* James Murphy, Chief of Urban Design
* Gedel Merzius, Economic Development Specialist
* Eliut Hazzi, Miami Beach Police Department
* Carlos Cuellar, Miami Beach Police Department

Seth Gadinsky opened the meeting at 4:07 p.m. and welcomed all in attendance.

**Approval of the Minutes:** The minutes were deferred to the February 14, 2019 41st Street Committee meeting.

**Discussion Committee Outreach:** Caroline Romash, Assistant Vice President Care Management at Mount Sinai and Aida M. Izquierdo, Behavioral Health Administrative Director at Mount Sinai both were present to speak with the committee about the discharge planning process for homeless individuals. Resources are provided to patients such as bus passes and provides placement into assistant living and nursing facilities to help them get back on their feet. Transportation to shelters are not a resource that is provided to patients because of waiting list. However, resources are involved to obtain placement within shelters.

Maria Ruiz, Director, Housing and Community Services informed them of the Miami Dade County protocol for anyone that has been discharged from an institution which is to call a specific number at Miami Dade County’s outreach agency. Maria stated that the City works closely with Mount Sinai on notifying them whenever a patient has been discharged and needs placement. Maria stated that the Housing and Community Service department has spoken to various businesses on prevention methods that would deter homeless people from remaining at certain locations.

Maria stated that they are aware of certain homeless individuals that hang out at Walgreens, banks on 41st Street and other places of business that refuse their help. She informs that the key piece to change the behavior of the homeless individuals from staying in certain areas is making sure those businesses can remove whatever attracts them.

Francisco Diez-Rivas asked how many people are transported from Miami to Mount Sinai Hospital. Caroline Romash responded, saying that most homeless individuals who are picked up in Miami are placed at hospitals in Miami. Maria Diaz also stated that more than 95% of the homeless in Miami Beach became homeless someplace else and gravitate towards the City of Miami Beach.

Jerri Herzberg Bassuk asked what the typical turnaround is from the time homeless individuals are brought into the hospital and are then returned to the street. Caroline Romash answered for behavioral health patients the average time frame would be four to five days.

Robin Jacobs questioned if Mount Sinai reached out to the homeless outreach in the City of Miami Beach prior to discharge to give the City a notification. Caroline Romash stated that the behavioral health department does an initial health assessment with all the patients and a social worker will be working with the patient at the beginning of admission to figure out the what the patient might need. Maria Ruiz specified that there is a relationship with Mount Sinai and the services that the City of Miami Beach promotes are voluntary and cannot be forced upon people.

Caroline Romash stated that Mount Sinai Hospital is undergoing construction projects which will open a new surgical tower and emergency department which is opening February 2019.

Maria Ruiz invited business owners to walk in the neighborhood with them and point out any places of concern.

Seth Gadinsky entertained the idea of placing a substation on 41st Street will enforce a presence in the area.

**MOTION: To explore the possibility of reestablishing a sub-station on 41st Street and reaching out to business owners to volunteer the use of their vacant property as a pop-up police department station on 41st Street.**

**Motion entertained by: Seth Gadinsky (Chair)**

**Motion made by: Jerri Hertzberg Bassuk**

**Motion seconded by: Betty Behar**

**Motion passed: 6-0**

**Leasing Challenges on 41st Street:** Alex Fryd discussed about property owners and the challenges of leasing space within the area of 41st Street. As a guest speaker, Alex pointed out that one of the main problems is parking.There isn’t enough parking per the tenant’s desire or their legal requirement. Alex suggested building a parking garage and redevelop the building spaces along with placing new floor area ratio requirements for the buildings. Alex also stated that there wasn’t enough urban revitalization within the area.

Betty Behar mentioned that if the street had the energy and appeal they would walk a block to enjoy the area. Saul Frances, Parking Director, spoke on the challenges of parking in the area stating that in the daytime it is difficult to find parking but because of the activations going on around 41st Street, there is an opportunity for parking opportunity.

The committee discussed about the effects of up zoning and whether it will cause more traffic and cause more problems when it came to adequate parking.

**Transportation Update**: Giving an update on improving traffic flow on 41st street Josiel Ferrer, Assistant Director, Transportation Department spoke on behalf of the Transportation department. He informed on the changes on the cross-walk corridor which makes a level of improvement for both the drivers wait time reduced to 40 seconds which allows for less of a wait time for the driver and the pedestrian walker.

In addition, Josiel also stated that the city has been working closely with community members to implement automatic pedestrian walk signals on Pine Tree Drive and Royal Palm Drive which makes a total of four automatic signals within the corridor. (Chase Avenue and Prairie Drive are the others.)

Josiel also mentioned that the Transportation department is also working on a comprehensive study that will observe the entire area for a possible pattern that can reduce the wait time for people on the side street throughout the whole corridor.

Seth Gadinsky asked about the possibility of having an onsite patrol officer to monitor traffic along 41st Street, at its busiest times of day. Josiel stated that the Traffic department in conjunction with the Police department through the city has implemented a traffic monitoring program which consist of traffic cameras, travel time detectors, traffic monitors that examine the flow of traffic and monitors the speed of traffic in specific areas. Working very closely with officers the transportation department informs those officers of certain areas where traffic has hit a certain speed threshold.

**GO Bond Review, Prioritizing and Planning**

Seth Gadinsky spoke of Lighting within the corridor of 41st street and asked Heather Shaw about the prioritization of the one hundred thousand dollars that was allocated through the quality of funds. Heather stated that at the next meeting there should be a prioritization on how the money will be spent and at the next meeting mainly focus on how the money will be divided into different projects. Seth stated that a motion should be entertained to concentrate on the first portion of the be allocated for lighting within 41st street.

**MOTION: To prioritize improving the lighting on the 41st street corridor, specifically to allocate the 41st Street Quality of Life Funds towards lighting the trees on the 41st Street corridor.**

**Motion entertained by: Seth Gadinsky (Chair)**

**Motion made by: Jerri Hertzberg Bassuk**

**Motion seconded by: Betty Behar**

**Motion passed: 6-0**

**Discussion on Up-zoning:** James Murphy, Chief Urban Design, Planning Department

Spoke on up zoning and FAR (Floor Area Ratio is a multiplier that gives architects the square footage to build) options within the 41st Street corridor to the committee. James spoke on the possibility of FAR which would have to be thru a referendum. Most recently an FAR referendum was passed for the 71st street town center corridor. James referred to the Gehl Plan for the vision of 41st Street. James also recommended that an overlay district with a commissioner sponsor to develop specific corridors to revitalize the area.

Seth asked the committee what do we want to encourage from the city? Francisco stated that we should consult with the Planning department to seek direction from the city, seek a commissioner to sponsor the need, and seek community involvement to get specific things done.

Francisco stated there should be a motion to review the modifications, to the zoning districts pertaining to the 41st street corridor to trigger revitalization.

**MOTION: To review modifications of the zoning regulations for the 41st Street corridor.**

**Motion entertained by: Seth Gadinsky (Chair)**

**Motion made by: Jerri Hertzberg Bassuk**

**Motion seconded by: Betty Behar**

**Motion passed: 6-0**

Heather Shaw stated that right now the administration is in the process of building a matrix and breaking down the vision plan that Gehl designed into sections with what we can do now and what we can do later. Heather suggested that at the next meeting the committee focus a large portion of the meeting on the allocation of those funds.

**Update on Storefront Activations and Artistic Element:** Heather spoke of going to DASH to view the storefront designs and artistic elements by the students along with the parklet designs.

Heather stated that for the Artistic Element, AIPP (Art in Public Places) decided in December that there should not be a call for artist through AIPP, they recommended that we engage a creative agency at branding to help us do something temporary for the street.

**Potential “Pop-Up’ Stores:** James Murphy spoke on pop-up stores, James explained that a pop-up retail establishment store generally refers to store and restaurants or other private business ventures within a short duration. Pop-ups are regulated to the same regulation, laws and licensing requirements of any permanent brick and mortar structure. For a pop-up to be permitted in a building it must be in a zoning district where the use is allowed. The pop-up’s certificate of use and business tax receipt must have the same or similar use than the previous business that was there to streamline the process and not have a change of use.

James stated that municipalities have recognized the advantages of pop- ups and started revisiting their zoning and permitting laws accordingly. James stated that there will be an item added to the commission about the modifications to the code to create a temporary business tax receipt which will allow people doing temporary uses for pop-ups to be able to have a streamline approval process for licensing.

Seth stated that in the process of studying the overlay there would be an easing the burden on changing the use because the committee wants to encourage pop-ups but the impact fees may affect a business owner.

Seth recommended making a motion stating that the city support the City’s effort to streamline the temporary pop-up store process.

**MOTION: To support the City’s effort to streamline the temporary pop-up store process.**

**Motion entertained by: Seth Gadinsky (Chair)**

**Motion made by: Robin Jacobs**

**Motion seconded by: Betty Behar**

**Motion passed: 6-0**

Public Forum: Jim Morrison spoke on the potential lighting option proposal and sought the committee first impression of the search light renderings being used as a tool to draw attention to 41st Street.

The Committee directed Jim to present a proposal, so they could look at the renderings.

**ADJOURN**

The meeting adjourned at 6:03 p.m.

**October Minutes Approved by the Mayor’s 41st Street Committee**

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**Seth Gadinsky, Chair**