

MIAMI BEACH

Mayor's Ad-Hoc 41st Street Committee

4:00pm Tuesday, March 12, 2019

Iberia Bank

400 41st Street, Miami Beach

MINUTES

Commissioner in attendance:

- Joy Malakoff

Committee Members in Attendance:

- Seth Gadinsky, Chair
- Jerri Herzberg Bassuk
- Betty Behar
- Michael Burnstine
- Yechiel Ciment
- Francisco Diez-Rivas
- Eric Hankin
- Robin Jacobs, Vice Chair
- Marcella Novella

City Staff in Attendance:

- Michele Burger, Chief of Staff
- Maria Hernandez, Capital Projects Director
- Gedel Merzius, Economic Development Specialist
- Thomas Mooney, Planning Department Director
- Heather Shaw, Acting Director Tourism, Culture and Economic Development

Seth Gadinsky opened the meeting at 4:02 p.m. and welcomed all in attendance. Seth Gadinsky welcomed Marcella Novella as the newest member of the 41st Street Committee.

Approval of the Minutes: Michael Burnstine made a motion to approve the March meeting minutes. Betty Behar seconded, and the motion passed 9-0 to approve the meeting minutes.

Discussion of the GO Bond as it is pertaining to the 41st

Maria Hernandez GO Bond program Director; City of Miami Beach presented the Committee funding for the GO Bond. Maria handed out documents to the Committee explaining the timeline of the GO Bond program, the vision for the GO Bond and the execution and implementation of the 57 projects. Ms. Hernandez explained how the implementation plan will be funded in four tranche periods over twelve years. The first tranche of funding was approved by the City Commission on March 13, 2019. Ms. Hernandez stated that 41st Street corridor has \$1.5 million in the first tranche, \$1.5 million in the second tranche, \$6 million in each of the third and fourth tranche periods. The first two tranches are focused on bike lanes, lighting and shades structures. Ms. Hernandez stated that out of 57 GO Bond projects, 21 of them are scheduled to be implemented within the next 12 to 14 months. Ms. Hernandez invited the Committee to attend the next GO Bond meeting on April 18, 2019.

Seth stated that one of the main concerns of the Committee is the nine-year implementation period of the projects. Mr. Gadinsky asked Ms. Hernandez if projects were ready to proceed could the project be moved to a sooner date. Ms. Hernandez stated that 'shovel ready' project can move to earlier tranches.

The only tranche that is firm is the first tranche of funds, the other tranches may fluctuate. Ms. Hernandez stated that there will be several construction projects all throughout the City of Miami Beach that will heavily impact the way roads. Ms. Hernandez stated that if the construction projects get done before the year of 2025 for tranche one and two than the projects that pertain to the 41st Street corridor can begin sooner.

Mr. Gadinsky asked who makes the fiscal decisions on how the \$3 million dollars is being spent for the first two tranches. Ms. Hernandez stated that the decisions are made by the GO Bond Committee members and community members and are consistent with the Alta/Gehl plan.

Yechiel Ciment asked if the short-term items, discussed implemented in the Alta/Gehl plan were presented to the Finance and Citywide Projects Committee ("FCWPC"). Heather Shaw stated that the implementation plan of the Alta/Gehl plan, together with the Committee's motions would be presented to the FCWPC.

Eric Hankin stated that the sooner the Committee and the City staff can finalize the plan, with a specific vision, more money will be available.

Ms. Shaw stated that some of the smaller projects within the Alta Gehl implementation plan have already started by City staff.

Reviewing modifications of the zoning regulations for 41st Street

Thomas Mooney, Planning Director, City of Miami Beach presented land development regulation to incentivize the 41st Street corridor. Mr. Mooney explained that the 41st corridor, from Indian Creek to Alton Road, was generally designated as a Commercial District 3 ("CD3") zone. Mr. Mooney stated that CD3 zone is the most intense commercial district in the City in terms of uses and Floor Area Ratio (FAR) in the City. A couple of years ago, legislation was adopted to create a 2:00 am time limit for the sale alcoholic beverages. Mr. Mooney stated that the FAR is under consideration for legislation change, however, if so it would require voter approval.

Yechiel stated that the parking requirement was one of the issues the Committee discussed as being onerous, in relation to 41st Street for people who were looking to visit and do business. Mr. Mooney stated that 41st Street falls within Parking District 3, which has a residential parking requirement, which Mr. Mooney agreed may be a bit onerous, but there aren't other parking requirements, for any other types of uses, except day care centers, hotels. Mr. Mooney stated that there may be an update to the City Code regarding Parking Districts citywide because the parameters of parking has changed a great deal.

Discussion of Implementation Plan Alta/ Gehl Design and Vision

Mr. Mooney stated that if the Alta/Gehl plan is used as a building block there should be connectivity, from the high-density areas to the east of Indian Creek, and multi-family areas that are to the west of the Roosevelt, improving connectivity to businesses.

Robin Jacobs stated that once the implementation of year-round lighting is implemented, there should be better engagement and activations with business owners. Yechiel Ciment asked, for the next meeting, a presentation of the 2015 Washington Avenue Master Plan be discussed, including the before and after effects on the area, from zoning changes.

Eric Hankin stated that when Alta/Gehl was selected to perform the specific vision for the 41st Street corridor their responsibility was to pull the main stakeholders from the City and provide a sketch of the vision of 41st Street. Mr. Hankin states that as a Committee decision are still sitting on a fence and the Committee isn't doing anything as a consequence. Mr. Hankin cited, for example, the conversation of opening a supermarket with a parking garage, he stated that it requires a vision for how to get to that

specific goal. Mr. Hankin suggested that we consult with the developers from Alta/Gehl to do a proposal on what the next phase of the 41st Street corridor should be.

Michelle Burger, Chief of Staff, City of Miami Beach stated that the original reason why Alta/Gehl was selected by the City was because they brought something different because they weren't from the area and they had the ability of thinking outside the box. Ms. Burger urged the Committee of reengaging the Alta/Gehl design group (or a similar design team) on phase two of the design plan. Ms. Burger stated that the information from the Committee is essential to the GO Bond projects so that the City can move the Committee's needs through the tranche process.

MOTION: To request the City hire Alta/Gehl to do Phase II (execution phase) of the initial plan.

Motion entertained by: Seth Gadinsky (Chair)

Motion made by: Eric Hankin

Motion seconded by: Jerri Hertzberg

Motion passed: 9-0

Member absent: Jeremy Wachtel

Seth Gadinsky said the priority of the Committee to get a grocery store at the location of where a vacant lot is currently behind the Roosevelt Theater. The initial idea was should an unsolicited bid for the area arise, it would trigger a process with the City versus actively pursuing an RFP path of asking for possible proposals for different lots. Mr. Mooney stated that there isn't a need to only limit an RFP to that lot, and he suggested possible RFP proposals to different lots. Mr. Ciment asked Mr. Mooney if there was a downside to seeking multiple RFPs for multiple lots. Mr. Mooney stated that RFPs can be developed in a way that the scoring could favor someone who has an adjacent parcel with the theory being that they combine their parcel with their parcel with the incentive to have more participation. Mr. Hankin asked for additional explanation into the RFP process for purchasing lots. Mr. Mooney clarified that the City Commission can issue an RFP that doesn't commit the City to anything specifically, but if some of the proposals are worthy then they can be ranked and scored and, depending on the structure of what is being proposed and how good the deal is with the City, it may be something that the City may be interested in moving forward. Mr. Hankin asked, out of curiosity, why this option hasn't been executed before. Mr. Mooney responded by stating that the option has been exercised in other areas of the City.

MOTION: To recommend the City issue RFPs for City owned parking lots within the 41st Street corridor.

Motion entertained by: Seth Gadinsky (Chair)

Motion made by: Yechiel Ciment

Motion seconded by: Francisco Diez-Rivas

Motion passed: 9-0

Member absent: Jeremy Wachtel

41st Street Blue Ribbon Committee pending sunset dates

Michele Burger spoke to the Committees regarding the upcoming sunset of the 41st Street Committee. Ms. Burger spoke of the excellent progress the Committee has made to make the 41st Street corridor a better place. Ms. Burger stated that the Administration is interested in extending the Committee for another year. If the 41st Street Committee decides not to continue, the staff will then oversee the funds for the 41st Street Committee.

Mr. Gadinsky asked Ms. Burger about the frequency of committee meetings from monthly to quarterly. Ms. Burger explained that because there is a strain on City staff, to fulfill their obligation to attend committee meetings, the City Commission decided to allow committee and boards to make the decision on whether there is a need to meet monthly or quarterly.

Mr. Gadinsky stated that the Committee does accept the extension to continue the 41st Street Committee and would like to meet monthly.

Jerri Herzberg Bassuk asked Ms. Burger about Seth Gadinsky and the LTC to retain him as the 41st Street Committee Chair. Ms. Burger stated that they received the LTC, and they do realize that the chair, Seth Gadinsky, has done everything for the 41st Street Committee with good intent. Ms. Burger explained that the main objective is to protect the Committee's best interest for the good of the 41st Street corridor. Yechiel stated that Seth has been very transparent with what his intentions are for 41st Street. Yechiel also stated that the whole point of the Committee was to bring people who all had shared interest in 41st Street to make 41st Street better. Robin Jacobs stated that it is important for the Committee to understand that Seth can sit in on the Committee just him being the vocal person, the optics maybe perceived negatively

MOTION: To request to extend the 41st Street Committee tenure for one year and to request to meet monthly or as needed.

Motion entertained by: Seth Gadinsky (Chair)

Motion made by: Robin Jacobs

Motion seconded by: Michael Burnstine

Motion passed: 9-0

Member absent: Jeremy Wachtel

Lighting on the 41st Street Corridor

Gedel Merzius spoke lighting the 41st Street corridor. Mr. Merzius stated that Adrian Morales, Director of Property Management, suggested the use of Light 365, a program that is being used throughout the world. The cost, of the lighting, is approximately \$3,000 per tree. Mr. Merzius stated that there were less expensive alternatives, such as rope lighting, which would require year-round maintenance and upkeep. Mr. Morales can present a plan at the April meeting.

Michael Burnstine stated that lighting is a priority for the Committee and it is the Committee's intent to make the 41st Street Corridor a better place. Mr. Hankin stated that this is a design issue and the Committee isn't looking at lighting in terms of the master planning, but the Committee is looking at it as a fast fix to a long-term problem. If the Committee is not sure of how the light design should coincide with the design of the 41st plan overall, Mr. Hankin stated that it may not be the best solution for the corridor.

Discussion on placing a Farmer's Market on 41st Street.

Mr. Gadinsky spoke about a farmer market would liven up an area. Mr. Gadinsky asked the rest of the Committee if bringing in a Farmer's market within the corridor be good idea. Heather stated that the process to bring a Farmer's market to the 41st Street corridor would have to be through an RFP.

MOTION: To recommend the City issue a request for proposals for a 41st Street Farmer's/Produce and Artisanal market.

Motion entertained by: Seth Gadinsky (Chair)

Motion made by: Betty Behar

Motion seconded by: Robin Jacobs

Motion passed: 9-0

Member absent: Jeremy Wachtel

Seth Gadinsky invited Commissioner Malakoff to have a chance to speak to the Committee. Commissioner Malakoff spoke to the Committee about a City Commission item to whether to allow or ban further development of medical marijuana dispensaries within the City of Miami Beach. Commissioner Malakoff encouraged the Committee is consider the impact of these businesses on their community and shared some of the positives and negatives associated with the businesses on other communities.

Meeting adjourned at 5:58 pm

March Minutes Approved by the Mayor's 41st Street Committee

on: _____

Seth Gadinsky, Chair