

MIAMI BEACH

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
- Jerri Herzberg Bassuk
- Betty Behar
- Michael Burnstine
- Francisco Diez-Rivas
- Robin Jacobs

Committee Members Absent:

- Yechiel Ciment
- Eric Hankin
- Jeremy Wachtel

Guest Speakers in Attendance:

- Caroline Romash, Assistant Vice President Care Management, Mount Sinai Hospital
- Aida M. Izquierdo, Behavioral Health Administrative Director, Mount Sinai Hospital
- 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 (the "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

placement services into assistant living and nursing facilities, to help them get back on their feet. Transportation to shelters is not a resource that is provided to patients because of waiting list. However, resources include placement within shelters.

Maria Ruiz, Director, Housing and Community Services informed the Committee that Miami Dade County protocol, for anyone discharged from an institution, is to call the Miami Dade County' Outreach Agency. Maria stated that the City works closely with Mount Sinai by notifying them whenever a patient has been discharged and needs placement services. Maria stated that the Housing and Community Service department has spoken to various businesses on prevention methods that would deter homeless people from returning to 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 shared that the key piece to changing 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 return to the street. Caroline Romash answered that 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 discharging 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 work with the patient at the beginning of admission to figure out what the patients 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 is completing a construction project, and will open a new surgical tower and emergency department in 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 to 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 discuss 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, on 41st Street, is parking. There isn't enough parking per the tenant's desire or their legal requirement. Alex suggested building a parking garage and redeveloping 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 the effects of upzoning 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 shared the changes made to the cross-walk corridor which improved, for both the drivers and walkers, wait time by 40 seconds. -

In addition, Josiel 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, proving 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 could reduce the wait time for pedestrians on the side streets 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 Transportation department, in conjunction with the Police department, 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 Police, 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 some of the \$100,000, Mid-Beach Quality of Life Funds to lighting. Heather stated that at the next meeting there should be a prioritization on how the money will be spent. Seth stated that a motion should be entertained to concentrate on the first portion of the Quality of Life funds 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 Upzoning: James Murphy, Chief Urban Design, Planning Department spoke on upzoning and FAR (Floor Area Ratio) options within the 41st Street corridor to the Committee. James spoke on the possibility of changing the FAR, which would have to be thru a referendum. Most recently an FAR referendum was passed for the North Beach Street Town Center project. Seth asked James how does the Committee identify what zoning needs to be done on 41st Street. James referred to the Alta/Gehl Plan for the vision of 41st Street. James also recommended an overlay district with a commissioner sponsor to develop specific corridors to revitalize the area.

Seth asked the Committee what would they like to do to encourage from the City. Francisco stated that the Committee 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 potential modifications to the zoning in 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

City Commission/Committee Report: Heather Shaw stated that right now the administration is in the process of building a matrix and breaking down the vision plan, as suggested by the Alta/Gehl designed. Heather suggested that at the next meeting the Committee focus a large portion of the meeting on the allocation of available 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 temporary artistic element/installation, AIPP (Art in Public Places) recommended, in December, that there should not be a call for artist through AIPP, but that the Committee engage a creative branding agency help identify engaging 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 stores and restaurants or other private business ventures that operation for a short duration. Currently pop-ups are regulated to the same manner as 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, in the location.

James stated that slowly many 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 City Code to create a temporary business tax receipt (BTR) which will provide a streamline approval process for licensing temporary uses for pop-ups.

Seth stated that in the process of studying the overlay there could ease the burden on changing the use because the City Commission wants to encourage pop-ups but the impact fees may affect a business owner.

Seth recommended making a motion stating that the Committee’s 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 Mo’s first impression of search light style renderings being used as a tool to draw attention to 41st Street.

The Committee directed Jim to present a full 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

on: _____

Seth Gadinsky, Chair