

MIAMI BEACH

Mayor's Blue Ribbon 41st Street Committee

4:00 PM Thursday, August 20, 2020

MINUTES

Committee Members in Attendance:

- Seth Gadinsky, Chair
- Robin Jacobs, Vice Chair
- Jerri Hertzberg Bassuk
- Betty Behar
- Michael Burnstine
- Yechiel Ciment
- Bonnie Crabtree
- Eric Hankin
- Marcella Novella
- Jeremy Wachtel

Elected Officials in attendance

- Commissioner Steve Meiner

City Staff in Attendance

- Amadeus Huff, Aide to Commissioner Meiner
- Amy Mehu, Interim Economic Development Director
- Milos Majstorovic, Transportation Manager
- Gedel Merzius, Economic Development Specialist
- Allison Novack, Community Information Manager

Seth Gadinsky opened the meeting at 4:02 p.m. and welcomed all in attendance of the meeting.

Approval of May and June Minutes

Modification of August minutes: Yechiel Ciment stated that he wanted to clarify that the majority of property owners along with himself would be in favor of a BID, as opposed to the original August minutes which stated that the majority of the committee felt like property owners would not be in favor of a BID. Eric Hankin also stated that there should've been a distinction between him and Assistant City Manager Eric Carpenter as they both share the same first name. Robin Jacobs made a motion to approve the August minutes.

Trolley transportation service

Milos Majstorovic, Transportation Manager presented to the committee specific trolley routes that would be in connection with Miami Dade County's Bus Rapid Transportation (BRT) plan. Milos stated that the Transportation department was able to work with Miami Dade County on developing a route map that would display specific stops throughout the City of Miami Beach. The presentation concluded that there would be established connectivity routes with the Miami Dade County's Bus Rapid Transportation (BRT) plan throughout the 41st street corridor.

Seth asked the committee if there were any questions or statements, they would like to share regarding the trolley routes in relation to the BRT plan. Michael Burnstine stated that if the

transportation service plan starts with one stop but the benefits do not outweigh the negatives the location of the bus stop can always change, but a bus stop between the Fountainbleau Miami Beach and Mount Sinai seems appropriate. Betty Behar, Eric Hankin, Bonnie Crabtree all agreed of Michael's sentiments.

Milos addressed the committees of any concern of a intermodal implementation near the Mount Sinai medical center. Milos stated that there has been attempts to reach out to the Miami Dade County transportation department about their plans for a intermodal, but they have not as of yet given their response.

City Updates

Business Improvement Districts - Gedel Merzius began the discussion by speaking of city updates by speaking about business improvement districts (BIDs). Amy Mehu, Economic Development director stated that BIDs are usually self imposed taxes from the property stakeholders, City of Miami Beach efforts are limited. Gedel summarized a series of actions that would be needed to be accomplished by property stakeholders to create a BID. (see attached) Bonnie stated that there is an opportunity for BIDs to apply for grants, private donations, raising of private funding that are not just dependent on taxes. Seth stated that the property owners would need to take ownership of the creation of a BID. Amy stated that if the committee would provide some form of document describing a BID, the benefits of a BID and the steps regarding the creation of a BID so the property owners would take the lead on a BID. Gedel stated that the votes needed to form a BID would be 50+1 of property owners.

Homeless Outreach - Commissioner Steve Meiner addressed the committee about homelessness on 41st street. Commissioner Meiner stated that after meeting with Chief Clements who informed him that there has been measures to enforce quality of life issues throughout the 41st street community, as well as an additional police presence and two dedicated officers on 41st street. Commissioner Meiner also stated that there was a meeting between Chief Clements and Mount Sinai officials to discuss homeless issues. Additionally, Commissioner Meiner plans to include the City Attorney's office along with City Manager Jimmy Morales and representatives from the police department will meet with Michael Milberg Executive Director of Mount Sinai on ways we can improve the situation on homelessness throughout the community.

Yechiel asked about whether there was an update about the police and their ability to relocate the homeless in relation to a previous discussion of what other municipalities have been doing to alleviate their homeless issues. Commissioner Meiner stated that there are certain proactive effort to enforce quality of life violations, but the City of Miami Beach cannot lawfully forcefully remove homeless individuals.

Jeremy Wachtel stated that there is need for the city to be diligent in their preparation of dealing with homeless individuals and their encounters with individuals who are dining in the area of 41st street, specifically after restrictions are lifted and as we go along in efforts to reopening the City. Robin Jacobs stated that perhaps there can be ambassador programs as they do within the South Beach district, for the purpose of educating community members and business owners on homeless issues. Commissioner Meiner responded that he is attempting to create a group of highly trained citizens volunteer patrol that will be implemented on the 41st street corridor to help alleviate issues of homelessness within the corridor.

Motion - Gedel stated that in reviewing the previous months August meeting notes and minutes he noticed that there was no motion made regarding different opportunities that would help activate the 41st street business community.

The city explore how to make their sidewalks more accessible for 41st street retail businesses to utilize and mitigate any type of fees associated with having A frame signage temporarily on the sidewalks to promote 41st street businesses, while looking to eliminate any fees associated with seating on the sidewalk with the intent to increase sidewalk businesses.

Motion made by: Yechiel Ciment

Motion seconded by: Jeremy Wachtel

Motion Passes 10-0

AECOM presentation - Gedel gave an update regarding AECOM and its plans on presenting to the committee a presentation of a street scape design plan of public space throughout the 41st street corridor and the surrounding areas of 40th street and 42nd street as well. Gedel also stated that there will be a Virtual community meeting for business owners and community members who want to ask questions and opine on the plan, this meeting will take place on Thursday, October 1st.

Farmers Market – Gedel stated that the City of Miami Beach is still following mandates and provisions given by Miami Dade County in reference social distancing measures. Once those provisions are lifted the City will observe logistics and feasibility options to continue its Farmers Market on 41st street.

New business update - Through Commissioner Meiner and Amadeus Huff, aide to Commissioner Meiner Gedel reported that there were two new businesses that filed business tax receipts looking to establish themselves on the 41st street business corridor.

4000 Alton Road Mast Capital presentation

Michael Burnstine recused himself from discussion of the 4000 Alton Road Mast Capital presentation. Camilo Miguel Jr. CEO of Mast Capital discussed a proposed development on 4000 Alton Road.

Camilo discussed the public benefits of the proposed development plan such as enhanced site resiliency, neighborhood flood mitigation, enhanced stormwater management infrastructure, enhanced public green space and improve mid beach gateway entrance. Camilo stated that the newly proposed plan has decreased building footprint from 54% to 39%. Along with an addition of 10,000 gallons worth of underground water cistern. Camilo stated that the development project will include five water utility drainage wells and piping for neighborhood stormwater runoff and improved storm water quality filtration.

Camilo stated that there will be an implementation of a right turn lane which will help improve traffic flow. Camilo stated that the current condition of the land is 33%-46% greenspace, explaining that the majority of the site is comprised of paved asphalt and surface dirt. In the presentation Camilo stated that Mast Capital is proposing that 51% of the site will be open green space with a resilient landscape. Camilo also stated that the plan features the improvement of the Mid Beach gateway entrance that highlight the unique location of Alton Bay and will give the opportunity to provide signage. Camilo spoke of the direct fiscal benefits of the project with an

approximate \$2.3mm in recurring annual direct fiscal benefits to the city of Miami Beach, the County the Public Schools and the Children's Trust.

From an architectural standpoint, Camilo proposed an amendment to the building lot coverage, the original approved coverage percentage was 54% currently they are proposing a 39% reduction. Camilo is also proposing a setback of 100 feet as opposed to 50 feet. Mast Capital has also proposed an increase of the height to an additional four story increase.

Jeremy Wachtel stated that while he respects the developers ambition to develop the 4000 Alton road property, he does have some hesitation about the property based off of his observations, stating that it would be an incredible eye sore and the additional problem regarding traffic will multiply because of the development. Jeremy that he is opposed to this specific height increase. Jeremy stated that if there are that much upset voices regarding this development, their voices should be heard.

Jerri Hertzberg Bassuk stated that she was opposed to the previous plans which reflected a 85 foot development proposal for the development she will not be supporting any additional increase to the height proposed as well. Jerri asked if there was a possibility that the developers reconsider going back to the original height of 85 feet. In addition to the height Jerri was also concerned about the additional traffic, that would be caused due to the development and ask for clarification regarding this concern. Jerri also asked about the removal of the parks.

Camilo clarified that the original scheme proposed was a 290 ft schematic plan, that was approved by the design review board. The new proposal will be a height reduction reducing the development to 150 ft plan. Camilo stated that as the building floor area plan began to grow higher it gave allotted room for a park. Now, since the plan is being proposed as shorter in height the park space was reduced 25,000.

Adrian Gonzalez of Kimley-Horne stated that the implementation of a right turning lane will allow a reduction of 20 seconds of traffic unto the oncoming westbound direction. Community members were given an opportunity to opine on the presentation. Yechiel posed a question to Camilo of whether or not the original plan proposed a condo building that was than switched to a multi family building than switched back to a condo building. Camilo stated that the 290 ft scheme was always proposed as a residential for sale condominium.

Yechiel stated the importance of understanding the impetus of making decisions based on what is best for the 41st street corridor in terms of business attraction and development. Yechiel stated that he is disappointed about reduction of park space but still believes that the development will be an excellent enhancement to the area and should not be overlooked. Yechiel stated that the 4000 Alton Road space has been neglected for some time and needs enhancement for the betterment of the community.

Robin Jacobs stated that she agreed with Yechiel. Robin also posed to Camilo a possible scenario of not being granted the height relief, and whether there would be other potential iterations of what the project would look like in terms of potential uses.

Camilo stated that they are allowed to build within a 50 ft set back and an 85 ft building, the zoning code allows for the buildout of 250 hotel rooms with ancillary retail services that can include a restaurant and other amenities that would be open to the public. Camilo also stated that under

the RM 2 zoning they could fit 204 residential units with one parking space per unit. Camilo stated that there are no intentions of Mast Capital building at maximum density whatsoever. Eric Hankin stated that if he were developing the project he would make it a urban development where the building would come up the edge of the sidewalk, where there would be commercial property on the sidewalk where it would create neighborhood traffic, pedestrian traffic and a connection to 41st street. Despite this, Eric reiterated the duties of the Mayor's Blue Ribbon 41st street committee which is to help revitalize and activate the community. Eric stated Architectonica creates great designs and referenced the Bentley hotel as an example. Eric emphasized the need for improvement and good development for more business development. Eric is not ecstatic about the project itself but does approve of the vision of 41st street and what it could be.

Bonnie Crabtree stated that our main focus and responsibility is for the betterment and improvement of the 41st street corridor, and that will be the final determination into a specific decision.

Seth stated that this building is the first structure a visitor would see as they enter the City of Miami Beach and see the "Welcome to Miami Beach" sign. Seth articulated to the listeners that when they voted on the project initially one of the things they insisted on was that the architecture became a focal point of the approval and having a world class building, also iconic signage that would stand out. Seth stated that the right turning lane is a good thing, he is a bit disappointed about the park size being reduced.

Motion –

Support Mast Capital's current proposal for the 4000 Alton Road project with the goal of ensuring maximum City of Miami Beach benefits such as the connection of wells, ground floor retail space on 41st street, possible park space, focus on the unique architecture and enhanced signage to welcome people to the City of Miami Beach while assuring that the current resiliency package be put into practice.

Motion made by: Yechiel Ciment

Motion seconded by: Betty Behar

Motion Passes 7 – 1

Seth and Robin stated that they encourage members of the community to be apart of these meetings on a regular basis.

Meeting adjourned at 6:08 PM

Next Meeting

DATE: Thursday September 23, 2020

LOCATION: Conference Call

TIME: 4:00 PM – 6:00 PM