



Mayor's Blue Ribbon 41st Street Committee

4:00 PM Thursday May 27, 2020

MINUTES

Committee Members in Attendance:

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

Elected Officials in attendance

- Commissioner Steven Meiner

City Staff in Attendance

- Amy Mehu
- Gedel Merzius
- Kevin Pullido
- Vanessa Vazquez

Seth Gadinsky opened the meeting at 4:04 p.m. and welcomed all in attendance of the meeting.

Reopening Business

Gedel Merzius, Economic Development Specialist, City of Miami Beach began the item by citing the City of Miami Beach plans to reopen the businesses. Robin Jacobs stated that she will work with the Miami Beach Chamber to create a business listing for 41st street businesses.

Betty Behar stated that it would be a good idea if the 41st street Market place could resume, only this time with 41st street vendors installing tables right outside their respective businesses for consumers to shop along the 41st street sidewalk.

4000 Alton Road development

Representatives of Mast Capital made a presentation regarding the 4000 Alton Road development. Christina Cuervo stated that while the building plans have not significantly changed from what we last showed the committee, they now have renderings and have obtained feedback from the City and incorporated them in their presentation.

Robin Jacobs stated that she will recuse herself from the conversation as she is also a member of the Miami Beach Chamber.

Christina stated during their design review city staff asked that we integrate the proposed ground floor café and covered terrace more into the park area and therefore, that area has

shifted slightly outside of the podium and into the park. Mayor and Commissioners have requested extensive community outreach.

Michael Larkin stated the land use committee item that was proposed to the committee had specific asks for amendments for the RM-2 on zoning to be changed only applying to the private property they have acquired, increase in height and a decrease in the setback along the on ramp going into the tunnel. Michael stated that they are acquiring property from FDOT, which would require zoning change which would be RM-2, this change would be a request from the City Commission. Michael stated that they are on schedule to go to the planning board on June 23, 2020 to present their design for the project.

Ray Fort, from Arquitectonica gave a presentation of the plans that includes renderings of the tower and a copy of the illustrated park plan.

Yechiel Ciment stated that the development on 41st hopefully will hopefully be iconic in its design, and will also welcome successful businesses that will be beneficial to the community. Practically Yechiel stated that the possibility of having a building like this may go a long way into revitalizing the community. Yechiel stated that he is supportive of the project which will hopefully accomplish activating the street and the corridor.

Seth asked Ray for clarification on whether they have fully designed the building as of yet, Ray replied that they have outline and some plans based off of a real floor plan but they have not fully designed the building as of yet.

Michael Burnstine discussed that the main question from his point of view is the potential height structure which is 290 feet versus creating a iconic display in a residential neighborhood. Seth asked Michael to elaborate more because he is head of the association in one of the communities in Mid-Beach. Michael replied that there has been no conversation of the possible development with other residential neighbors. On a personal level he had mixed feelings regarding the development, as it would be the tallest development within the area. Michael also questioned the park and who will it be used for as there are already several parks implemented in the area.

Bonnie Crabtree stated that she is well aware of the neighborhood needing specific enhancement but questioned whether this development would be the proper enhancement for the 41st street neighborhood.

Yechiel stated that bringing in development would enhance the community and private business owners would look to reinvest in the community. Yechiel also stated that the building is isolated enough to not be a focal point of residential neighborhoods.

Robin Jacobs also echoed what Yechiel stated that this development would enhance activation of the 41st street corridor and neighborhood, the proposed space is not being used and is of slum and blight. Robin asked if there would be retail towards the development, the response was there will be a café implemented.

Betty Behar stated that the area isn't being used for anything, it is a beautiful concept that would only help the area.

Michael stated that the question isn't whether the development is a good development or not but whether or not the height of the structure is necessary or conducive to the neighborhood.

Betty stated that the height shouldn't be a bother to people in the neighborhood as it is far away and secluded enough from the neighborhoods, to not be a nuisance.

Eric Hankin prefaced his open sentiments by stating that he is not fond of high rise development as he favors mid level developments. Eric stated that he does not object to this development as it would be a landmark, contemporary looking attraction that may bring more people into the area which will then create opportunities for private business to the community and re-investment prospects.

Eric referenced a 1980's Arquitectonica's design of a building in Brickell that had a design of a hole in the middle which was in the opening scene of Miami Vice and catapulted the South Florida area, especially the City of Miami Beach as a iconic destination.

Yechiel stated that he is apart of various City of Miami Beach committees that are related to planning and development and Eric critique is usually spot on and informal as he is an exceptional expert in architect and design.

Jerri's main concern about the development was the safety of the residents. One of the representatives of Mast Capital stated that they are implementing traffic mechanisms that place stop gaps in traffic.

Jeremy Wachtel did appreciate the concept of the development but his main concern was the traffic and congestion it would add to the 41st street corridor. Jeremy stated that the 163 unit development may bring a high influx of an already congested area. A representative from Mast Capital gave information about a potential traffic lighting signal on Alton as a possible solution to coordinate traffic better throughout the corridor. Jeremy stated that a traffic signal may not suffice the potential additional strains the new development may bring.

Ray stated that it would improve the level of service in the area by improving the overall delay allowing traffic levels to flow better because it is a two phase signal allowing a traffic lights on both the west side and east side.

Michael asked Ray about the traffic heading northbound on Alton Road and would adding that signal near the development place more congestion in that area of Alton Road. Ray responded that the Signals would be coordinated using the signals on Chase Avenue as examples when Chase avenue has their green light so it wouldn't interfere with progression so traffic would be able to flow through at a better rate.

Seth asked if members of the community wanted to experience the park how would they park? Ray responded by saying the only parking available would be through on street parking as those were the stipulations for approval by the planning board and FDOT.

Michael Goldberg stated the project looks exciting but warns that we should be careful and make sure no to downplay a project because of height as it is not that big of a development. Michael asked from a size standpoint how tall is the newly built Blue development building near the entrance of Miami Beach in reference to this possible development. Ray replied that the the Blue development is taller than what is being proposed as it is a 36 story building.

Karen Rivo, member of the Mid Beach neighborhood associations and also Chair of the GO Bond committee stated that she strongly recommends public outreach from the developers to

several mid beach associations. Christina stated that community outreach will be the next steps to the development of this.

Motion – The 41st street committee is supportive of the 4000 Alton Road plan provided that there is some slight modification to the height along with confirmation from the development that the architecture will be unique and iconic in nature, along with a unique design element along with the continued efforts to improve public safety.

Motion: Yechiel Ciment

Second to the Motion: Bonnie Crabtree

Motion passes 8-0

Meeting with AECOM adjourned at 5:45pm