



MIAMI BEACH

OFFICE OF THE MAYOR AND COMMISSION

MEMORANDUM

TO: Jorge M. Gonzalez, City Manager

FROM: Victor M. Diaz, Jr., Commissioner 

DATE: January 27, 2009

SUBJECT: Agenda item for Land Use Committee re recommendations of Flamingo Park Neighborhood Association for Alton Road redevelopment

Please refer to the Land Use committee a discussion on the following matters. These matters are recommendations made by the Flamingo Park Neighborhood Association in a resolution adopted by the Association on January 12, 2009:

1. Along the east side of Alton Road, zoning should be reduced from CD-2 (1.5 FAR, 50' height) to CD-1 (1.0 FAR, 40' height) to provide adequate buffer to all RM-1 (1.25 FAR plus form regulations, 35' height) and RS-4 (single family home) historic districts.
2. The current "bonus" FAR should be eliminated. A revised bonus for affordable housing should be considered for mixed-use projects if (a) the bonus is used 100% for affordable housing and (b) the underlying zoning is reduced in areas within or adjacent to low scale historic neighborhoods.

If you have any questions, please feel free to contact my Aide, Gary Cloutier at x6087.

VMD/gc

Agenda Item C4A

Date 2-25-09

THIS PAGE INTENTIONALLY LEFT BLANK