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OFFICE OF THE CITY MANAGER

NO. LTC # 154-2010

LETTER TO COMMISSION

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2010 MAY 21 AM 9:34
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TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: May 18, 2010

SUBJECT: Report from North Beach Town Center Zoning Community Workshops May 5

The purpose of this LTC is to give you a report from the two community workshops that the Planning Department held on Wednesday, May 5, 2010 on the proposed North Beach Town Center zoning amendments. The two meetings were held at 4 PM at the Shane Rowing Center and at 6:30 PM at the North Shore Youth Center. Notices of the workshops were mailed to all property owners within a 375 feet radius of the Town Center.

A total of approximately 40 people attended the two workshops, including about equal numbers of business persons and interested residents. The feedback was very positive. Everyone supported the concept of encouraging redevelopment of a more intense, walkable, mixed-use Town Center. Several people asked about what incentives the City can offer to stimulate private investment, such as greater height and FAR. Planning staff responded that public parking is the primary incentive available at this time; and they described the RFLI for a public-private joint venture parking garage in North Beach. Staff also highlighted the important steps the City is taking to support cultural activities in the Town Center by rehabilitating the North Beach Bandshell and seeking new groups to operate the Byron Carlyle Theater.

Several people expressed a desire to allow greater flexibility in the types of retail/service uses proposed for conditional uses the TC-3 Town Center Residential Office district. No one objected to introducing retail/service uses into these residential blocks; and everyone supported allowing office uses in TC-3. One person stated that the proposed 11 PM closing time for a restaurant located on the Indian Creek waterfront would make it financially infeasible for the restaurant owner. Everyone present agreed that the indoor portion of a waterfront restaurant could remain open to a later hour without harming the surrounding residential uses. Several people expressed a desire to make parking requirements more flexible for new businesses located in the TC-3 district, perhaps by allowing them to pay parking mitigation fees.

Regarding the TC-1 Town Center Core district, two people expressed concern that the requirement for retail/restaurant/cultural uses on 75% of the ground floor frontage facing 71 Street and Collins Avenue could result in numerous vacancies if there is not a sufficient market for such uses. One person stated that the North Beach Town Center should not be subjected to the same restrictions on outdoor dining and entertainment as South Beach because North Beach is different; and no one expressed any disagreement with the sentiment.

Background:

The proposed zoning code would create a special district called "Town Center" (TC), with three sub-districts tailored to replace the current CD-3, CD-2 and RM-1 zoning districts. The TC district is intended to enhance the built environment with custom-tailored land use, urban design and parking regulations. The area affected by the proposed TC zoning revision is bounded on the north by 72 Street, on the east by Collins Avenue, on the south by 69 Street and on the west by the Indian Creek waterway.

The proposed North Beach Town Center zoning amendments are a direct result of the Master Plan for the North Beach Town Center, which was developed during numerous community workshops and adopted by the City Commission in July 2007. The zoning amendments are scheduled for a public hearing at the Miami Beach Planning Board on May 25, 2010.

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