



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Kathie G. Brooks, Interim City Manager 

DATE: October 24, 2012

SUBJECT: REPORT OF THE SEPTEMBER 19, 2012 LAND USE AND DEVELOPMENT COMMITTEE MEETING

A Land Use and Development Committee meeting was held on September 19, 2012. Members in attendance were Commissioners Góngora and Libbin. Commissioner Exposito was also in attendance. Members from the Administration and the public were also in attendance. Please see the attached sign-in sheet. The meeting was called to order at 4:10 pm.

1. PROPOSED PARKING DISTRICT #5 FOR THE ALTON ROAD CORRIDOR.

**(RETURNING FROM THE MAY 18, 2011 LUDC MEETING
ORIGINALLY REQUESTED BY CITY COMMISSION
NOVEMBER 17, 2010 CITY COMMISSION MEETING, ITEM R5A)**

AFTER-ACTION: Christine Flores of the West Avenue Neighborhood Association spoke, and voiced concern about the reduction of parking requirements for the Alton Road corridor, and its impact upon the surrounding residential neighborhood. She requested that the matter be further examined, and that the neighborhood residents be brought into the process. Arthur Marcus spoke about the proliferation of hotels near the West Avenue residential neighborhood, and the concern about proposed hotel projects at 17th and West, and at the west end of Lincoln Road. Jack Johnson of the Flamingo Park Neighborhood Association spoke regarding the Alton Road historic district buffer ordinance, as a companion item to the Alton Road parking reduction ordinance, and argued that they should only be heard together, in order to protect the adjacent residences in the Flamingo Park historic district. Adam Shedroff spoke about the reduction of approximately 90 street parking spaces as part of the reconstruction of Alton Road. Commissioner Libbin asked if the Association supported the concept of the parking reduction, and expressed the problem of residents not having parking. He referenced the solutions used in the 41st Street area.

Gabrielle Redfern spoke about the history of the Alton Road legislation, indicating that the expansion of the Flamingo Park historic district to Alton Road provides enough protection for the residents adjacent to the corridor, and that the parking reduction ordinance should be considered independently of the buffer district zoning ordinance. She indicated that the problem in the City is not a lack of parking, but a lack of transit and mobility, and pointed to the 5th and Alton Garage. Frank Delvecchio spoke in favor of collecting fees in-lieu of parking that could be used for green projects.

Agenda Item C6B
Date 10-24-12

Commissioner Góngora indicated he would like to have the hotel parking requirement reduction removed from the ordinance. Commissioner Libbin asked for the pending zoning ordinance to also be brought back to the Committee. Commissioner Exposito also requested the issue of grandfathered buildings not requiring parking be included.

MOTION: Libbin/Gongora: (2-0) Bring the entire matter back to the Committee in November.

2. DISCUSSION REGARDING THE RE-ZONING OF THE PROPERTY AT 1729 LENOX AVENUE.

**(REQUESTED BY MAYOR MATEO PERERA BOWER
APRIL 13, 2011 CITY COMMISSION MEETING, ITEM C4F)**

AFTER-ACTION: A brief discussion wherein residents expressed concern about the proposal.

ITEM DEFERRED TO NOVEMBER 5, 2012 LUDC MEETING.

3. REDUCED PARKING RATES FOR HOTEL EMPLOYEES.

**(CONTINUED FROM THE JULY 2, 2012 LUDC MEETING
ORIGINALLY REQUESTED BY COMMISSIONER JONAH WOLFSON,
OCTOBER 19, 2011 CITY COMMISSION MEETING, ITEM C4K)**

AFTER-ACTION: DEFERRED TO NOVEMBER 5, 2012 LUDC MEETING.

4. REVIEW OF MIAMI BEACH LAND USE BOARDS TO IMPROVE THE CITY OF MIAMI BEACH BUILDING AND PLANNING DEPARTMENT PROCESSES.

**(RETURNING FROM THE MAY 16, 2012 LUDC MEETING
ORIGINALLY REQUESTED BY COMMISSIONER MICHAEL GONGORA
MARCH 21, 2012 CITY COMMISSION MEETING, ITEM C4M)**

AFTER-ACTION: DEFERRED TO NOVEMBER 5, 2012 LUDC MEETING.

5. DISCUSSION ON POLICY CONSIDERATION REGARDING THE GRANTING OF SUBTERRANEAN OR AERIAL RIGHTS OVER PUBLIC PROPERTY.

**(RETURNING FROM THE JUNE 13, 2012 LUDC MEETING
ORIGINALLY REQUESTED BY THE CITY COMMISSION
JUNE 6, 2012 CITY COMMISSION MEETING, ITEM C4D AND R7B)**

AFTER-ACTION: Jorge Gomez, Assistant City Manager, introduced the item, explained the City's procedures, and described how the Commission is looking at which method for valuation could be used. He indicated that Neisen Kasdin was here on this matter.

Commissioner Libbin discussed seeking a comparable public benefit, as opposed to strictly an accounting exercise. For example, putting parking underground is a public benefit. Commissioner Exposito enquired if the appraisal can include all the methods of valuation, and Jorge Gomez indicated that it was possible but might cost additional for such an appraisal. Mr. Gomez indicated that he is trying to get the appraiser to reflect the Commission goal of identifying the concept similar to the highest valuation considering the added value to the adjoining properties, in order for the Commission to have full information. Commissioner Libbin thought it would be an unnecessary burden to get four or five appraisals, but rather thought that focusing on the public benefit should be the direction of the methodology.

Neisen Kasdin spoke, agreeing with the general direction the Committee was laying out, but felt that it should not only be what is the value of the easement to the developer, but also what is the value to the City. He mentioned the Brickyard City Center project in Miami, which had easements from the County and FDOT, and that usually these easements are valued at less than fee simple value because of their limited use. Frank Vecchio spoke.

MOTION: Libbin/Gongora (2-0): Continue to refine the concept and bring back to the Committee.

6. DISCUSSION OF RFP FOR TENNIS MAINTENANCE AND BIFURCATING MAINTENANCE AND OPERATIONS.

**(REFERRED BY COMMISSIONER JOSEPH WOLFSON
JUNE 6, 2012 CITY COMMISSION MEETING, ITEM C4H)**

AFTER-ACTION: REFERRED TO NOVEMBER 15, 2012 LUDC MEETING.

7. DISCUSSION ON THE EUCLID AVENUE STREET END PROJECT.

**(REFERRED BY THE FINANCE AND CITYWIDE PROJECTS COMMITTEE
JULY 10, 2012 ITEM 8)**

AFTER-ACTION: Jorge Gomez introduced the item, which was originally presented at the Finance Committee during discussions of capital projects. This project involves the Euclid Avenue street end at Lincoln Road, and the concept of improving this area as a pedestrian zone. He indicated that it was brought to the Flamingo Park Neighborhood Association, who voiced general approval. Commissioner Libbin asked about the sidewalk café issue. Mr. Gomez indicated that the proposal was for the area in general not to be made available for tables.

Commissioner Exposito expressed concern about the potential for proliferation of more umbrellas, street furniture and other problematic clutter. Mel Schlessler presented his concepts for the proposal. Discussion of Next Café sidewalk café tables ensued. Jack Johnson of FPNA discussed the issue. Commissioner Góngora expressed that we will need to have a more general discussion of crowding on Lincoln Road. Adam Shedroff spoke.

David Kelsey spoke. Commissioner Libbin referred to the policy permitting the adjacent store to have tables and chairs in front; could the gelato store permit Nexxt to have some of their chairs there. Commissioner Góngora brought the discussion back to identifying the public purpose of the project, and Commissioner Libbin discussed weighing the cost against other priorities on the capital list that are RDA eligible. The capital project list was distributed. Mel Schlessler indicated that he would pay for all the soft costs and would manage the construction of the project, producing the construction documents, with no fee, and that would make the project more fundable. Jorge Gomez discussed the projects on the list.

MOTION: Libbin/Góngora: (2-0) Move to the full Commission with no recommendation, with a request for the information on all the projects on the capital projects list.

Attachment


KGB/JGG/RL

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LAND USE AND DEVELOPMENT COMMITTEE MEETING

September 19, 2012 @ 4:00 pm

City Manager's Large Conference Room

Attendance Sheet

NAME	CONTACT NUMBER	I WISH TO RECEIVE THE AGENDA ELECTRONICALLY	E-MAIL ADDRESS
1. Ryan BAILINE	305-784-4177	✓	rbailine @ steamboat.com
2. DAMIAN NARVAEZ	305-905-2803	✓	DNARVAEZ @ yahoo.com
3. Rebecca Krys	305-773-0742	✓	rs Krys @ gmail.com
4. SIDNEY GOLDIN	305-866-2066		@
5. EABRILLE REFORM	305 374 5700	PLEASE, THANK YOU	ERDFIN @crescentheights.com
6. Paul Janas		✓	paul.janas @ hotmail.com
7. Dessiree Gore	305 473 767		cmh & mb @
8. Heuberger Ivo	305 308 66 41		@
9. Jack Johnson	305 606 02 90		jjsobe @ gmail.com
10. JIM WOSSON	305 924 0262		@
11. CHRISTINE FLORE	305 923 3802	yes	westavenuesobe @ gmail.com
12. ANTHONY MARCUS	305 674 8945	yes	marcus_A @ pressphotos.net
13. David Kedar	305-679-0440		@
14. MARIA PONCEL	CMB		@
15. FRANK DELVECHIO	305-672-2486		fdelverchio @atlanticbb.net
16. Adam Sheddoff	786-267-7720	YES	AMS33139 @ YAHOO.com
17. Gary Held	CMB-CAO		@
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