MIAMIBEACH

**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: Jimmy L. Morales, City Manager

DATE: July 17, 2013

SUBJECT: **REPORT OF THE JULY 8, 2013 SPECIAL LAND USE AND DEVELOPMENT COMMITTEE MEETING**

A Special Land Use and Development Committee meeting was held on July 8, 2013. Members in attendance were Commissioners Michael Gongora, Jerry Libbin and Jonah Wolfson. Mayor Bower and Commissioners Ed Tobin, Jorge Exposito and, Deede Weithorn, along with 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 approximately 5:35 pm.

**1. DISCUSSION REGARDING MIAMI BEACH CONVENTION CENTER MASTER PLAN PROGRAM COMPONENTS**
**(REFERRED BY THE FINANCE & CITYWIDE PROJECTS COMMITTEE MAY 22, 2013)**

**AFTER-ACTION:**

Commissioner Gongora began the meeting and City Manager Jimmy Morales provided an overview of the item.

Public Comment:
- Frank Del Vecchio
- Ron Starkman
- Ray Breslin

John Portman, from the Portman Team, provides brief remarks and indicates that the Portman Team will not be making a presentation.

Victor Diaz, from the Tishman Team, narrarates a power point presentation that responds to the City Managers memo and recommendations.

City Manager Jimmy Morales explains the rationale behind the memo and briefly discusses potential funding options.

Trish Walker and Jeff Sachs provide additional feedback regarding the existing, as well as a potentially expanded, RDA.

Commissioner Gongora indicates that the Land Use Committee will provide feedback on each section of the City Managers memo.

1. Hotel Component
Mayor Bower, as well as Commissioners Gongora, Tobin, Libbin, Weithorn & Exposito all

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support an 800 room hotel. There was also general agreement that the amount of accessory commercial space should not exceed 30,000 square feet.

Commissioner Wolfson is opposed to an 800 room hotel as he feels there is no adequate traffic study; the price point is too high and is concerned with debt service payments.

2. 17th Street Garage
The consensus of the Mayor and Commission is that the existing 17th Street garage should be demolished and replaced with a new parking structure, with retail at the first floor. Additionally, the City should maintain control of the structure, including the pricing for parking in the garage. The Commission also indicated that funding for the garage could come through the leasing of the retail space, and/or a joint development venture with the private sector.
Commissioner Exposito indicated that the phasing for the construction of a new garage needs to be further evaluated, so as not to displace a parking option for the local work force.

3. Retail North of 17th Street
There was general consensus on the Manager's recommendation of a maximum of 20,000 square feet of food & beverage and limited retail located in the public spaces north of 17th Street. There were some concerns expressed about the additional recommended restriction that no one establishment could occupy more than 10,000 square feet.

4. Residential Development
The consensus of the Mayor and City Commission was that some limited residential development on the west (Meridian Avenue) and east (Washington Avenue) sides of the convention center site may be appropriate in order to activate the proposed areas of open space, as well as provide an appropriate interface between the residential areas to the immediate east and west of the site. However, any residential proposed should be low scale.

Some Commissioners suggested that a residential component be phased into the project at a later date. The City Manager indicated that such a phasing plan may require a new ballot referendum in the future.

5. 200 Room Hotel on Top of the 17th Street Parking Garage
There was no consensus for a hotel on top of the 17th Street Parking Garage.

6. Cultural Building
The consensus of the Mayor and Commission was to accept the City Managers recommendation and eliminate the proposed Cultural Buildings from the plan.

7. Gleason Theatre
The consensus of the Mayor and Commission was to accept the City Manager's recommendation by retaining the Gleason Theatre and addressing the programming of the building at a future date, at the conclusion of the management agreement with Live Nation.

8. Public Amenities & Greenspace
The consensus of the Mayor and Commission was to maximize the public amenities and greenspace.

Jeff Sachs addressed the differences in each team's contributions to providing public amenities and open space, as well as maintenance.

The Mayor and Commission considered the issue of each team's position on signing an agreement not to sue the City, in the event their particular team was not chosen as was done in San Diego.

Raul Aguila and Jose Smith from the City Attorney's office addressed the matter for the City. The Portman team has signed the agreement, subject to the Tishman team also agreeing to sign the agreement. To date, the Tishman team has not agreed to sign the agreement. Al Dotson (Tishman) and Lucia Dougherty (Portman) addressed the matter on behalf of the respective teams.

The consensus of the Mayor and Commission was that the agreement was important and that they wanted to be updated on the progress of both teams agreeing to it.

Commissioner Gongora raised the issue of Traffic & Mobility and indicated that he would like this issue to be fully addressed. City Manager Jimmy Morales indicated that while neither team has developed a perfect approach, the chosen team would be required to substantially further the traffic and mobility plan.

The next 2 meetings of the City Commission, the July 12, 2013 Special Meeting and the July 17, 2013 regular meeting were discussed.

The meeting adjourned at 7:25 pm.

Attachment

JLM/JMJ/RL/TRM

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SPECIAL LAND USE AND DEVELOPMENT COMMITTEE MEETING
July 8, 2013 @ 5:00 pm
City Hall, Commission Chambers

**Attendance Sheet**

| NAME | CONTACT NUMBER | I WISH TO RECEIVE THE AGENDA ELECTRONICALLY | E-MAIL ADDRESS |
|---|---|---|---|
| 1. Joel Staley | 407.242.9994 | yes, please. | Joel.Staley @ edelman.com |
| 2. Ron Starkman | 305-454-4071 | No | @ |
| 3. Kristen Rosen Gonzalez | 305-965-4725 | yes | Kristen @rosengonzalez.com |
| 4. Rick Kendle | 305.772.6688 | yes | TAX123 @me.com |
| 5. Catherine Michaud | 305 341 5124 | yes | catherine.michaud @edelman.com |
| 6. Alex Duran | 401 915 [illegible] | NO | — @ — |
| 7. Matthew Lozely | 305-864-4832 | NO | — @ — |
| 8. Nik Mussey | 804-248-2415 | No | — @ — |
| 9. Charles Pickham | (904)614-5528 | No | — @ — |
| 10. Bob Goodspeed | | " | @ |
| 11. Art Murphy | 305 372 0550 | yes | amurphy @cmcrealestate |
| 12. TIM PLUMMER | (305) 447-0900 | YES | tim.plummer @dplummer.com |
| 13. Jonathan Brownfield | 573 289 9633 | Yes | Jonathan @otbthink.com |
| 14 Lynda Stafford | 561 632 7679 | NO | lynds @Otbthink.com |
| 15. Michelle Esposito | 214.534.7444 | yes | michelle @otbthink.com |
| 16. BOB BALSAM | 305.673.7320 | NO | BBALSAM9 @MIAMIBEACHFL.gov |
| 17. Angelo Grande | 786-276-2608 | No | Agrande @miami Beach FL.gov |
| 18. Al Lichtman | 305-920-2549 | YES | Alichtman @[illegible].DC78.org |
| 19. Oasis Garcia | (305)527-0102 | Yes | oasis.garcia @gmail.com |
| 20. Mimi Shine | 786-471-4304 | yes | Mimi @mimishine.com |

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Christina Veiga 305-376-2029 yes cveiga@miamiherald.com
Sherry Roberts 305-205-2036 ~~yes~~ sherry@sherryroberts.com
Jo Manning 305.538.3270 ~~yes~~ <jomanning1940@gmail.com>

SPECIAL LAND USE AND DEVELOPMENT COMMITTEE MEETING
July 8, 2013 @ 5:00 pm
City Hall, Commission Chambers

**Attendance Sheet**

| NAME | CONTACT NUMBER | I WISH TO RECEIVE THE LINK TO THE ELECTRONIC AGENDA | E-MAIL ADDRESS |
|---|---|---|---|
| 21. JAMES W. MOY | 305 672-1891 | YES | JWMM33139@JUNO.COM |
| 22. Diana Mendez | 305-742-2810 | yes | dmendez@lorentcheckercom |
| 23. RAY BRESLAU | 305-772-5161 | YES | BRESARTO@aol.com |
| 24. Harvey Burstein | 305-535-2448 | yes | SOMIAmibe@AOL.com |
| 25. Anne SEPHER | 305-856-755 | yes | DSSepher@Gmail.Com |
| 26. Sophie Doughty | 781-020-7053 | yes | sophiedoughty@gmail.com |
| 27. Owen Trimbay | 954 949 7567 | yes | owensbay@Lorizonmedia.com |
| 28. DeAnne Connolly Graham | 954-559-1758 | yes | dee@RatsMedia consultants inc.com |
| 29. PEGGY BENUA | 305 793-7164 | yes | peggybenua@dreamsouthbeach.com |
| 30. RAJ KARAN SINGH | 305-866-4441 | yes | bogi321@aol.com |
| 31. Wendy Kallergis | 305-282-2812 | yes | wkallergis@gmbha.com |
| 32. LYLE STERN | 305 785 5863 | yes | LYLESTERN@AOL.com |
| 33. Peggy Arnade | 305 460-2752 | Yes | peggyarnade@thyroidjewel.com |
| 34 JAY MEHTA | 202-256-2694 | yes | jmehta@unitehere.org |
| 35. STU BLUMBERG | 305-978-4444 | yes | hotelier@MSN.COM |
| 36. Roger ABRAMSON | 305-607-0405 | YES | rogerabramson@gmail-com |
| 37. Eric Carpenter | 305 673-7080 | no | ericcarpenter@miamibeachfl.gov |
| 38. David Herzberg | 305-302-3665 | Yes | zberg112@gmail.com |
| 39. SAUL FRANKEL | 305 673-7000 x6485 | yes | SAULFRANKEL@MiamiBeachFL.gov |
| 40. Avery Coleman | 321-228-7339 | yes | avery.coleman@myflorida house.gov |

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|---|---|---|---|---|
| Nannette Rodrigues | 673-2575 | Already recv agenda | | nrodriguez@miamibeachfl.gov |
| Victor Diaz | VDIAZ@DIAZPARTNERS.COM | yes | | VDIAZ@DIAZPARTNERS.COM |
| Al Botson | abotson@bellsouth.net | yes | | abotson@bellsouth.com |
| Jeff Weinstein | JWEINSTEIN@[illegible] | yes | | 707-363-[illegible] |
| Andrew Boysen | andrew@goodinskyrealestate.com | y | | |
| Christine Florez | chrisgflorez@gmail.com | yes | | 305 923 3862 |
| Maria Hernandez | maria.hernandez@miamibeachfl.gov | NO | | 305 673-7010 |
| Thomas Mooney | tmooney@miamibeachfl.gov | | | 673-7550 |
| Richard Lorber | rlorber@miamibeachfl.gov | Y | | |
| William Cary | wcary@miamibeachfl.gov | | | 673-7550 |
| Ann Gold | | | | 305 [illegible] |
| Steve Berk | steveberk@gmail.com | | | 203 50-2030 |
| Joe Jimenez | joejimenez@miamibeach | yes | | |
| Trish Walker | twalker@miamibeachfl.gov | | | ~~x6~~ x6010 |
| Kathie Brooks | kbrooks@miamibeachfl.gov | | | |
| Max Sklar | MAXSKLAR@miamibeachfl.gov | | | x6116 |
| Jorge Gomez | jgomez@miamibeachfl.gov | | | 6150 |