



# MIAMI BEACH

OFFICE OF THE MAYOR AND COMMISSION

MEMORANDUM

TO: Mr. Jimmy Morales, City Manager  
 Mr. Jose Smith, City Attorney  
 Mr. Rafael Granado, City Clerk

FROM: Commissioner Deede Weithorn

DATE: July 16, 2013

SUBJECT: Referral to Land Use Committee  
 Ballot Question Regarding Limited Transfer of FAR

I would like to refer an item to the July 31<sup>st</sup> Land Use Committee for the consideration of a proposed ballot question to permit limited transfer of FAR within a specific zone, pursuant to criteria that shall be established in upcoming ordinances regarding Alton Road.

The following draft language expresses the general intent, but will need to be further revised by the City Attorney's Office for consideration at the Land Use Committee.

"To improve the compatibility of future Alton Road development with historic buildings and pedestrian environments, shall limited transfers of development rights be permitted only from the Alton Road Historic District Buffer to the Alton Road Parking Overlay as defined by ordinance, allowing no more than .5 floor area ratio change for any such donor and recipient properties; provided that recipient properties must meet additional planning and design criteria for transfers including improved pedestrian environment?"

This item is of a time sensitive nature as it must obtain Land Use approval prior to re-consideration of the Alton Road ordinances, and to allow the item to go forward on the ballot in a timely way if all conditions are met. The ballot question has been discussed in meetings with representatives of affected neighborhoods (including Flamingo Park and West Avenue), affected property owners, City staff, and civic groups (Miami Design Preservation League and Miami Beach United). All of the interested parties and organizations would have to agree to the public benefits of the item if it is to move forward.

Thank you.

Commissioner Deede Weithorn

*We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.*

Agenda Item C4R  
 Date 7-17-13