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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: Jorge M. Gonzalez, City Manager

DATE: March 18, 2009

SUBJECT: **REFERRAL TO THE PLANNING BOARD FOR CONSIDERATION OF AN ORDINANCE TO REZONE THE EAST SIDE OF ALTON ROAD FROM 6TH TO 16TH STREETS.**

EXCERPT FROM THE REPORT OF THE MARCH 2, 2009 LUDC MEETING

DISCUSSION ON RECOMMENDATIONS OF FLAMINGO PARK NEIGHBORHOOD ASSOCIATION FOR ALTON ROAD REDEVELOPMENT

AFTER-ACTION: Jorge Gomez updated the Committee on the recent workshops held with the Planning Board and the community regarding the Alton Road corridor. Commissioner Diaz expressed his desire to move forward on some of the initiatives suggested by the Flamingo Park Neighborhood Association in order to provide for a less intense commercial use development pattern that is more sensitive to the residential uses immediately abutting to the East. The Committee instructed the Administration to prepare an ordinance that would re-zone the East side of Alton Road between 6th and 16th Streets from the CD-2 District to the CD-1 District. Staff is to review the uses and to the extent that there is a floor area incentive for mixed use buildings, require that the additional FAR be set aside for affordable or Work Force Housing. The Committee also instructed the Administration to place this on the Planning Board's agenda as quickly as possible. Motion to refer item to the Planning Board Vote (3-0).

Attachment

JMG/TH/JGG

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Agenda Item C4C

Date 3-18-09

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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 (singe 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