

MIAMI BEACH

**City Commission Workshop on North Beach Master Plan Draft
Tourism, Cultural & Economic Development Conference Room
1755 Meridian Avenue, Ste. 500
June 7, 2016**

Commissioner John Elizabeth Alemán	Present
Commissioner Ricky Arriola	Present
Commissioner Joy Malakoff	Present
Commissioner Micky Steinberg	Present

Jeff Oris, Economic Development Division Director
Jason King, AICP, CNU, Principal, Senior Project Director, Dover, Kohl and Partners
Hernan Guerrero, Associate AIA, LEED GA, Town Planner, Dover, Kohl and Partners

City Clerk Rafael E. Granada

COMMISSION WORKSHOP PRESENTATION OF A DRAFT NORTH BEACH MASTER PLAN

The Workshop was called to order at approximately 10:00 a.m.

Jason King, AICP, CNU, Principal, Senior Project Director, Dover, Kohl and Partners, discussed the North Beach Master Plan draft, which represents a first step that includes specific mechanisms for implementation that would have to be developed. It is a culmination of a long series of meetings and feedback, and is another step for a better North Beach.

Jeff Oris, Economic Development Division Director, reiterated that more feedback from the public will be gathered throughout the summer, additional public meetings will be coordinated, and in the fall, a more finalized draft of the North Beach Master Plan will be presented. There is a public meeting tonight to discuss further this.

Mr. King introduced the item and gave a summary of discussions and meetings held previously. He recognized the members of the Mayor's North Beach Master Plan Steering Committee, Brad Bonessi, Carolina Jones, Nancy Liebman, Kirk Pascal, Betsy Perez, Marguerite Ramos and Daniel Veitia, who have participated in all meetings and expressed their ideas that have been presented to experts and elected officials. The top goals to pursue are most importantly: to create retail and entertainment for residents; create walkable places, and maintain the neighborhood scale and residential area, and create vibrant, beautiful green areas. They hope to create a Town Center, provide more mobility options, enhance the neighborhood and build to last in this new era of climate change.

Click [here](#) to view PowerPoint Presentation.

A summary of the PowerPoint presentation:

Goal:

- To create an economic and revitalization strategy plan for the North Beach district of Miami Beach.
- To build on the work that has been done before and to assist all the great initiatives on the beach.

- Creation of Town Center.
- Provide more mobility options.
- Protect and enhance neighborhoods.
- Better utilize public lands:
 - 72nd Street Surface Lot
 - West Lot
- Build to last:
 - Three Problems to solve –
 - Sea level rise
 - Stormwater
 - Storm Surge
 - Beach barriers
 - Historic preservation that is compatible with climate change
- Historic preservation:
 - Create and promote local Historic Districts
 - Create Neighborhood Conservation Districts
 - Create a Transfer of Development Rights (TDR) Program
- Mixed-Income Housing:
 - Explore public-private partnerships to create a mix of income ranges.
- Public lands:
 - All changes in use of public properties should involve a deliberative process.
 - Create Neighborhood Conservation Districts.
- Climate change strategies:
 - Make North Beach a priority when making resilience investments and implementing capital improvement projects.
 - Codify modification of height of ground floor levels to accommodate for raising of streets and buildings.
- Mobility:
 - Complete linkage to South Beach for North Beach trolley.
 - Create dedicated bus lanes in Town Center.
 - Create protected bike lanes and implement bike infrastructure improvements.
 - Study 2-way of Collins and Harding Avenue.
- Development process:
 - Create a streamlined application process for Town Center.
- Regulatory changes:
 - Consider removing parking requirements less than 25,000 square feet, except for restaurants and bars.
 - Consider reducing parking requirements further as transit improvements are implemented.

- Require that all floors in a parking structure be lined with usable space.
- Building orientation:
 - Frontages: Build high quality frontages that define streets and public spaces as places of shared use.
- Height and FAR:
 - Consider raising minimum height to 12 stories along 71st Street.
 - If a TDR Program is implemented, what could the allowable height be in the Town Center/

Discussion held regarding implementation of affordable housing, access to the ocean, safe streets, new crosswalks, protected bicycle lanes and facilities, landscape and travel lanes. This plan is an advocate for North Beach.

Commissioner Arriola suggested clarification of the concept of TDR.

Jason King, AICP, CNU, Principal, Senior Project Director, Dover, Kohl and Partners, explained the process for the transfer of development rights (TDR), and stated that the TDR program does not work, unless there are National Historic Districts, for which they need more information and support. They need to educate the public and need TDR experts to work this project through.

Discussion continued regarding 72nd Street, west lots, multiple scenarios, including mangrove restoration, building walls and decreasing pollution into the air, as presented in the Plan Draft among other things.

Hernan Guerrero, Associate AIA, LEED GA, Town Planner, Dover, Kohl and Partners, stated that recommendations are general, specific and for the designed guidelines. As far as historic preservation, they recommend creating and promoting local historic districts, create neighborhood conservation districts and a TDR program. They also recommend exploring public-private partnerships to create a mix of income ranges; changes in use of public properties should involve a deliberative process and create neighborhood conservation districts. They also recommend making North Beach a priority when making resiliency investments and implementing capital improvement projects; codifying modification of height of ground floor levels to accommodate for raising of streets and buildings.

Nancy Liebman asked what criteria are used to determine the difference of a neighborhood at a national historic district, or a conservation district versus another designation. (Clerk's Note: Ms. Liebman appeared telephonically.)

It was explained that this was created in 2009, and since then many proposals were put together; it will involve another level of analysis, as it has been almost a decade since the historic/conservation districts have been designated to determine which structures are contributing.

Presentation continued on recommendations regarding mobility, trolleys, bike lanes and a two-way study on Collins and Harding Avenues.

37:53

Vice-Mayor Steinberg asked that since 22.6% of residents do not own vehicles, have they broken down those statistics by age demographics and the answer was 'no.'" She stated that this information is important to know, so they understand whom they are targeting when planning to move forward. **Jeff Oris to research.**

Discussion held regarding the Town Center and the revitalization of the Byron Carlyle Theater, which is now underutilized.

Hernan Guerrero, Associate AIA, LEED GA, Town Planner, Dover, Kohl and Partners, continued the presentation regarding heights, setbacks, TDR; selling rights and re-investment in properties.

Discussion continued.

43:47

There was a question and answer forum.

44:10

Commissioner Alemán stated that the boundaries of the districts are not defined yet, and asked what would do they see as happening to the economics of the residential properties within those districts, what does it mean, and what can they do as a City Commission to address displacement?

Mr. King stated that during the charrette, preservationists were in favor of preserving the buildings and making local historic districts out of the National Registered Districts. They believe that historic preservation equals economic development; now the developers want to allow some of the buildings to become 12-story buildings. These are two different views to reconcile. With the conservation districts that preserve scale, massing and architectural quality, a lot of the quality of life is preserved; but the lines are not definite line yet, but they hope to improve portions of these areas and allow other portions of the areas to remain the same, by bringing new people and retaining the existing residents or workforce. It is difficult to achieve; however, they have succeeded in other places.

47:10

Commissioner Alemán struggles with the economics of 12-story buildings for that area; even at an increase of \$300 to \$500 per month, per unit, they will have a great of displacement. As a City Commission, they need to think about this, and think about what they can build into the development projects from now into the future to help absorb that.

Discussion continued regarding incentivizing programs.

Commissioner Malakoff asked about workforce housing that the developer has to build in.

Discussion continued.

Commissioner Malakoff explained the moratorium being proposed, pending the creation of local historic districts in North Beach. She asked how much history they need to determine where the historic buildings should be. They want to prevent premature demolition of buildings, but also they do not want to stop the implementation of this plan. (See item R5G – June 8, 2016)

Nancy Liebman spoke.

Thomas Mooney, Planning Department Director, explained that staff has done some preliminary research in terms of the more significant concentration of historic buildings within the National Register District, but if this moves forward, they can bring an item to the Historic Preservation Board with revised boundaries. He added that this can move quickly.

Discussion continued regarding moratorium perception to prevent demolition of buildings.

Mr. King explained that the issue of climate change and boundaries is a tough one in Miami Beach. It is a question of architectural quality and sea level rise. Their recommendation is to have more studies.

Jeff Oris, Economic Development Division Director, stated that the workforce housing is within the Town Center and suggested moving forward with it. There is significant discussion in the Draft Plan about affordable housing and some of the techniques they can use. The question is what kind of an area will it become; there may not be investment or change, but there will be land value increase.

Discussion held regarding land value and sea level rise.

The following individuals spoke:

Brad Bonessi
Carolina Jones
Daniel Ciraldo
Marguerite Ramos
Mathis Cohen

Neisen Kasdin stated that not every street is good for retail. They need to be careful in creating uses that may be worse for neighbors. The type of footprints of these properties has to be studied carefully.

Commissioner Arriola thanked the Mayor's North Beach Master Plan Steering Committee for the work done so far, and stated that it is important to communicate what this Master Plan does to build a better community, from better shopping and pedestrian experiences for both residents and tourists, to balancing luxury and workforce housing, schools to make them attractive to families that live there, reduce crime, have historic preservation and that the basic necessities of life are met. He feels they need to do all of the Master Plan.

Commissioner Alemán explained that the workforce housing has to be within the confines of the area.

Commissioner Malakoff stated that they are asking for workforce housing within parking garages throughout the City.

Ms. Liebman suggested that they begin working on the process and surveying the properties.

Mr. Kasdin stated that this is both a Master Plan and the vision for North Beach. The City Commission needs to decide the vision; the importance of this document is that what is proposed is consistent with the vision.

Brad Bonessi stated that on the West Lots they understand that someone will have to pay for it and balance it out, either with affordable or workforce housing. On the 71st Street, he suggested moving forward with the hotels that have existing plans, implement and move along. He suggested taking the parking from Ocean Terrace and building a garage with Ocean Rescue close to Ocean Terrace, near the water, with restaurants and retail at the first floor level of the parking garage; that would be the crown of the jewel in North Beach. He also likes the location of the skate park across from the Youth Center.

Mr. Oris stated that there was public consensus that Ocean Rescue belongs on the beach.

Commissioner Alemán likes the ideas; the conversation of whether or not to dedicate the West Lots to residential units depends on how fast they want to move, this is pricey; she added that if they do not

know what to do with them, they should leave them along. She is on the side of public use for those properties.

Margueritte Ramos, Chair, Mayor's North Beach Master Plan Steering Committee, thanked everyone for moving forward with their neighborhood. There are missing items such as the North Beach Bandshell, the library lot and others that they will discuss at committee. She asked if the City National Bank and City of Miami Beach were able to work out the lots, would that be enough parking or is the 72nd parking lot for the Town Center. She also asked how fast they could get a rendering, and what can be built on the conservation district.

Mr. Mooney stated that it depends on the conservation district structure; the only conservation district defined has a set of regulations specific to that neighborhood; in terms of this area they first need to identify the maximum height, lot aggregation, setbacks, front, side and rear, and once that information is available then it is easy to come up with massing studies and design options, which become part of the conservation district guidelines. The existing zoning districts are inconsistent with the established setbacks. These guidelines would be an opportunity to standardize.

Discussion continued.

Carolina Jones stated that it was encouraging to see so many people come out and take part of this plan; this City Commission is in favor of public use and keeping the family at the core of this North Beach neighborhood is so important. She thanked everyone involved as this improves their quality of life.

Vice-Mayor Steinberg thanked everyone involved today. There are areas where they can try to move at a faster agreement as there is consensus, and other areas will take longer. She is inclined to be pedestrian friendly rather than just strictly pedestrian. This is a great open, transparent process. She added that for this to be successful, they need to look always at the details.

Meeting adjourned at 11:50 a.m.

Handouts or Reference Materials:

1. Ad No. 1161 published in The Miami Herald
2. List of participants
3. PowerPoint Presentation North Beach District Master Plan DRAFT