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## MAYOR'S 41<sup>st</sup> STREET COMMITTEE MEETING

Thursday, November 14, 2024 - 5:00 p.m.

First Horizon Bank 400 Arthur Godfrey Rd, Ste 210, Miami Beach, FL 33140

### Minutes

#### Committee Members:

Yechiel Ciment, Chair (A)  
Bonnie Crabtree, Vice Chair (P)  
Betty Behar (P)  
Michael Burnstine (P)  
Rana Florida (P via Zoom)  
Eric Hankin (P)  
Jerri Hertzberg Bassuk (A)  
Robin Jacobs (P)  
Michelle Lari (P)  
Charlotte Tomic (P)  
Jeremy Wachtel (A)

P = Present; A = Absent, E = Excused

#### Commission/City Staff:

Heather Shaw, Assistant Director, Economic Development Department  
Lieutenant Luis Sanchez  
Officer Eliut Hazzi  
Lys Desir, Director, Infrastructure Division, Public Works  
Rodney Knowles, Assistant Director, Public Works

#### Public Attendance:

Michael Goldberg, First Horizon Bank  
Amy Mehu, Executive Director, 41<sup>st</sup> Street Business Improvement District - via Zoom

Bonnie Crabtree opened the meeting at 5:10 p.m. and welcomed everyone to the meeting.

- 1. Police Department Update** – Lt. Sanchez introduced himself as the new to 41<sup>st</sup> Street and announced that PD is primarily focusing on two key initiatives: 1) enhancing traffic enforcement and 2) increasing the presence of police officers in the area. Resources had been redirected to address rising traffic issues and crime in other problematic areas. Currently, officers are temporarily assigned to ATV beach patrols, with two officers monitoring locations north and south of 41st Street. A permanent ATV squad is expected to be reinstated in January, following the graduation of new recruits in December. To boost police visibility, officers have increased their presence in complaint-prone areas such as

Flamingo, the 41st Street parking lot, and the Beachwalk. Shift sergeants are now conducting roll calls in these locations to emphasize visibility and proactive measures. Members raised concerns about a perceived lack of engagement from police officers, which will be forwarded to area sergeants for discussion during roll calls.

Members expressed concerns about electric scooters on the Beachwalk, noting that their high speeds could pose safety risks. Members also discussed injuries related to uneven sidewalks, with Member Robin Jacobs sharing feedback from residents on 41st Street who are calling for faster sidewalk repairs instead of waiting for the GO Bond project.

Mr. Rodney Knowles, the City of Miami Beach Infrastructure Division Director, explained that sourcing matching bricks for repairs is challenging, so concrete is currently being used as a temporary solution. However, Ms. Jacobs pointed out that the uneven concrete patches are raising further safety concerns.

Members mentioned that overgrown trees were obstructing stop signs and highlighted the presence of many downed electrical lines. It was clarified that while property owners are responsible for regular tree maintenance, the City must address hazards affecting public safety, and the Public Works team oversees inspecting downed lines.

2. **Economic Development Update** – Ms. Heather Shaw, Assistant Director of the City of Miami Beach Economic Development Department, informed members that a 41st Street Master Plan is available for their reference if they would like to review it. She mentioned that City of Miami Beach Commissioner Kristen Rosen Gonzalez would discuss potential partnerships for the future use of the Roosevelt Theater building at an upcoming Commission meeting. Additionally, Ms. Shaw noted that City Manager Eric Carpenter would be attending the Committee meeting on December 12<sup>th</sup>, and she invited the members to join the 40th Street Overlay Meeting scheduled for November.
2. **41st Street Business Improvement District Update** – Ms. Amy Mehu, Executive Director of the 41<sup>st</sup> Street Business Improvement District, provided the members with an update on the 41<sup>st</sup> Street redevelopment initiatives, highlighting that IT is drafting an overlay to support the City’s efforts in revitalizing properties in need of repair. This initiative aligns with goals for workforce housing, public-private partnerships (P3), and mixed-use developments. Specific properties discussed included the Roosevelt Theater, which focuses on redevelopment using back blocks, and the Jefferson lot, which involves similar efforts but with a private rear lot instead of a City-owned one. The overlay plan aims to revitalize the 41st Street area by enhancing parking support and promoting mixed-use developments.

Regarding The Forge, there have been no significant updates or activities since the last meeting. The anticipated opening remains scheduled for Q1, with further updates expected during the December annual meeting.

With respect to BID membership, Amy noted that membership is tied to property ownership and remains until properties are sold. One ownership transfer was reported, resulting in the loss of a member due to a property sale.

Discussion regarding supermarkets revealed that Fresh Market is exploring options to establish a location while addressing parking needs. While specific sites are under consideration, discussions remain in the preliminary stages.

Member Eric Hankin inquired about the specifics of the Roosevelt and Jefferson initiative, particularly if the plan considers all the City-owned lots. He also asked Ms. Mehu about the BID's approach to the overlay plan. Ms. Mehu responded that the plan indeed takes into account the City-owned rear lots as well as those adjacent to the buildings fronting 41st Street on both the north and south sides. She noted that the current discussions regarding the overlay process focus on avoiding undesirable developments nearby.

Ms. Mehu emphasized the BID's desire for mixed-use residential options in the area to encourage continuous activity throughout the day and night. She highlighted that the City-owned rear lots are well-suited to support workforce housing. She expressed hope that the buildings facing 41st Street would collaborate with the City to develop these rear lots effectively. The plan aims to assist smaller parcels facing redevelopment challenges due to spatial constraints, ensuring that property owners can maximize their development potential without needing to downsize. Overall, the overlay plan is designed to help these parcels make the most of their redevelopment opportunities while adhering to existing height limits.

During the discussion, members asked about the progress on the proposed marketing and advertising initiatives for the neighborhood, referencing their suggestion from the previous meeting and the status of hiring a PR firm. Ms. Mehu replied that the BID is supportive of these initiatives but is currently waiting for full collections to allocate funds for them. In the meantime, the focus remains on projects that do not require significant upfront investment.

The members also inquired about how they could access information regarding collection funds, which is a matter of public record. Ms. Mehu mentioned ongoing efforts, including outreach and certified mailings, aimed at assisting in the collection of outstanding payments from larger corporations like CVS and Burger King.

The discussion transitioned to updates on the GO Bond expenditure and lighting decisions for 41st Street, which is still pending.

3. **CHAIR UPDATES** – No updates from the Chair.
4. **PUBLIC COMMENT** – No public comment.
5. **SEPTEMBER MINUTES** – The minutes from the meeting held on September 12 were approved unanimously.
6. **MEETING ADJOURNED:** 6:00 p.m.

**NEXT MEETING DATE:** Thursday, December 12, 2024