

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139,
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COMMISSION MEMORANDUM

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: June 24, 2020

SUBJECT: **LAND USE AND SUSTAINABILITY COMMITTEE MEETING OF MAY 26, 2020**

A Land Use and Sustainability Committee virtual meeting was held on May 26, 2020. Land Use and Sustainability Committee Members participating were Commissioners Mark Samuelian, Michael Gongora, and Ricky Arriola. Members from the administration, including Alina T. Hudak, Thomas Mooney, Eric Carpenter, Elizabeth Wheaton, Amy Knowles, Nick Kallergis, Roy Coley, Josiel Ferrer, David Martinez and as well as members of public, also participated.

The meeting was called to order at 8:10 AM

1. A) Review Of Resilience Strategy Workplan – Planned And In Progress Resiliency Projects. (CIP)
B) Discussion On Alternate Harmonization Approach For Improvements At 900 Block West Ave. (PW)
C) Review of Palm Hibiscus Status & Road Elevation Experience. (CIP)
D) Discuss Status And Jump Starting Of First Street Neighborhood Project. (PW)
Commissioner Mark Samuelian
Recurring Item
CIP / Public Works

1. A) Review Of Resilience Strategy Workplan – Planned And In Progress Resiliency Projects.

B) Discussion On Alternate Harmonization Approach For Improvements At 900 Block West Ave.

- Michael Larkin, representing Gumenick properties, explained that his client has developed a proposed harmonization of the east side of the 900 block. Mr. Roy Coley, Public Works Director, explained that the proposed alternate harmonization plan differed from what was presented during the Colombia Accelerator. He also explained that the proposed harmonization will add additional cost. The discussion included the potential of opening the Baywalk as part of the negotiations.
- Members of the public discussed the proposed harmonization and the Baywalk.

- Commissioner Arriola stated that he does not want the negotiation of the Baywalk to hold up the harmonization plan. Commissioner Gongora supports opening of the Baywalk to improve connectivity. Commissioner Samuelian wants to see the Baywalk open.
- Nick Kallergis, First Assistant City Attorney, inquired if the LUSC wanted to recommend to the City Commission that the business terms be referred to Finance & Economic Resiliency Committee. The members of the LUSC agreed that the business terms would be discussed at LUSC, as two members of the Finance & Economic Resiliency Committee are also members of the LUSC.

MOTION:

By Acclamation: The Public Works and City Attorney's Office to negotiate conditions of the concept design, including pending negotiations on the opening of the Baywalk, with representatives from 900 block and return to the June 30th, 2020 LUSC meeting.

C) Review of Palm Hibiscus Status & Road Elevation Experience. (CIP)

AFTER-ACTION:

David Martinez, CIP Director, presented that his team is working with Miami-Dade County DERM to close-out permitting. The project is 95% complete, with the only remaining items being the generator installation and final lift of the asphalt.

Commissioner Gongora inquired about the Inspector General's report. Mr. Martinez stated that when the report is ready, the administration will have 30 days to review before it becomes public record. Commissioner Samuelian would like to make sure we are continuing to learn from past projects.

Mr. Martinez presented cost of road raising. Commissioner Samuelian stated he is concerned that the City doesn't have a handle on the harmonization costs and impacts to private property. Commissioner Gongora would like to meet with staff to gain an understanding of why harmonization is necessary in some areas and not in other areas. Commissioner Arriola highlighted the need to move forward to prevent flooding that we saw in the low-lying areas yesterday during the heavy rains.

Commissioner Samuelian asked for the status of Jacobs reviewing IPCC sea level rise curves. Mr. Coley stated that was not included in Jacobs' scope of work. Jacobs has submitted their deliverable and any additional work will be a new task order. Commissioner Samuelian requested that the administration ask if Jacobs will provide this in their current tasks. Mr. Coley will inquire if Jacobs will complete this analysis without an additional charge.

Commissioner Samuelian requested to have the Sunset Islands 3 & 4 project added to the summary report.

Members of the public spoke.

MOTION:

Continued to the June 30th, 2020 LUSC.

D) Discuss Status And Jump Starting Of First Street Neighborhood Project. (PW)

AFTER-ACTION:

Mr. Roy Coley presented the item and the two proposed designs. Saul Frances, Parking Director, discussed the parking analysis for the parking needs for First Street. The study found that 58% of the residential spaces were utilized. Josiel Ferrer, Transportation Assistant Director, presented on the transportation and mobility study completed for this corridor.

Members of the public spoke on this item.

MOTION:

By Acclamation: Accept City staff's recommendation, additional minor improvements, and feedback given by City Committees, and move item to full Commission.

2. Comprehensive Plan Amendment For Public Facility (PF) Future Land Use Element.

Mayor Dan Gelber
March 18, 2020 C4 V (Continued from May 6, 2020)
Planning

AFTER-ACTION:

Thomas Mooney introduced the item.

David Martin (Developer) provided a presentation on the proposed Miami Beach Marina lease. Robin Jacobs, for MB Chamber of Commerce, noted recommendation for approval by the chamber.

DeAnne Graham indicated support for the project as it will make Miami Beach a more luxury destination.

Daniel Ciraldo requested that design presentation be provided online.

Jay Parker commented on support for the proposal as it would bring world class quality architecture.

Wayne (no last name) commented on opposition to the proposal as it will be bad for Murano Grande and will impact valuation and privacy, and views, and will have an environmental impact.

Merve Yirgen commented on support for the proposal and need for a facelift.

Andrea Spiridonalis indicated concerns that there are no renderings from the Alton Road perspective (from the street), and that it is unfair to rush forward without meetings.

Patricio Fernandez commented in favor of the project and the increase in fees the city will get.

Brian Sereny commented that he likes pedestal design, and supports the project.

Ceci Velasco indicated support for the project.

Sheila Duffy-Lehrman commented that it will breathe life into South of 5th and supports the project.

Mike Ohana commented on support for the project and it will add value to south of 5th.

Michael Comras indicated that this is an incredible opportunity for the city.

Darin Tansey indicated support for the project and what it will bring to the neighborhood.

Jake Resnicow indicated support for the project.

Alex Sapir indicated support for the project.

Scot London commented in favor of the project and the proposed green space.

Michael Sadoff indicated support for the project.

Dino Spencer indicated support for the project.

Karim Sabet indicated support for the project.

Seth Feuer indicated support for the project and that it will keep up with neighboring communities.

Lyle Stern indicated support for the project and the quality design.

Ben Faure indicated support for the project.

Commissioner Michael Gongora noted the overwhelming community support and commented on the traffic study, which showed it will not generate more traffic. He also commented on the ballot questions including combining with the street for FAR purposes, and the environmental benefits. He also commented on the impact on Rebecca Towers in terms of parking space reduction, and the ability to include additional parking in the project.

Nick Kallergis commented on the vacation of abutting Alton Road right of way, which results in about a 0.5 increase in FAR if the roadway portion was not vacated.

David Martin responded with an outline of the resiliency features proposed, and parking.

Commissioner Mark Samuelian agreed parking needs to be addressed and documents need to be made available online.

MOTION - MG/RA (3-0):

Recommend that the Planning Board transmit the ordinance to the City Commission with a favorable recommendation and that the City Commission approve the ordinance.

3. Proposed Amendment To Chapter 142 Of The Land Development Regulations Of The City Code Pertaining To Development Regulations In The CPS-4 District.

Mayor Dan Gelber
April 22, 2020 C4 F (Continued from May 6, 2020)
Planning

AFTER-ACTION:

This item was heard jointly with item No. 2.

MOTION - MG/RA (3-0):

Recommend that the Planning Board transmit the ordinance to the City Commission with a favorable recommendation and that the City Commission approve the ordinance.

4. Discuss Amending The Faena District Overlay.

Commissioner Ricky Arriola
April 22, 2020 C4 D (Deferred from May 6, 2020)
Planning

AFTER-ACTION:

Thomas Mooney introduced the item.

Niesen Kasdin, property representative, indicated a desire to create a full presentation to the committee in June.

Commissioner Ricky Arriola commented in support of the proposal

MOTION - By Acclamation:

1. Endorse the proposal.
2. Continue the item to the June 30, 2020 meeting, to include a full presentation.

5. Discuss The Potential Implementation Of Adopt-A-Drain Or Similar Program In Miami Beach.

Commissioner Mark Samuelian
February 12, 2020 C4 U (Deferred from May 6, 2020)
Public Works

Deferred to June 30th, 2020

6. Discuss The Status Of Suite-Hotels In The West Avenue Neighborhood.

Commissioner Mark Samuelian
February 12, 2020 C4 V (Deferred from May 6, 2020)
Planning

AFTER-ACTION:

Commissioner Mark Samuelian provided an overview of the item.

Thomas Mooney provided additional information regarding conversions of existing buildings to hotel units, and historical purpose for the West Avenue overlay district.

Carmen Benard commented on financial difficulty as a building owner and supports suites hotels in the neighborhood.

Brian Keen commented that affordable housing needs to be increased and increasing short term rentals is not a good thing for the neighborhood.

Gayle Durham indicated that suite hotels boot out residents and that they are basically unregulated Airbnb's and are not resident friendly.

Bernardo Sandoval indicated agreement with Gayle's comments

Corinne (no last name) commented that no one is on site monitoring the guests.

Commissioner Mark Samuelian commented on the problems that transient uses are causing in the neighborhood.

Commissioner Michael Gongora indicated that quality of life trumps retention of buildings and questioned how many hotels have converted from 2013 and the history of code compliance issues.

MOTION - By Acclamation:

Continue to the June 30, 2020 meeting, with direction to the administration to prepare a draft ordinance that removes suites hotels as an allowable use in the West Avenue Overlay District.

7. Discuss How The Cities Of Miami And Miami Beach Measure Flooding.

Commissioner Mark Samuelian
March 18, 2020 C4 X (Deferred from May 6, 2020)
Public Works

Nelson Perez-Jacome, City Engineer presented on how the city is measuring and tracking flooding.

Commissioner Samuelian would like to see a flooding scorecard utilizing data overtime to help with policy decisions. Commissioner Gongora inquired if road raising helps reduce flooding during events like yesterday's rain event. Mr. Coley stated that upgrading the stormwater system reduces flooding during heavy rain events. Commissioner Arriola stated that we need to address problem of water in our streets, rather than focus on collecting data.

Members of the public spoke.

Amy Knowles, Chief Resilience Officer, provided an overview of how flood data is collected and analyzed using a PowerBI dashboard using several different inputs. She advised that this was a significant effort and that the analysis performed by the city is above and beyond what most cities are able to do. Providing data by neighborhood, including analysis from inputs like sensors and cameras is not simple. Ms. Knowles advised this would require additional department collaboration, such as Information Technology, and will require time and resources.

MOTION:

Continued to the June 30th, 2020 LUSC

8. Discuss Piloting The Closure Of 9th Street Between Ocean Drive And Collins Avenue.

Commissioner Ricky Arriola
January 15, 2020 C4 P (Deferred from May 6, 2020)
Transportation & Mobility

AFTER-ACTION:

Commissioner Arriola introduced the item and expressed the desire to explore whether partially closing Ocean Drive to vehicular traffic could have a positive result for the restaurants, residents and tourists.

Commissioner Samuelian asked whether a study of alternative traffic patterns had been conducted.

Eric Carpenter advised that the Transportation and Economic Development departments were looking into the issue prior to Covid-19 and staff would re-open those discussions.

Members of the public spoke.

Item was deferred for 90 days.

9. Discuss Designating Ocean Drive As A Valet Only Street.

Commissioner Ricky Arriola
January 15, 2020 C4 Q (Deferred from May 6, 2020)
Parking

AFTER-ACTION: This item was heard jointly with Item 8

10. Discuss Potential Additional Support For Miami Beach Resiliency From The Army Corps Of Engineers.

Commissioner Mark Samuelian
March 18, 2020 C4 Z (Deferred from May 6, 2020)
Environment & Sustainability

AFTER-ACTION:

Commissioner Samuelian introduced this item.

Elizabeth Wheaton, Environment & Sustainability Director, presented this item. The United States

Army Corps of Engineers (USACE) has embarked on a 3 million-dollar, three-year study looking at different flood solutions throughout Miami-Dade County in order to mitigate flooding impact. With respect to the barrier islands, the USACE is recommending non-structural solutions. The draft report will be released on May 29, 2020, at which point, the City will review and provide comment directly to the USACE. She reported the City will submit a Letter to Commission with information on where the public can access the draft report and dates the public meetings will be held. The final report will be released in 2021.

Item concluded.

11. Discussion Regarding A Potential Floor Area Ratio (FAR) Increase For The Wolfsonian-Florida International University.

Commissioner David Richardson
May 13, 2020 C4 B
Office of the City Attorney/Planning

AFTER-ACTION:

Thomas Mooney introduced the item.

Casey Steadman, Wolfsonian representative, provided a presentation of the masterplan concept. Commissioner Michael Gongora indicated support for the proposal and raised a question regarding the potential future sale of the property.

MOTION: MG/RA (3-0)

Recommend approval of the proposal at the Planning Board

DEFERRED ITEMS

12. Discussion On Repurposing Our Golf Courses For The Future.

Commissioner Ricky Arriola
May 16, 2018 C4 AB
Public Works / Parks

13. Discussion Pertaining To A Transfer Of Development Rights (TDR) Along The Tatum Waterway Area.

Commissioner Ricky Arriola
July 17, 2019, C4 R
Planning

14. Discussion Pertaining To Amendments To The City Code Regarding Potential Requirements For Higher Elevation For New Commercial Construction That Is Vulnerable To Flooding.

Commissioner Ricky Arriola
July 31, 2019 C4 D
Planning

15. Discussion Regarding Tight Urbanism.

Commissioner Ricky Arriola
September 11, 2019 C4 Z
Planning

16. Discuss Arkup's Luxury Houseboats And Their Effects On Biscayne Bay And The Quality Of Life Of Surrounding Residents.

Commissioner Ricky Arriola
September 11, 2019 R9 X
Environment & Sustainability & City Attorney Office

17. Discuss The July 30, 2019 Sustainability Committee Motions.

Commissioner Mark Samuelian
October 16, 2019 C4 K
Environment & Sustainability

18. Discuss Prohibiting Banks Located On First-Floor Retail Spaces.

Commissioner Ricky Arriola
October 16, 2019 C4 S
Planning

19. Matrix Recommendations – Simplification Of Single-Family Home Regulations And DRB Administrative Review Procedures.

No Sponsor
October 16, 2019 R5 V
Planning

20. Discuss The Miami-Dade County Resolution Urging Municipalities To Adopt Post-Disaster Temporary Zoning Relief.

Commissioner Mark Samuelian
December 11, 2019 C4 C
Planning

21. Discussion Regarding The Palm View Neighborhood Study.

No Sponsor
March 18, 2020 C4 W
Planning

22. Discuss Making Aesthetics A Primary Criterion In Future Resiliency Projects.

Commissioner Mark Samuelian
March 18, 2020 C4 Y
Planning

23. Review The City Of Miami Beach Experience And Perspectives On Pervious/Permeable Pavement And Identify Potential Opportunities For Use.

Commissioner Mark Samuelian
March 18, 2020 C4 AA (Deferred from May 6, 2020)
Planning

24. Review The City Of Miami Beach's Experience And Perspective On Full Depth Asphalt And Identify Potential Opportunities For Use.

Commissioner Mark Samuelian
March 18, 2020 C4 AB
Public Works

The meeting adjourned at 12:40

Attachment

JLM/ATH/EC/EW/TRM/ND/MB/MR

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