

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Raul J. Aguila, Interim City Manager
DATE: January 13, 2021

SUBJECT: REPORT OF THE DECEMBER 15, 2020 LAND USE AND SUSTAINABILITY COMMITTEE MEETING: 1. UPDATE ON PROJECTS: A) WEST AVENUE B) INDIAN CREEK C) PALM & HIBISCUS D) FIRST STREET. 2. DISCUSSION PERTAINING TO SIZE, LOT AGGREGATION AND PARKING REQUIREMENTS IN THE SUNSET HARBOR NEIGHBORHOOD. 3. DISCUSS ENACTING LIMITATIONS ON BIG BOX STORES ON LINCOLN ROAD. 4. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF MIAMI BEACH, FLORIDA, DIRECTING THE CITY ADMINISTRATION TO DEVELOP A PUBLIC SEAWALL ACTION PLAN THAT INCLUDES AN UPDATED 2011 SEAWALL INVESTIGATION REPORT, AND DETAILS CURRENT AND ON-GOING PROJECTS TO REPAIR AND/OR STRENGTHEN EXISTING PUBLIC SEAWALLS WITHIN THE CITY, VULNERABILITIES THAT DEMAND IMMEDIATE ATTENTION, PROJECTS REQUIRED TO ADDRESS SUCH VULNERABILITIES, AND A MULTI-YEAR FUNDING PLAN WITH POTENTIAL SOURCES FOR IT; AND FURTHER DIRECTING THE CITY ADMINISTRATION TO BRING EXISTING MATERIALS AND OUTLINED PROPOSALS TO THE LAND USE AND SUSTAINABILITY COMMITTEE IN 60 DAYS FROM THE ADOPTION OF THIS RESOLUTION. 5. DISCUSS THE SUSTAINABILITY COMMITTEE MOTION REQUESTING THE CITY COMMISSION TO WAIVE OR REDUCE THE PERMITTING FEES FOR A PERIOD OF TWO YEARS FOR THE INSTALLATION OF ELECTRIC VEHICLE CHARGING STATIONS TO INCENTIVIZE AND FACILITATE EMISSION-FREE DRIVING IN MIAMI BEACH. 6. DISCUSS MOTIONS MADE BY THE SUSTAINABILITY COMMITTEE. 7. DISCUSS THE RENOVATION OF THE SEAGULL HOTEL. 8. DISCUSS ALLOWING BUSINESSES ON 41ST STREET TO UTILIZE SIDEWALKS FOR A-FRAME SIGNAGE TO ADVERTISE MERCHANDISE. 9. DISCUSSION REGARDING BISCAYNE BAY WATER QUALITY AND IDEAS FOR IMPROVING WATER QUALITY. 10. DISCUSSION REGARDING AN ORDINANCE AMENDMENT PERTAINING TO A BUILDING HEIGHT INCREASE IN STRATEGIC COMMERCIAL AREAS TO INCENTIVIZE OFFICE USES.

SUPPORTING SURVEY DATA

43.1% of residents are satisfied with their building(s) flood risk protection.

Applicable Area

Citywide

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

Strategic Connection

Environment & Infrastructure - Reduce risk from storms, high tides, groundwater, and sea level rise.

Legislative Tracking

Office of the City Manager

ATTACHMENTS:

Description

- Report

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139,
www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Raul Aguila, Interim City Manager

DATE: January 13, 2021

SUBJECT: **LAND USE AND SUSTAINABILITY COMMITTEE MEETING OF DECEMBER 15, 2020**

A Land Use and Sustainability Committee meeting was held on December 15, 2020. Land Use and Sustainability Committee Members participating were Commissioners Mark Samuelian, Michael Gongora, Ricky Arriola, Steven Meiner as well as members from the administration, including Alina T. Hudak, Thomas Mooney, Nick Kallergis, Roy Coley, and Elizabeth Wheaton. Members of the public also participated.

The meeting was called to order at 8:03 a.m.

1. Update on Projects: A) West Avenue B) Indian Creek C) Palm & Hibiscus
D) First Street

Office of Capital Improvement Projects / Public Works
Commissioner Mark Samuelian
Verbal Report

AFTER-ACTION: Roy Coley, Public Works Director, provided an update on the 1st Street Project. The city is currently negotiating with Jacobs Engineering to provide advanced graphic renderings of the water treatment location options and is expecting the draft to be completed in February 2021. Mr. Coley will then share the results with the community and will bring to the committee and commission. Assistant City Manager, Alina Hudak and Mr. Coley have met with various stakeholders in the community and have informed them a decision regarding the water treatment location will not be made without their full involvement.

2. Discussion Pertaining To Size, Lot Aggregation And Parking Requirements In The Sunset Harbor Neighborhood.

Planning
Commissioner Ricky Arriola
September 16, 2020 C4 K (Continued from October 20, 2020)

AFTER-ACTION: Commissioner Arriola introduced the item. Thomas Mooney described options for a potential code amendment. Members of the public addressed the committee. Commissioner Samuelian indicated that he appreciated the integrated approach presented by the

community.

Commissioner Gongora was looking forward to seeing proposals in January.

MOTION: By Acclamation – Continue the item to the January 2021 meeting with direction to the Administration to prepare a draft ordinance based upon the recommendations in the memo, as well as the applicable concepts included in the Neighborhood Vision Plan prepared by the residents of Sunset Harbor.

3. Discuss Enacting Limitations On Big Box Stores On Lincoln Road.

Planning
Commissioner Ricky Arriola
October 14, 2020 C4 L (Deferred from November 24, 2020)

AFTER-ACTION: Commissioner Arriola introduced the item.

Thomas Mooney described options for regulations limiting the square footage of retail establishments.

Members of the public addressed the committee.

Commissioner Arriola indicated that the concept of use vs. size can be further explored.

Commissioner Gongora indicated that use and size should be explored by the Lincoln Road BID.

MOTION: By Acclamation – Continue the item to the January 2021 meeting with direction to the Administration to obtain more input from the Lincoln Road BID.

4. A Resolution Of The Mayor And City Commission Of Miami Beach, Florida, Directing The City Administration To Develop A Public Seawall Action Plan That Includes An Updated 2011 Seawall Investigation Report, And Details Current And On-Going Projects To Repair And/Or Strengthen Existing Public Seawalls Within The City, Vulnerabilities That Demand Immediate Attention, Projects Required To Address Such Vulnerabilities, And A Multi-Year Funding Plan With Potential Sources For It; And Further Directing The City Administration To Bring Existing Materials And Outlined Proposals To The Land Use And Sustainability Committee In 60 Days From The Adoption Of This Resolution.

Public Works
Vice-Mayor Mark Samuelian
October 14, 2020 C7 T

AFTER-ACTION: Commissioner Mark Samuelian introduced the item. Roy Coley, Public Works Director, provided an update.

Mr. Coley stated that ten public seawalls have been identified as the most vulnerable are currently funded and are in either design or construction.

Public Works is developing an action plan, that will include prioritization and funding for all seawalls. This plan is estimated to be completed by June 2021.

Mr. Coley explained there is funding from both GOB funds as well as budget through other projects such as park redevelopment projects. When new projects are identified the most appropriate funding source is determined.

Commissioner Samuelian expressed his desire to see seawall improvements move forward quickly, particularly if there is overtopping during high tides. He requested that if any seawalls were overtopping that were not included in the ten existing projects, he would like to be informed, and requested staff to provide more communication with the public about the projects being completed.

MOTION: Commissioner Samuelian asked Item to be brought back in June 2021.

5. Discuss The Sustainability Committee Motion Requesting The City Commission To Waive Or Reduce The Permitting Fees For A Period Of Two Years For The Installation Of Electric Vehicle Charging Stations To Incentivize And Facilitate Emission-Free Driving In Miami Beach.

Environment & Sustainability
Commissioner Mark Samuelian and Co-sponsored by Commissioner Michael Gongora
November 18, 2020 C4 F

AFTER-ACTION: Commissioner Mark Samuelian the introduced item.

Elizabeth Wheaton, Director of Environment and Sustainability Department explained the Sustainability Committee is interested in the City expanding EV charging station networks. Ms. Wheaton explained the motion recommends that the Building, Fire and Planning Departments waive fees for electrical charging stations for at least two years to promote purchases of EV vehicles. All three departments have agreed this will have a minimal fiscal impact.

Mr. Wayne Roberts mentioned a big impact will be to get super chargers from Tesla and he offered to reach out to Tesla to do a deal with the City of Miami Beach, where they can split cost with the city. He doesn't think simply offering chargers will solve the problem.

Commissioner Gongora mentioned he had previous conversations with the previous Parking Director, and he thought this project was already in the works.

Ms. Wheaton clarified that yes, the City does currently have an agreement with both Blink and Tesla, and they have location stations that are already installed and there are future installations. Commissioner Gongora is happy to move the item forward and supports the expansion of EV infrastructure.

Commissioner Samuelian seconded to move forward with the waiving of fees.

Commissioner Arriola agreed.

MOTION: Commissioner Gongora moved the item forward, Commissioner Samuelian seconded. By acclamation, item to move forward.

6. Discuss Motions Made By The Sustainability Committee.

Environment & Sustainability
Commissioner Micky Steinberg
November 18, 2020 C4 G

AFTER-ACTION: Commissioner Samuelian introduced the item.

Elizabeth Wheaton, Director of Environment and Sustainability Department provided a brief overview on the item.

Ms. Wheaton explained that the Blue Lab Group's Reefline Project will merge art and ecology to develop an underwater sculpture garden. The Sustainability Committee supported in concept the project, however they requested that the installations be positioned as to not impact existing surf breaks.

In November 2020, the Mayor and City Commission passed a resolution in support of this project.

Mr. Colin Foord from the Blue Lab Group and Coral Morphologic presented the item.

The project is currently in the permitting phase.

7. Discuss The Renovation Of The Seagull Hotel.

Planning
Commissioner Ricky Arriola
November 18, 2020 C4 J

AFTER-ACTION: Commissioner Arriola introduced the item.

Thomas Mooney provided an update on the proposal for the restoration of the hotel. He indicated that the proposal involved the vacation of 21st Street to allow for additional FAR and that appraisals and charter analyses were being undertaken.

Carter McDowell made a presentation on the proposal on behalf of the developer.

Members of the public addressed the committee.

Nick Kallergis provided an update on procedural requirements for the vacation of 21st Street and indicated that the transaction would be going to the Finance Committee.

Carter McDowell provided information on the vacation of 21st Street and its purpose for the proposed development.

Commissioner Gongora indicated that he was looking forward to seeing the LDR amendments next month but had concerns with the right of way vacation.

Commissioner Arriola indicated that he was supportive of the proposal and that this could serve as a model on how to bring other high end hotels to the City.

MOTION: The item was continued to the January 2021 meeting by Acclamation.

8. Discuss Allowing Businesses On 41st Street To Utilize Sidewalks For A-Frame Signage To Advertise Merchandise.

Planning
Commissioner Steven Meiner
September 16, 2020 C4 E

AFTER-ACTION: Item Deferred

9. Discussion Regarding Biscayne Bay Water Quality And Ideas For Improving Water Quality.

Environment & Sustainability / Public Works
Commissioner Michael Gongora
November 18, 2020 C4 H

AFTER-ACTION: Item Deferred

10. Discussion Regarding An Ordinance Amendment Pertaining To A Building Height Increase In Strategic Commercial Areas To Incentivize Office Uses.

Planning
Mayor Dan Gelber & Commissioner David Richardson
December 9, 2020 R9 L

AFTER-ACTION: Thomas Mooney introduced the item.

Tracy Slavins addressed the committee and made a presentation describing the proposal for the project at 1733 Purdy Avenue.

Commissioner Arriola indicated that he likes the proposed development.

Members of the public addressed the committee.

Thomas Mooney indicated that the current height limit on the site is 55 feet, and the proposal was

to raise the height limit to 65 feet, and that there are allowable height exceptions. Commissioner Gongora indicated that there could be lot size standards to ensure that the pilot program is limited to larger sites.

Commissioner Samuelian indicated that he was supportive of the sunset clause and that there was a need to protect residents of the entire block through the use of lot size limitations, or other means.

Thomas Mooney indicated that there was sufficient direction to prepare an ordinance for the Planning Board that incorporated minimum lot size requirements, as well as further study of allowable height exceptions.

MOTION: By Acclamation: Conclude the item and recommend that the ordinance going to the Planning Board for consideration include an increase in the minimum lot size for applicable projects, and that the administration further study allowable height exceptions.

The meeting adjourned at 10:34 am.

Attachment

RJA/ATH/ND/TRM/RAM/EW/LH

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LAND USE AND SUSTAINABILITY COMMITTEE MEETING
 December 15, 2020
 Zoom Meeting

Attendance Sheet

NAME	E-MAIL ADDRESS	PLEASE ADD ME TO THE ELECTRONIC AGENDA LIST
1. Wayne Roberts	@	
2. Bruce Backman	@	
3. Mike Ribbon	@	
4. Marcela	@	
5. Geoffrey Aaronson	@	
6. MarilynFreundlich	@	
7. Paul Patrella	@	
8. Sue Kilrain	@	
9. Raymie Walsh	@	
10. Sara de los Reyes	@	
11. Tracy Slavens	@	
12. Julie Weaver	@	
13. Tim Lincoln Rd	@	
14. Daniel Ciraldo	@	
15. Colin Foord	@	
16. Carter McDowell	@	
17.	@	
18.	@	
19.	@	
20.		

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