

# MIAMIBEACH

OFFICE OF THE CITY MANAGER

NO. LTC# **146-2021**

## LETTER TO COMMISSION

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Raul Aguila, Interim City Manager

DATE: April 6, 2021

DocuSigned by:  
*Raul Aguila*  
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SUBJECT: Mayor's 41<sup>st</sup> Street Blue Ribbon Committee Motions

The purpose of this Letter to the Commission ("LTC") is to provide an update regarding approved motions made during the March 25, 2021 meeting of the Mayor's 41st Street Blue Ribbon Committee.

**Members present:** Seth Gadinsky (Chair), Robin Jacobs (Vice Chair), Betty Behar, Michael Burnstine, Yechiel Ciment, Bonnie Crabtree, Eric Hankin, Jerri Hertzberg Bassuk

- **Motion 1:** To extend the Mayor's 41<sup>st</sup> Street Blue Ribbon Committee for another year with the approval of the Mayor and City Commission.

Motion made by: Yechiel Ciment

Motion seconded by: Bonnie Crabtree

Motion passed: 8 – 0

**Background:** The 41st Street corridor consists primarily of CD-3 zoned properties. There are several surface parking lots to the north and south of 41st Street, which are accessed from 40th Street and 42nd Street; these surface lots are zoned GU. There are also a more limited number of lots fronting on the north side of 40th Street, between Chase Avenue and Pine Tree Drive, which are zoned CD-1. Some of these CD-1 lots already abut, or have the potential to abut, CD-3 zoned properties along 41st Street. However, even if a unified site is formed, under the code, there is no way to move FAR from the CD-3 sites to the CD-1 sites.

- **Motion 2:** To support ways to incentivize future development of the 41st Street corridor including a potential up zoning of the parking lots north and south of 41st Street, with a specific focus on residential and commercial uses; with the understanding that the 41st Street advisory committee recommendation has a sunset provision of the developer beginning work within two years of such recommendation.

Motion made by: Yechiel Ciment

Motion seconded by: Robin Jacobs

Motion passed: 7 – 1

If you have any additional questions, please contact Gedel Merzius, Committee Liaison, at [gedelmerzius@miamibeachfl.gov](mailto:gedelmerzius@miamibeachfl.gov) or Rickelle Williams, Economic Development Director, at [rickellewilliams@miamibeachfl.gov](mailto:rickellewilliams@miamibeachfl.gov).

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