

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Mark Samuelian
DATE: September 17, 2021

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO DISCUSS QUALITY OF LIFE STRATEGIES FOR DEALING WITH FUTURE AND EXISTING APARTMENT HOTELS IN SOUTH OF FIFTH.

ANALYSIS

This item asks that the following, potential strategies for addressing quality of life issues associated with existing and potential future apartment hotels in South of Fifth be discussed and considered:

- Modest and context sensitive increases in allowable FAR and building height for residential apartment uses. Since most of the apartment hotel uses are in smaller, older buildings, this may incentivize a re-conversion back to residential only.
- Developing a comprehensive strategy to address negative behaviors in the R-PS1 and R-PS2 districts. Police, Code, and Parking would need to participate in this discussion.
- Implementing a strategy to address cut-thru traffic, speeding, and reckless driving. This would include a combination of traffic calming measures as well as enforcement.
- The creation of an overlay for the C-PS2 area between 4th and 5th Streets, from Washington Avenue to Lenox Avenue. The overlay would allow for more of a transition zone from the lower scale R-PS1, R-PS2, and R-PS3 districts and the more intense C-PS2 district along 4th Street.
 - o A similar overlay was referred to the LUSC at the request of the Flamingo Park Neighborhood Association last month, and will be discussed at the September 14 LUSC. This overlay, which is intended to create a transition along 6th Street, is intended to buffer the Flamingo Park area. There is no reason a similar concept should not be applied to 4th Street. Although such an overlay along 4th Street would be prospective (existing uses and developments would

be grandfathered) it would be another component in the overall strategy of addressing quality of life issues in the RPS areas immediately south of 4th Street.

SUPPORTING SURVEY DATA

N/A

Applicable Area

South Beach

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

Legislative Tracking

Commissioner Mark Samuelian