

324-2021

LETTER TO COMMISSION

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager *Eric Carpenter for*

DATE: August 2, 2021

SUBJECT: **Planning Board Recommendation – Art Deco/MiMo Commercial Character Overlay**

The Art Deco/MiMo Commercial Character overlay district applies to the Mixed Use Entertainment (MXE) zoning district in South Beach and the Ocean Terrace/Harding Townsite area in North Beach. The overlay provides regulations to limit uses that detract from the character of these areas, as more specifically outlined in Sections 142-870 of the Land Development Regulations of the City Code.

On April 13, 2021, Planning Board member Alex Fernandez provided a memo to the Chairperson of Planning Board providing recommendations and requesting that the Planning Board discuss potential changes to the overlay. On June 22, 2021, the Planning Board discussed the item and made several recommendations for amendments to the overlay district for consideration by the City Commission. With five members present, the Planning Board unanimously approved a motion recommending that the City Commission amend the Art Deco/MiMo Commercial Character Overlay district, as follows:

1. Expand the overlay district to the western lot lines of properties fronting the west side of Washington Avenue and expand the district north to 23rd Street.

Within its motion, the Planning Board made the following additional recommendations, which are applicable citywide:

1. Establish specific dates for businesses with legally nonconforming signage to comply with the City's sign regulations.
2. Provide citywide outreach to educate business owners on signage regulations.
3. Include as part of overlays design standards for storefronts and provisions for enhancing signage.
4. Require that the BTR process include a picture of the storefront to improve compliance with signage regulations.
5. Foliage enhancements along the Washington Avenue corridor.

ATH/ETC/TRM/RAM

C: Rafael Paz, Acting City Attorney
Rafael E. Granado, City Clerk