From: Jonathan Freidin
To: Herrera, Miriam
Subject: Fwd: Item 11 on PB Agenda
Date: Friday, September 22, 2023 9:53:12 AM

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---------- Forwarded message ---------
From: **Tracy Slavens** <tslavens@lsnlaw.com>
Date: Fri, Sep 22, 2023 at 9:24 AM
Subject: Item 11 on PB Agenda
To: <Jonathan.PlanningBoard@gmail.com>

Hi Jonathan,

I am writing to let you know that I have been working with Commissioner Dominguez and the Sunset Harbour Neighborhood Association to adjust restaurant size limitations and parking requirements in Sunset Harbour. The link below provides the information relating to the draft ordinance and staff's positive recommendation report: https://miamibeach.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=31922&MeetingID=1161

The ordinance proposes the following:
1) Amendment to Sec. 7.2.11.2.B.iii. - CD-2 Conditional Uses - to allow restaurants in the Sunset Harbour neighborhood to have more than 125 occupants as a conditional use; and
2) Amendment to Sec. 5.2.4.2.a.i. - Parking Tier 2 Area a for Sunset Harbour - to reduce the parking requirement for larger restaurants to 1 space per 8 seats.

These amendments will allow for more restaurant options in the neighborhood, including higher end restaurants that typically require more floor area to provide patrons ample spacing between tables for privacy and a higher level of service. They will also provide for more appropriate parking requirements for these restaurants where patrons often utilize ride share services or walk to their destination. As noted above, the SHNA Board has unanimously approved these amendments.

Please let me know if you have any questions or would like to discuss the ordinance in advance of the meeting.

Thank you.

Best,
Tracy

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Jonathan E. Freidin (he, him, his)
Miami Beach Planning Board