

# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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## VIA E-MAIL

August 11, 2017

Commissioner John E. Aleman  
City of Miami Beach City Hall  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Re: Proposed Legislation to Amend the Town Center Zoning Regulations

Dear Commissioner Aleman:

We represent the North Beach Property Owners' Association, Inc. (the "NBPOA"), a collection of property owners invested in the North Beach community. On July 26, 2017, the City Commission adopted a resolution calling for a November 7, 2017 special election, for the purpose of submitting to the electorate of the City of Miami Beach a question asking whether the City Commission should adopt an ordinance increasing FAR in the Town Center (TC) Zoning Districts. This precipitates the need to have accompanying legislation should the electorate vote in favor of increasing the maximum zoned floor area ratio ("FAR") in the TC Zoning Districts. Should such legislation move forward, we respectfully request that the following items be considered and included in the ordinance.

### Changes Proposed by the North Beach Master Plan

- **Alleys:** On page 169 of the North Beach Master Plan, the planner recommends the removal of requirements for new development to provide easements for alleys because implementing this requirement may cause the undesirable effect of cutting into the rear of older and possibly historic apartment buildings if the owners are planning on the re-purposing of

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those buildings. Additionally, the alley might interfere with the layout for an efficient parking garage as part of a redevelopment project.

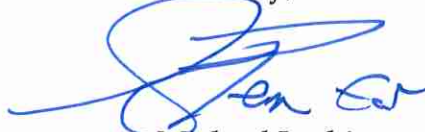
- **Civic Space:** On page 169 of the North Beach Master Plan, the planner recommends the removal of civic space requirements for new development because it is further cutting into the small area left for leasable/sell-able (sic) area that pays for the new construction.
- **Parking:** On page 169 of the North Beach Master Plan, the planner recommends removal of parking requirements for projects less than 25,000 gross square feet in size and reduction of residential parking requirements to 0.5 from 1.25 per dwelling unit for projects larger than 25,000 square feet. Additionally, the planner suggests further reducing parking requirements as additional transit services and options are added to the neighborhood.

Further Changes Proposed by the NBPOA

- **Residential use:** Request that residential use be included as a main permitted use in the TC district;
- **Micro-units:** Introduction of micro-units at a minimum of 300 square feet;
- **Office use:** Confirmation that office use will be permitted along the 71<sup>st</sup> Street Corridor;
- **Live-work units:** Introduction of live-work units as a main permitted use; Live-work units are defined as a residential unit integrated with a general retail/personal service establishment, professional business office, or workshop;
- **Rooftop alcoholic beverage establishment:** Rooftop alcoholic beverage establishments as a conditional use for properties with a lot line on 71<sup>st</sup> Street between Dickens Avenue and Collins Avenue.

Thank you for your attention to this matter and we look forward to working together to revitalize North Beach. If you have any questions or comments with regard to this letter, please do not hesitate to contact me at (305) 377-6231.

Sincerely,



Michael Larkin

cc: Cilia Maria Ruiz-Paz