

MIAMI BEACH

PLANNING DEPARTMENT

Executive Summary

PLANNING BOARD

DATE: March 23, 2017

SUBJECT: **North Beach Field Workshop**

The Miami Beach Planning Board held an informational mobile workshop on Thursday March 23, 2017, led by Daniel Veitia. The purpose of the tour of North Beach was to familiarize the Planning Board members with the area and the concerns of the local residents and business owners. The tour and discussion centered on possible design and zoning regulations relating to North Beach such as a conservation zoning overlay district and a local historic preservation district. Official action was not taken at the workshop.

The route locations were:

11:00 a.m. – Town Center – 300 71st Street

11:45 a.m. - Conservation District – 600 76th Street

12:30 p.m. - West Lots – 8108 Collins Ave

ATTENDANCE

Planning Board Members:	Brian Elias, Reagan Pace, Randy Gumenick, Daniel Veitia, Mark Meland and Nick Gelpi.
Planning Board Staff:	Michael Belush, Tui Munday, Rogelio Madan and Alejandro Garavito.
Design Review Board Staff:	James Murphy
City Attorney's Office:	Eve Boutsis
Other City Staff:	Jeff Oris, <i>Tourism, Culture & Economic Development</i>
City Officials:	Michael Grieco
City Board Members	Nancy Liebman and Kirk Paskal, <i>Historic Preservation Board and Mayor's North Beach Master Plan Steering Committee</i> James Bodnar, <i>Design Review Board</i>

Members of the public.

TOWN CENTER – 300 71st Street
Introductions by Daniel Veitia

- Brief explanation about the history of the North Beach Town Center and North Beach Master Plan, looking at the approved increase in height and new setback requirements that will hopefully help activate this area.
- Some discussion as to what a FAR increase in the Town Center area would entail and a brief explanation of various types TDR programs. It was acknowledged in the discussion that there would need to be a city wide referendum and approval from City Commission before any program could be approved.
- **Public concerns:**
 - What will be the buffer between the Town Center high intensity zoning district (TC-1) and adjacent residential zoning districts to the north and south of the district?
 - Should the TC-1 zoning district be expanded?
 - Where should workforce housing be included?
 - Should required parking regulations be relaxed? And if so, where will parking be located?
 - How to promote neighborhood retail that would encourage more pedestrian activity and encourage drivers to slow down and or stop and get out of their cars.

Conservation District – 600 76th Street

- Introduction to the current RM-1 residential zoning district.
- Discussion of current zoning regulations and the examples of different development at this corner that represent past and current regulations and how parking regulations over time have alter projects for better or worse.
- Current moratorium on demolition permits in the national historic districts and the possibility of new zoning regulations in buffer areas and a local historic district designation.
- Some areas of discussion were caps on lot aggregation, building setbacks, the current street fabric, massing, reducing or eliminating required parking and incentivizing retaining buildings.
- **Public concerns:**
 - How to include the existing school related traffic and parking issues into the plan?
 - How to incorporate sea level rise and future street raising into the overall massing and height regulations?
 - How to promote townhouse development, view corridors, and affordability?
 - What will discourage demolition by neglect?

West Lots – 8108 Collins Avenue

- Discussion on the best uses for the city owned parking lots and land on the west side of Collins and the possible impacts to the adjacent neighborhood of various uses on these lots.
- The area as a gateway to the park for visitors and creating more community connectivity and activity from west to the east.
- If more intense uses are developed they should be encouraged to be grouped at the northern most and southern most edges as to keep the middle as a grand entrance to the

North Shore Open Space Park.

- **Public concerns:**

- Does the neighborhood need more retail and hotels in the area?
- What type of civic uses could be encouraged on the lots?
- Could the lots be left as parking lots or alternatively an active park area?
- What type of development would incorporate storm water retention?
- How to balance the needs of neighborhood with the needs of a developer?
- If the area is developed, what type of limits on size, and the number of seats in cafes?