

MIAMI BEACH

Land Use and Development Committee Meeting

City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive

September 18, 2019 - 9:00 AM

Commissioner John Elizabeth Aleman, Chair

Commissioner Micky Steinberg, Vice-Chair

Commissioner Ricky Arriola, Member

Commissioner Michael Gongora, Alternate

Thomas Mooney, Liaison

Naima De Pinedo, Support Staff

LAND USE AND DEVELOPMENT COMMITTEE MEETING AGENDA COMMISSION CHAMBERS 1700 CONVENTION CENTER DRIVE 3RD FL.

Wednesday, September 18, 2019, 9:00 AM

ACTION ITEMS

1. Proposed Ordinance Amendment To Expand The Allowable Types Of Accessory Uses Within Bayfront Apartment Buildings In The RM-2 District

Commissioner Joy Malakoff

July 17, 2019 (C4 W)

VERBAL REPORTS

2. Discuss Limiting Big Box Formula Retail And Formula Restaurants In Sunset Harbour.

Commissioner Ricky Arriola

June 5, 2019 C4 Q (Continued from July 24, 2019)

3. Discuss Limiting Big Box Formula Retail And Formula Restaurants On Lincoln Road

Commissioner Ricky Arriola

June 5, 2019 C4 R (Continued from July 24, 2019)

4. Discussion Regarding The Establishment Of Penalties For Property Owners Engaging In Demolition By Neglect

Vice-Mayor Ricky Arriola

July 17, 2019 C4 O

5. Discussion Regarding Development Incentives For The Normandy Isle Commercial District

Vice-Mayor Ricky Arriola

July 17, 2019 C4 P

6. Development Regulations for Hotels on Lincoln Road

Vice-Mayor Ricky Arriola

Updated September 13, 2019

SUPPLEMENTAL

7. Discussion Pertaining To A Proposed Ordinance To Expand Prohibited Uses Along 71st Street And Normandy Drive For Package Stores, Vaping And Smoke Stores, Tattoo Parlors And Related Uses.

Commissioner Micky Steinberg

September 11, 2019 C4 X

Added September 16, 2019

DEFERRED ITEMS

8. A Land Use Amendment To Increase The Maximum Building Height To 200 Feet For Oceanfront Lots With A Contributing Building In The RM-3 District When the Development Site is at Least 110,000 Square Feet in Size

Vice-Mayor Ricky Arriola and Co-Sponsored by Commissioners John Elizabeth Aleman and Joy Malakoff

July 31, 2019, R5 A

9. Discussion Pertaining To A Transfer Of Development Rights (TDR) Along The Tatum Waterway Area

Vice-Mayor Ricky Arriola

July 17, 2019, C4 R

10. Discussion: Ordinance Amendment Excepting Office Uses Not Also Operating As An Entertainment Establishment Or Dance Hall From The Definition Of Neighborhood Impact Establishment (NIE)

Commissioner Michael Gongora

June 5, 2019 C4 S (Deferred from July 24, 2019)

Updated September 13, 2019

11. Discussion Regarding Incentivizing New Development To Include Units For Workforce And Affordable Housing Within New Developments That Seek Development, Height, And/Or Zoning Amendments From The City Of Miami Beach.

Commissioner Michael Gongora

May 8, 2019, C4 M (Deferred from July 24, 2019)

Updated September 13, 2019

12. Discussion To Review The Role Of Land Use Boards In Neighborhood Improvement Projects

Commissioner Mark Samuelian

April 11, 2018 C4 N (Deferred from July 24, 2019)

Updated September 13, 2019



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Item 1.
COMMITTEE MEMORANDUM

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: September 18, 2019

TITLE: PROPOSED ORDINANCE AMENDMENT TO EXPAND THE ALLOWABLE TYPES OF ACCESSORY USES WITHIN BAYFRONT APARTMENT BUILDINGS IN THE RM-2 DISTRICT

HISTORY:

A previous proposal to expand allowable accessory uses within bayfront apartment buildings in the RM-2 district was considered by the City Commission in 2014 but did not move forward. This previous proposal would have allowed non-medical, low intensity offices, such as architect offices, accountant offices, attorney offices and real estate offices to be permitted as a conditional use within the lobby level of bay front apartment buildings.

On July 17, 2019, at the request of Commissioner Joy Malakoff, the City Commission referred the proposed ordinance to both the Land Use and Development Committee and the Planning Board (Item C4 W).

ANALYSIS:

PLANNING ANALYSIS

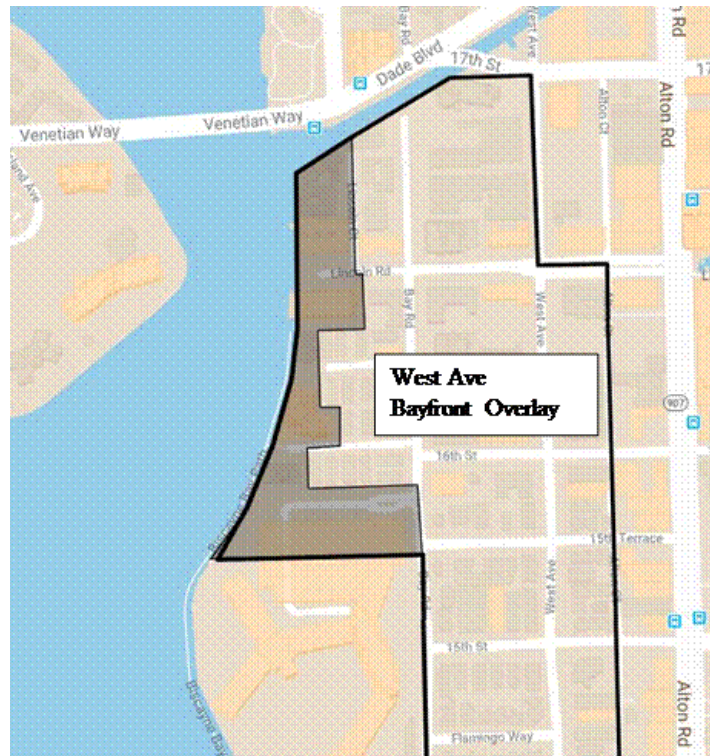
In the RM-2 zoning district, apartment uses have limited permitted accessory uses. Pursuant to Section 142-902 of the City Code, the following are permitted accessory uses for apartment uses in the RM-2 district:

- Mechanical support equipment and administrative offices and uses that maintain the operation of the building.
- Washers and dryers shall be located inside a structure or not visible from a right-of-way.
- A dining room which is operated solely for the residents in the building shall be located inside the building and shall not be visible from the street with no exterior signs, entrances or exits except for those required by the South Florida Building Code. However, a dining room shall not be allowed in the RM-1 district except for those dining rooms associated with adult congregate living facilities.
- Solarium, sauna, exercise studio, health club or massage service for use by residents or open to the public by an individual licensed by the state or other appropriate agencies.
- Family day care centers as defined in subsection 142-905(b)(1) of the City Code.

- One property management office for the purpose of managing residential units within the building as well as residential units located in other buildings under common beneficial ownership, as long as the total number of units does not exceed a maximum of 100 units.

The attached draft ordinance would allow personal service establishment uses, in addition to non-medical offices, as a conditional use within the lobby level of bay front apartment buildings in the RM-2 areas of the West Avenue Overlay District.

The darker shading of the map below outlines the subject area of the ordinance, which includes the current RM-2 zoned bayfront apartment buildings located within the West Avenue Overlay District (defined by the dark lined border).



Staff believes that limited office and personal service uses on the ground floor of an apartment building in the RM-2 zoning district would likely have a minimal impact upon the surrounding residential

neighborhood. The requirement for Conditional Use approval by the Planning Board would provide an additional safeguard. The accessory office and personal service establishment uses proposed, while slightly more intense than the main permitted apartment use, will still be subject to Planning Board requirements for compatibility with the surrounding neighborhood. Further, the personal services proposed are of similar intensity to the some of the currently allowed accessory uses such as an exercise studio or health club.

Adequate parking, circulation and loading requirements would also be considered as part of the Planning Board review for conditional use, as residential projects within the RM-2 district typically have just enough parking for the actual residential units.

CONCLUSION:

The administration recommends that the Land Use and Development Committee endorse the subject ordinance and recommend that the Planning Board transmit the item to the City Commission with a favorable recommendation.

Applicable Area

South Beach

Is this a Resident Right to Know item?

Yes

Does this item utilize G.O. Bond Funds?

No

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Draft ORD	Memo

**RM-2 CONDITIONAL USES
FOR BAYFRONT APARTMENTS IN THE WEST AVENUE OVERLAY DISTRICT**

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, SUBPART B, ENTITLED "LAND DEVELOPMENT REGULATIONS," BY AMENDING CHAPTER 142 OF THE CITY CODE, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," DIVISION 3, ENTITLED "RESIDENTIAL MULTIFAMILY DISTRICTS," SUBDIVISION IV, ENTITLED "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," SECTION 142-213, ENTITLED "CONDITIONAL USES," TO EXPAND THE CONDITIONAL USES TO INCLUDE CERTAIN TYPES OF NON-MEDICAL OFFICE AND PERSONAL SERVICE USES FOR BAYFRONT APARTMENT BUILDINGS IN THE WEST AVENUE OVERLAY DISTRICT; AND PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Code contains provisions for accessory office uses in the RM-2 District; and

WHEREAS, the City of Miami Beach ("City") desires to provide for certain types of non-medical offices and personal service uses as accessory uses within bayfront apartment buildings in the West Avenue Bayfront Overlay District; and

WHEREAS, this Ordinance amends the conditional use requirements for bayfront apartment buildings located in the RM-2 district; and

WHEREAS, the amendments set forth below are necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. Chapter 142 of the City Code, entitled "Zoning Districts and Regulations," Article II, "District Regulations," Division 3, "Residential Multifamily Districts," Subdivision IV, "RM-2 Residential Multifamily, Medium Intensity," is hereby amended as follows:

**CHAPTER 142
ZONING DISTRICTS AND REGULATIONS**

* * *

ARTICLE II. – DISTRICT REGULATIONS

* * *

DIVISION 3. – RESIDENTIAL MULTIFAMILY DISTRICTS

* * *

Subdivision IV. – RM-2 Residential Multifamily, Medium Intensity

* * *

Sec. 142-213. – Conditional uses

(a) The conditional uses in the RM2 residential multifamily, medium intensity district are as follows:

- (1) day care facility;
- (2) stand-alone religious institutions;
- (3) private and public institutions;
- (4) schools;
- (5) commercial or noncommercial parking lots and garages; and
- (6) accessory neighborhood impact establishment; as set forth in article V, division 6 of this chapter.

(b) Museum Historic Preservation District. In addition to the conditional uses specified in subsection 142-213(a), existing religious institutions located on properties in the Museum Historic Preservation District, which contain a contributing structure, may obtain conditional use approval for a separate hall for hire use within the interior of the existing religious institution. Any such hall for hire use shall comply with the following additional regulations:

- (1) Entertainment may only be permitted in the hall for hire;
- (2) The hall for hire use shall cease operations by 11:00 p.m. on Sunday through Thursday, and by 12:00 a.m. on Friday and Saturday;
- (3) Only the property owner, its subsidiaries, and its invited guests may hold events at the hall for hire;
- (4) Restaurants, stand-alone bars, and alcoholic beverage establishments, shall be prohibited;
- (5) Outdoor dining, outdoor entertainment, open-air entertainment uses, outdoor speakers and outdoor music shall be prohibited;
- (6) There shall be no variances from the provisions of subsection 142-213(b).

(c) *West Avenue Bayfront Overlay District.* In addition to the conditional uses specified in subsection 142-213(a), the conditional uses within the West Avenue Bayfront Overlay District shall include the following: non-medical offices and personal service uses, either of which may only be located on the lobby level of bayfront apartment buildings.

SECTION 2. Repealer.

All ordinances or parts of ordinances and all section and parts of sections in conflict herewith are hereby repealed.

SECTION 3. Codification.

It is the intention of the City Commission, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of the City of Miami Beach as amended; that the sections of this ordinance may be renumbered or

relettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word.

SECTION 4. Severability.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 5. Effective Date.

This Ordinance shall take effect ten days following adoption.

PASSED and **ADOPTED** this _____ day of _____, 2019.

Dan Gelber
Mayor

Rafael E. Granado
City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

City Attorney Date

First Reading: _____, 2019
Second Reading: _____, 2019

Verified By: _____
Thomas R. Mooney, AICP
Planning Director

M:\\$CMB\CCUPDATES\Land Use and Development Committee\2019\September 18, 2019\RM-2 Conditional Office uses West Ave Overlay - ORD Sept 2019 LUDC.docx

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Item 2. COMMITTEE MEMORANDUM

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: September 18, 2019

TITLE: **DISCUSS LIMITING BIG BOX FORMULA RETAIL AND FORMULA RESTAURANTS IN SUNSET HARBOUR.**

Applicable Area

South Beach

Is this a Resident Right to Know item?

Yes

Does this item utilize G.O. Bond Funds?

No

ATTACHMENTS:

Description

□ C4 Q

Type

Memo

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Ricky Arriola
DATE: June 5, 2019

SUBJECT: REFERRAL TO THE LAND USE AND DEVELOPMENT COMMITTEE TO
DISCUSS LIMITING BIG BOX FORMULA RETAIL AND FORMULA
RESTAURANTS IN SUNSET HARBOUR.

ANALYSIS

Sunset Harbour is a unique, mixed-used neighborhood. In order to preserve its character, I ask the Land Use and Development Committee & the Planning Board to discuss ways we can limit big-box formula establishments, retain small businesses, and attract more local flavor to the area as well as prevent nuisance uses.

Legislative Tracking

Planning

Sponsor

Commissioner Ricky Arriola

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Item 3. COMMITTEE MEMORANDUM

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: September 18, 2019

TITLE: **DISCUSS LIMITING BIG BOX FORMULA RETAIL AND FORMULA RESTAURANTS ON LINCOLN ROAD.**

Applicable Area

South Beach

Is this a Resident Right to Know item?

Yes

Does this item utilize G.O. Bond Funds?

No

ATTACHMENTS:

Description

□ C4 R

Type

Memo

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Ricky Arriola
DATE: June 5, 2019

SUBJECT: REFERRAL TO THE LAND USE AND DEVELOPMENT COMMITTEE TO
DISCUSS LIMITING BIG BOX FORMULA RETAIL AND FORMULA
RESTAURANTS ON LINCOLN ROAD.

ANALYSIS

There is a proliferation of big box formula retailers and restaurants on Lincoln Road. To prevent the street from further pricing out mom and pop shops, I ask the Land Use Development Committee to discuss ways we can limit these formula establishments, retain small businesses, and attract more local flavor to the street. A complete review of currently permitted uses and desirable/ undesirable uses should be conducted in cooperation with the Lincoln Road BID.

Legislative Tracking

Planning

Sponsor

Commissioner Ricky Arriola

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Item 4. COMMITTEE MEMORANDUM

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: September 18, 2019

TITLE: **Discussion Regarding The Establishment Of Penalties For Property Owners Engaging In Demolition By Neglect.**

Applicable Area

North Beach

Is this a Resident Right to Know item?

Yes

Does this item utilize G.O. Bond Funds?

No

ATTACHMENTS:

Description

□ C4 O

Type

Memo

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Vice-Mayor Ricky Arriola
DATE: July 17, 2019

SUBJECT: REFERRAL TO THE LAND USE AND DEVELOPMENT COMMITTEE TO
DISCUSS THE ESTABLISHMENT OF PENALTIES FOR PROPERTY
OWNERS ENGAGING IN DEMOLITION BY NEGLIGENCE.

ANALYSIS

Miami Beach is home to many historical architectural styles. Art Deco and MiMo are particularly evocative of the Miami Beach identity. Unfortunately, some property owners do not value historic properties and neglect them for several years. This neglect can yield in a determination from our building official that a building is structurally unsound and must thus be demolished. In one example, VICE recently documented how the abandonment of the famous Deauville has hurt the local economy and has led the police to respond to calls regarding the property on several occasions.

I ask for the Land Use and Development Committee to discuss how the City can disincentivize owners from letting their historic structures fall into decay and instead incentivize them to rehabilitate historic buildings.

Legislative Tracking

Vice-Mayor Ricky Arriola

ATTACHMENTS:

Description

- ▢ VICE Article RE: Deauville

Dread and Decay in An 'Abandoned' Miami Beach Hotel

A symbol of luxury in one of the most unequal places on Earth became a refuge for homeless people. Then the cops got involved. [SHARE TWEET](#)

On February 13, about a dozen police officers from the Miami Beach Police Department staked out the Deauville Hotel, a historic oceanfront resort in the center of Miami's North Beach District, from the second-story window of the condominium next door. Once upon a time the Deauville's opulent ballrooms and suites played host to Frank Sinatra, Judy Garland, and JFK. From the exterior, its white parabolic curves and long sections of fixed green glass produced a near-hallucinatory vibrance when blended with the cobalt-blue sky and sea.

But now the cops were responding to numerous calls, over the course of several weeks, about unsavory hotel patrons. This was not the typical gaggle of rowdy South Florida tourists. Instead, four men had "unlawfully entered the secured resort," a police report read, and allegedly stolen \$50 worth of miscellaneous cables.

At the time of the stakeout, the hotel had been shuttered for over a year and a half, its once stark-white main tower now pockmarked and streaked with grime, and during that period gained the attention of nearby residents and law enforcement as a hive of criminal activity. It also emerged as an unlikely refuge for the area's homeless population who might otherwise be stuck wandering up and down the glitzy streets of Miami Beach in search of a

secluded place to rest. That a seemingly opportune haven for those in need was now the target of aggressive police activity came as no shock to experts and advocates on homelessness. They suggested the situation at the Deauville was an especially jarring example of a national trend in which wealthy communities complain about the unsightliness of abandoned buildings and homeless people who find shelter in or around them, while refusing to address the root causes.

"Something's just not right with this," said Ellen, a local woman who has lived on and off the street for the last ten years, and requested VICE withhold her last name to protect her privacy. She said she'd watched people come and go through the Deauville, and other abandoned or vacant lots, to squat for a few nights at a time. "They come in the middle of the night with their mats and nap sacks," she said. But eventually they are chased away by police or property managers, "and everybody has to leave."



The closing of the Deauville coincided with a [city-wide crackdown on nuisance crimes](#) such as trespassing, occupying a park after hours, and drinking in public. In a county beset with rampant homelessness—and the [second-worst ranking](#) of economic inequality in America, by one measure—these ordinances have led to the arrest of a disproportionate number of homeless people, though local officials argued that this was not the intended effect. The problem, as the *Miami Herald* [reported](#) in January, is

that despite there being roughly 1,400 homeless people in Miami Beach, by the official count, the city does not have any homeless shelters, and only 100 beds are set aside for local accommodations county-wide.

Given all of this, an empty hotel with hundreds of rooms in a posh community might seem like a promising solution. It did not last long. The Deauville has been completely blocked off and come under close surveillance, a result of the uproar from residents and businesses surrounding the hotel (one local outlet [described](#) it as "abandoned"). This is often the case in places with extreme concentrations of wealth such as Los Angeles, New York, and particularly the Miami metro area, which has [America's highest number of resident billionaires](#), by one count, and over 14 percent of the population living in poverty.

"Sadly, this does fit with the national trend," said Elizabeth Bowen, an assistant professor focused on housing and homelessness at SUNY Buffalo School of Social Work. "In general, a lot of cities don't want to see homelessness, and people don't want to make the commitments necessary to address the root causes of homelessness."



Designed by post-war modernist Melvin Grossman, the Deauville Hotel and Resort has been a landmark since its construction in 1957, and a favorite venue and winter retreat for the Hollywood set. Its humpback porte cochère

and honeycomb façade exemplified the exotic frivolity of the MiMo (Miami Modern) architectural style. On February 13, 1964, exactly 55 years prior to the cops' recent stakeout, the Beatles alighted from their Pan Am jet at the Miami International Airport. The band was [promptly shuttled to the Deauville Hotel and Resort on Miami Beach](#), where they would [appear](#) on the *Ed Sullivan Show* for its live taping in the hotel's Napoleon Ballroom.

The episode helped cement Deauville's iconic status, though it is expressed in far more elegiac terms today. In July 2017, an electrical fire [forced](#) the evacuation of 800 guests from the 17-story structure. Two months later, as contractors were only beginning to assess the damage, Hurricane Irma [delivered](#) a coup de grâce to the already enfeebled building. A recent lawsuit [filed](#) against the owners of the Deauville Hotel by the City of Miami Beach alleges that "damages were later amplified by certain illegal work performed on the property without a permit."

The Deauville was left to molder in the heat, alongside the vintage-chic beach resorts and tony condo towers. In its vacancy, it has become anathema to some surrounding businesses and residents. As David Sexton, a local business owner, put it, "It's ugly as hell." Reports from the Miami Beach Police Department reviewed by VICE indicate officers responded to calls about the Deauville property at least 18 times from September 2018 through late April 2019, though North Beach locals said evenings had been far more active than that figure suggests.



The condo tower next door has its own log of complaints from tenants who have watched the ungainly transformation, and people sneaking into the building on a nightly basis. "There have been a lot of squatters over there," said one worker at the condo who requested anonymity because, he said, his employer did not permit him to speak to the press.

The Meruelo family—real estate magnates with properties on both coastlines—has owned the hotel since 2004. In the lawsuit, they are accused of refusing to pay for repairs, failure to pay taxes and, generally, of abandonment. Both the City Commissioner and the Meruelo family declined to comment, citing the ongoing lawsuit, but the family has previously indicated insurance and other financial problems were hamstringing their attempts to comply with local demands for repairs.

According to local residents and police reports, cops have performed periodic sweeps of the Deauville since the fire, ascending the main tower on foot, dogs at their side, to root out squatters. Cruisers are often parked in the cross street that faces the hotel, forcing those who have camped at the Deauville in the past to search for other options. (A request for comment from the Miami Beach PD was not returned.)

But getting chased off by police is nothing new for Ellen and others like her.

"We just have to give up our spot," she said.

Since last January, according to the *Herald*, there has been an uptick in a mechanism for targeting low-level crimes on Miami Beach. Nicknamed the "stay away" order, these judicial mandates temporarily forbid defendants from returning to the scene for one year or else potentially be subjected to further, typically harsher, punishment. Stay away orders are [commonly used](#) in other cities as a means of shuffling around the homeless.

"If you only deal with homelessness by trying to tell people they can't sleep outside, or prosecute people for nuisance crimes, it detrimentally affects our communities," said Bowen, the homelessness expert. "Ultimately, we as taxpayers pay to incarcerate those people when we could be paying instead to deal with healthcare and housing."



On a typical day behind the hotel, North Beach residents amble along the boardwalk that runs parallel to the beach. Some briefly stop to take in the decrepit building before continuing on their walk. Two years' worth of detritus and fallen coconuts scatter across the brick. The windows and glass doors that lead into the Napoleon Ballroom have been shattered and boarded up with mildewed plywood. All the way up the main tower, random windows have been busted out, their plaster eyebrows crumbling above.

Despite the close surveillance, police reports indicated that break-ins continued to occur on the site, at least through the month of April. On an

evening in late May, there was more to suggest such a thing: A section of fencing that was pulled out of the ground nearby rested against an exterior wall of the hotel; the fence-posts were horizontal, doubling as ladder rungs, leading up to a second-story platform. On another day in early June, bed sheets and towels were laid out on a slab of concrete in a secluded alcove—further signs of life that had not been there the week before.

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MIAMI BEACH

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Item 5. COMMITTEE MEMORANDUM

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: September 18, 2019

TITLE: **Discussion Regarding Development Incentives For The Normandy Isle Commercial District**

Applicable Area

North Beach

Is this a Resident Right to Know item?

Yes

Does this item utilize G.O. Bond Funds?

Yes

ATTACHMENTS:

Description

□ C4 P

Type

Memo

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Vice-Mayor Ricky Arriola
DATE: July 17, 2019

SUBJECT: REFERRAL TO THE LAND USE AND DEVELOPMENT COMMITTEE TO
DISCUSS DEVELOPMENT INCENTIVES FOR THE NORMANDY ISLE
COMMERCIAL DISTRICT.

RECOMMENDATION

The 2016 North Beach Master Plan called for the redevelopment of the Normandy Isle commercial district. I ask the Land Use and Development Committee and our economic development department to explore ways to create a thriving commercial center for Normandy Isle. I also ask our economic development staff to reach out to the surrounding property owners to gauge what kind of incentives would motivate them to redevelop their properties into a space that enhances the community and pedestrian experience.

Attached are the relevant pages from the master plan about the area. The plan contemplates the transformation of Maimonides from a service alley to an active paseo with active ground-floor retail. The plan states that office and residential use above the ground floor is "critical to the success of ground floor retail in Normandy Isles."

Legislative Tracking

Vice-Mayor Ricky Arriola

ATTACHMENTS:

Description

- Plan NoBe Normandy Isle Selection

PLAN NOBE

PROPOSED NORTH BEACH MASTER PLAN



Normandy Isles Fountain

The Normandy Isles fountain area can become a vibrant, pedestrian-oriented shopping district with a combination of protection and enhancement. The fountain area needs to transition from its current automobile-centric layout to accommodate pedestrian movement and transit connectivity.

The street sections for Normandy Drive and 71st Street should include wider sidewalks for pedestrians, on-street parallel parking, two traffic lanes, dedicated transit lanes, and protected bike facilities. A potential change over time of the area is illustrated on the following pages.

Key

- a** Normandy Fountain
- b** Rue Vendome becomes a pedestrian street creating a large plaza connecting to the Normandy Fountain
- c** An access path is created within existing buildings in order to provide access to Maimonides Street
- d** Maimonides Street becomes an active street instead of an alley
- e** Existing historic buildings remain
- f** Vacant lots get developed creating a more continuous street frontage
- g** Parking garage off of Rue Versailles Drive creates a bank of parking for users visiting Normandy Isles
- h** Normandy Drive and 71st Street get restriped with protected bike and dedicated transit lanes
- i** Existing Pump station gets redesigned or incorporated in to a new structure.



EXISTING CONDITIONS

The Normandy Fountain was recently restored; however, crosswalks providing safe passage to it only exist on the 71st Street side. The fountain is currently framed by vehicular right of ways including Rue Vendome on the west, 71st Street to the south, Normandy Drive on the north, and a turn around at the east end of the fountain.



PHASE 1

Phase one enhances the Normandy Isles Fountain by attaching it to the block. The Chase Bank building and parking lot are also redeveloped to include retail, office and residential.



PHASE 2

Redevelopment occurs on the other side of a new pedestrian street that connects to Maimonides Streets with shopfronts on the ground floor and residences above.



PHASE 3

The pedestrian passage extends through the rest of the block by converting the existing Maimonides Street alleyway into a narrow, pedestrian-friendly street with active ground floor businesses.

PHASE 4

A final phase extends the redevelopment of nearby underutilized sites. All new development should respect the existing mix of uses, and include office buildings, residential apartment buildings, and retail. The addition of residential and office development are critical to the success of ground floor retail in Normandy Isles.

Historic buildings should be preserved, and new buildings should respect the scale and character of the existing neighborhood. It is important that the historic character of Normandy Isles be preserved with compatible urban architecture that defines the street and engages the pedestrian. Parking in Normandy Isles can be accommodated in mid-block parking structures lined with habitable spaces.



MAIMONIDES STREET

Maimonides Street has the possibility to become one of the truly magical places in North Beach. Its hidden, narrow, winding route leads directly to the heart of Normandy Isles. Today this street functions mostly as an alley providing rear service access to adjacent properties. With coordinated effort over time, the street could become a much more inviting space for people.

This could happen in stages. First steps might focus on artfully enlivening adjacent building surfaces with lower cost techniques such as wall murals. Trees could be added to provide pockets of shade. The street surface could even become a canvas for artistic treatment with colorfully patterned pavers.

Over time, Maimonides Street could continue its transformation into a space less for cars and more for people. Kiosks and pavilions could house restaurants, shops and art spaces. Existing businesses could enhance their patio spaces, facing the street with seating and dining areas. New buildings should be built to the City's recently approved LEED standards (more detail about LEED is available in the Build to Last section of this chapter). Additional trees can be added to create more continuous shade. Whimsically designed lighting could help transform Maimonides Street into an especially enchanting place at night.



MIAMI BEACH

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Item 6. **COMMITTEE MEMORANDUM**

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: September 18, 2019

TITLE: **Development Regulations for Hotels on Lincoln Road
(VERBAL REPORT)**

Applicable Area

South Beach

**Is this a Resident Right to
Know item?**

Yes

**Does this item utilize G.O.
Bond Funds?**

No

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Item 7. **COMMITTEE MEMORANDUM**

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: September 18, 2019

TITLE: **Discussion Pertaining To A Proposed Ordinance To Expand Prohibited Uses Along 71st Street And Normandy Drive For Package Stores, Vaping And Smoke Stores, Tattoo Parlors And Related Uses.**

Applicable Area

North Beach

Is this a Resident Right to Know item?

Yes

Does this item utilize G.O. Bond Funds?

No

ATTACHMENTS:

Description

□ C4 X

Type

Memo

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Jimmy L. Morales, City Manager
DATE: September 11, 2019

SUBJECT: REFERRAL TO THE LAND USE AND DEVELOPMENT COMMITTEE -
DISCUSSION PERTAINING TO A PROPOSED ORDINANCE TO EXPAND
PROHIBITED USES ALONG 71ST STREET AND NORMANDY DRIVE FOR
PACKAGE STORES, VAPING AND SMOKE STORES, TATTOO PARLORS
AND RELATED USES.

RECOMMENDATION

The Administration recommends that the City Commission refer the discussion item to the September 18, 2019 Land Use and Development Committee for review and recommendation.

ANALYSIS

Recently, legislation was adopted by the City Commission prohibiting tobacco/vape dealer uses along 41st Street and Lincoln Road. In order to preserve and enhance the retail and pedestrian character of 71st Street and Normandy Drive in the RM-3, TCC and CD-2 districts, a discussion pertaining to a similar ordinance is being proposed. In this regard, the following uses would be prohibited within the RM-3, TCC and CD-2 districts along 71st Street and Normandy Drive:

1. Tobacco and vape dealers;
2. Package liquor stores;
3. Check cashing stores;
4. Occult science establishments;
5. Tattoo studios.

CONCLUSION

The Administration recommends that the City Commission refer the discussion item to the September 18, 2019 Land Use and Development Committee for review and recommendation.

Legislative Tracking

Planning

Sponsor

Commissioner Micky Steinberg

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Item 8. **COMMITTEE MEMORANDUM**

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: September 18, 2019

**TITLE: A Land Use Amendment To Increase The Maximum Building Height To 200 Feet
For Oceanfront Lots With A Contributing Building In The RM-3 District When the
Development Site is at Least 110,000 Square Feet in Size
(ITEM DEFERRED)**

Applicable Area

Citywide

Is this a Resident Right to Know item?

Yes

Does this item utilize G.O. Bond Funds?

No

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Item 9. **COMMITTEE MEMORANDUM**

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: September 18, 2019

TITLE: **Discussion Pertaining To A Transfer Of Development Rights (TDR) Along The
Tatum Waterway Area**

(ITEM DEFERRED)

Applicable Area

North Beach

**Is this a Resident Right to
Know item?**

Yes

**Does this item utilize G.O.
Bond Funds?**

No

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Item 10.

COMMITTEE MEMORANDUM

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: September 18, 2019

TITLE: **DISCUSSION: ORDINANCE AMENDMENT EXCEPTING OFFICE USES NOT ALSO OPERATING AS AN ENTERTAINMENT ESTABLISHMENT OR DANCE HALL FROM THE DEFINITION OF NEIGHBORHOOD IMPACT ESTABLISHMENT (NIE)**

ITEM DEFERRED

Applicable Area

Citywide

Is this a Resident Right to Know item?

Yes

Does this item utilize G.O. Bond Funds?

No

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Item 11.

COMMITTEE MEMORANDUM

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: September 18, 2019

**TITLE: DISCUSSION REGARDING INCENTIVIZING NEW DEVELOPMENT TO
INCLUDE UNITS FOR WORKFORCE AND AFFORDABLE HOUSING WITHIN
NEW DEVELOPMENTS THAT SEEK DEVELOPMENT, HEIGHT, AND/OR
ZONING AMENDMENTS FROM THE CITY OF MIAMI BEACH.
ITEM DEFERRED**

Applicable Area

Citywide

Is this a Resident Right to Know item?

Yes

Does this item utilize G.O. Bond Funds?

No

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Item 12.

COMMITTEE MEMORANDUM

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: September 18, 2019

**TITLE: DISCUSSION TO REVIEW THE ROLE OF LAND USE BOARDS IN
NEIGHBORHOOD IMPROVEMENT PROJECTS
(ITEM DEFERRED)**

Applicable Area

Citywide

**Is this a Resident Right to
Know item?**

Yes

**Does this item utilize G.O.
Bond Funds?**

No