



Mayor's Blue Ribbon 41st Street Committee

4:00 PM Wednesday April 28, 2020

Iberia Bank

400 41st Street, Miami Beach

MINUTES

Committee Members in Attendance:

- Michael Burnstine
- Yechiel Ciment
- Bonnie Crabtree
- Seth Gadinsky, Chair
- Robin Jacobs, Vice Chair
- Marcella Novella
- Jerri Hertzberg Bassuk

Elected Officials in attendance

- Commissioner Steve Weiner

City Staff in Attendance

- Amy Mehu
- Gedel Merzius
- Kevin Pullido
- Vanessa Vazquez

AECOM Presentation

Seth Gadinsky opened the meeting at 4:00 p.m. and welcomed all in attendance of the meeting. Lauren Swan from AECOM introduced the project including background information and current parameters due to stay-at-home orders. Sarah Bassett of AECOM presented a PowerPoint presentation, further described below. The AECOM team is still working on defining the project boundary with the City of Miami Beach but have a preliminary area defined that includes 40th, 41st, and 42nd streets from the base of the Julie Tuttle Causeway at Alton Road to Pinetree Drive. Given the current pandemic, the project is moving forward but a final timeline for completion is still being confirmed based on the evolving stay-at-home orders.

Currently, the team reviewed local planning, design, and technical documents. The team is also completing stakeholder interviews. Over 60 projects have been defined in the draft Master Action List from across over 30 project and program documents as well as the stakeholder interviews. Feasibility, conflicts, and gap analysis are being conducted. The following major project themes have been identified and include: Safety and security, quality of life, green infrastructure, bicycle and pedestrian, vehicular, and public transit.

Sarah stated that a set of scoring criteria will be defined in order to guide the prioritization process for application to the Master Action List. An introduction of an interactive poll from the PollEverywhere site for meeting participants. Participants provided input related to project prioritization and the results are provided below: Safety, neighborhoods, schools, and parking are most important to the participants who participated in the word cloud exercise.

The next steps in the project include the completion of the gap analysis of master list project list, finalizing stakeholder interviews, refining project prioritization, and developing a draft master action list and feasibility study. Seth Gadinsky asked what the final project is going to look like, noting that there is a desire to attract a grocery store on Palm and 42nd. Seth also noted that there is a desire to redevelop lots and available city lots. Gedel Merzius responded, outlining that the team is pulling projects together that have already been listed in past documents for the 42nd Street Corridor. Stakeholders will have the opportunity to help prioritize the projects before the final project is completed. All projects, whether listed or new, can be discussed. However, if a project is prioritized, it must be prioritized by the community and not a single individual. The City of Miami Beach along with AECOM wants to ensure that all voices are heard during the prioritization process.

Yechiel Ciment asked if there is a desire to do a mixed-use project at 40th and Chase, and a major grocery between Royal Palm and Prairie, how that would impact the prioritization of projects. Gedel Merzius responded and detailed that mixed-use projects at this time may contribute on a more holistic perspective. Lauren Swan added that not team is trying to pull projects that have been listed in past documents at this time but will take other factors into consideration (including newly proposed projects). Various Committee members provided input that parking may be removed within the corridor. Participants commented that they would prefer if video-conferencing was used for the next online meeting, instead of call-in only.

Discuss Rezoning CD-1 Area Between 40th Street And 41st Street To CD-3 In Order To Incentivize Mixed-Use Development In Mid-Beach.

Amy Mehu spoke about the item thru the Planning Department's commission initiative and stated that the 41st Street corridor consists primarily of CD-3 zoned properties. There are several surface parking lots to the north and south of 41st Street, which are accessed from 40th Street and 42nd Street; these surface lots are zoned GU.

There are also a more limited number of lots fronting on the north side of 40th Street, between Chase and Sheridan Avenues, which are zoned CD-1. Some of these CD-1 lots already abut, or have the potential to abut, CD-3 zoned properties along 41st Street. However, even if a unified site is formed, under the code, there is no way to move FAR from the CD-3 sites to the CD-1 sites.

Under the City Charter any increase in zoned FAR requires approval from the voters. In order for a ballot question to be placed on the November 3, 2020 ballot, the City Commission would need to approve the ballot language by the end of July. Additionally, a first reading ordinance may be required, which requires a separate referral by the City Commission to the Planning Board. A motion was made by the committee in favor of the item.

Motion – Recommend and support the Land Use item, for potential up-zoning of the city owned lot on 40th and 42nd street to go from a CD-1 zone to a CD-3 zone.

Meeting with AECOM adjourned at 4:45pm