

# **THE 5<sup>TH</sup> STREET CORRIDOR REVITALIZATION WORKSHOP III “HOUSING, PRESERVATION, AESTHETICS”**

TUESDAY, JANUARY 15, 2002

South Pointe Elementary School  
1050 4<sup>th</sup> Street  
Miami Beach, Florida

## **Report of Proceedings**

### **WELCOME**

The meeting was opened by Kevin Crowder, Economic Development Division Director, who thanked everyone for coming and especially thanked South Pointe Elementary for the use of their facility for the evening. He introduced Elyse Sitomer, Business Liaison, City of Miami Beach, who has been instrumental in organizing these meetings. Mr. Crowder explained that this was the third in a series of five meetings all designed to gain public input on several topics. This input would provide the basis for the City's developing a meaningful and effective revitalization plan for the 5<sup>th</sup> Street Corridor. This meeting was the first to be held in the evening in response to suggestions and comments from earlier meetings and to encourage greater attendance.

Mr. Crowder spoke about the importance of this revitalization project and how excited the City was to be receiving suggestions and direction from its citizens on the development of the project. The meeting was then turned over to the Facilitator, Janice M. Fleischer of the South Florida Regional Planning Council Institute for Community Collaboration.

Participants at the meeting:

Ted Crandall  
Wendi Wilson  
David Sine  
Herb Gladstone  
Mildred Fromcheck  
Sylvia Gladstone  
Quinn Martielli  
Michael O'Hara  
Erika Brigham  
Frank Del Vecchio  
Joan Senator  
Ingrid Zuelhlke  
Michael Kenton  
Carlos (Charlie) Dobal  
Leslie Longfield  
Mike Robinson  
Raghu Kakarala  
Jere Bishop

## **AGENDA REVIEW, DISCUSSION GUIDELINES**

Ms. Fleischer introduced South Florida Regional Planning Council staff David Dahlstrom, Project Manager on this Project for the Council. The Facilitator explained that the results of each meeting will be considered when the City is finalizing the 5<sup>th</sup> Street Corridor Plan. She went over the contents of the Participant's packets briefly, which included a map describing the project boundaries (Exhibit A). Each meeting will focus on different elements of the revitalization. This evening's topics were Housing, Preservation and Aesthetics. Participants were directed to their packets for a list of the dates and topics for future meetings (Exhibit B).

She then reviewed the meeting Objectives and Agenda for the evening. The Objectives were:

- To demonstrate City of Miami Beach Commitment to the process
- To continue to explore how citizens can be kept involved
- To hear about the current state of housing, preservation and aesthetics.
- To identify issues relating to the three subject areas
- To develop and prioritize goals for each subject area

A copy of the Objectives and Agenda are attached as Exhibit C.

The Facilitator outlined the meeting Discussion Guidelines (Exhibit D) and facilitator responsibilities (Exhibit E). She explained that public input would be solicited in a variety of ways. Comment cards which could be turned in at the end of each meeting were made available to everyone; the fax number and email address of the Miami Beach Business Liaison, Elyse Sitomer, were provided; an "Idea Parking Lot" (large flipchart sheets left blank for anyone to write on) was placed in a prominent place for anyone to write down any thoughts they had about the meeting or the process in general. Ms. Fleischer explained that all written comments received, whether a Comment Card, by email, fax or on the Idea Parking Lot would be incorporated into a Report of Proceedings which would be prepared after each meeting and distributed to all attendees as well as being posted on the Council's Website located at [www.sfrpc.com](http://www.sfrpc.com), (then go to "The Institute", then "Projects", then "Miami Beach 5<sup>th</sup> Street Revitalization"). Comments received can be found at the end of this Report.

## **OVERVIEW OF CURRENT STATE OF HOUSING, PRESERVATION AND AESTHETICS**

Kevin Crowder spoke about the current state of Preservation and Aesthetics to prepare participants for the evening's work. Miguel Del Campillo, Housing Division Director, spoke on Housing.

### **"HOW DO WE KEEP CITIZENS INVOLVED?" A PRELIMINARY EXAMINATION**

Ms. Fleischer introduced the first exercise to the participants. She directed them to an instruction sheet in their packets entitled "Citizen Involvement Exercise" (Exhibit F). Participants were asked to review the ideas generated at the earlier two meetings on how to keep citizens involved during this public participation period. They were asked to add to this list by stating their ideas and labeling them. The labels were to denote ideas, which were for use to encourage participation in these meetings ("N" for "now") and for use after the revitalization plan is complete ("L" for "later"). Participants received a sheet containing the ideas generated at the first two meetings and the labels they had received. (Exhibit G). Each table worked independently and posted the results on the back wall. The following ideas were posted:

IDEA	N/L
Include remote input-mail and internet	N/L
Contact Presidents of Building Associations to insert notices in newsletters	N/L
Posters announcing meetings at local businesses	N
City Desk of Publix	N/L

### ISSUES EXERCISE

Ms. Fleischer gave participants instructions for an exercise to help them identify the issues they associate with the topics of the day. The Facilitator directed them to their packets for definitions of an Issue, a Goal and an Objective. (Exhibit H) The participants were asked to generate Issues only for this exercise. Each participant was given several sheets of blank notepaper and asked to write one issue per sheet. They were asked to work independently and generate as many issues as they wanted on each topic. As they wrote an issue on a piece of paper, they were told to indicate which topic it related to by placing a “H” (Housing), a “P” (Preservation) or an “A” (Aesthetics) in the top corner of each sheet of paper. The Facilitator and staff collected the sheets and posted them for all to see. The following table indicates the issues generated. (Facilitator’s note: Some items may be action steps rather than Issues; however the purpose of the meeting is to gain public input, not to worry about the exact following of instructions. City staff will ultimately incorporate action step suggestions in the revitalization plan as appropriate.)

#### HOUSING

- Frequent power outages in this area
- Streetlights not turned on
- Do not increase building zone heights
- Lack of grocery (market) may negatively affect housing and housing development
- Clean up or get rid of single room occupants
- Lack of affordable housing

#### PRESERVATION

- Why not get rid of all the square box buildings so called “historical” so a person can demolish and sell out
- Anchor Hotel was historical but was demolished
- Ambassador Hotel was historical and was demolished
- Increased building density may not preserve the beauty of the Art Deco area
- Angler Hotel needs to be preserved and rehabilitated
- The vacant lot on 5<sup>th</sup> and Meridian falls into an historic area. What is the status of the proposed 7-story building with parking garage that had a sign a few years ago? How do citizens oppose?
- Upzoning would adversely affect preservation
- If the so called preservationists want historical let them chip in and buy us out-put your money where your mouth is
- Don’t be so benevolent with someone else’s stuff!!!
- Preserve the current architecture of existing Ocean Drive area
- How can owners be allowed to destroy historic buildings in a so-called preservation area

## AESTHETICS

- Illegal activities on Meridian Avenue and 6<sup>th</sup> Street corner
- Enforce parking in street
- Parking district or zone for this area
- Homeless and panhandling on Meridian Avenue and 5<sup>th</sup> and 6<sup>th</sup>
- Garbage and filth never cleaned up on vacant lot between 5<sup>th</sup> and 6<sup>th</sup> Streets on Meridian Avenue
- Single resident occupancy property having inadequate sanitary facilities, so tenants throw urine out of the window
- Parking- 5<sup>th</sup> Street and Meridian Avenue
- Angler Hotel on Washington, rundown, homeless people, trash
- Entrance to the corridor, lack of “Welcome to South Beach” sign; Alton Road flyway should be like Julia Tuttle flyway
- Carry over of new streets lights north of 5<sup>th</sup> Street as they did already south of 5<sup>th</sup> Street
- Traffic on Ocean Drive
- Flyover has a negative affect on aesthetics, consider a traffic circle
- Street lights are often not lit
- Alleyways are full of pot holes
- Sidewalks need repair
- Single resident occupancy hotel on Meridian Ave.
- Corner of Washington and Pennsylvania, there is an area that could be beautiful with grass, trees, landscaping.
- Illegal dumping in construction zones
- Need more shade trees
- No public trash cans
- Explain why the City is proposing increasing commercial development heights and number of stories (planning board file no. 1543, Jan. 22, 2002 hearing) both sides of 5<sup>th</sup> Street (will affect aesthetics and historic preservation)
- Building heights in the corridor should be RM1 for residential
- Immediate action should be taken to address illegal drug distribution on corner of 6<sup>th</sup> Street and Meridian Avenue, which runs between 5<sup>th</sup> and 6<sup>th</sup> Streets
- Need to add public garbage cans throughout corridor, especially Euclid Avenue and 7<sup>th</sup> Street
- New grass curbside north of 5<sup>th</sup> Street, No grass presently between 5<sup>th</sup> and 6<sup>th</sup> and Meridian
- Immediate action should be taken to address the litter on the sidewalks and streets between 5<sup>th</sup> and 6<sup>th</sup> on Meridian, primarily the deliberate littering by residents at “Meridian Hotel” 530 Meridian Avenue
- Action should be taken to address the homeless sleeping on the streets and alleyways between 5<sup>th</sup> and 6<sup>th</sup> and Meridian

## IDENTIFICATION OF GOALS AND PRIORITIZATION

At the conclusion of the exercise to identify issues related to the three subject areas, Participants were then asked to “brainstorm” a list of Goals for each area. The Facilitator again displayed the definition of a goal:

*The long-term end toward which programs or activities are directed.*

After generating potential goals for each area, Participants were given 2 sets of colored dots, each set containing 3 dots. The dots were to be used to designate the top goals the Participant thought were most important in each subject area. The purpose of this exercise was to show which goals were considered the “Priority” goals in each subject area.

The chart below shows the list of goals and the number of dots each goal received:

#### AESTHETICS

GOAL	DOTS
Reduction of historic preservation	5
Improve (beautify) entrance to corridor	4
Improving streetscape north of 5 <sup>th</sup> Street (corridor-wide) matching up south of 5 <sup>th</sup>	4
Clean up litter	3
More shade trees in corridor	3
Entice quality shops	2
Encourage restaurants and discourage bars	2
Encourage parking outside of South Beach	1
Take shoddiness out of corridor	1
Reduce traffic	1
More 4-way stops and one way street	1
Noise reduction (autos)	0
Trash cans along the streets	0
Investigate removing fly-over and replace with roundabout	0

#### HOUSING

GOAL	DOTS
Encourage quality affordable housing	9
Improve existing housing stock	6
Aggressively pursue supermarket	6
Don't improve housing stock let market dictate	3
De-concentrate affordable housing	2

#### PRESERVATION

GOALS	DOTS
Do not increase community development building heights	2
Keep heights low in residential area	0
Buyouts of property from owners who are trying to sell	0

Facilitators note: Although instructed to place only one dot next to each of the ideas the participants favored up to a maximum of three items per section, the Facilitator observed several individuals "clumping" their dots and using more than the 3 allotted, thereby skewing the actual prioritization.

In addition to the above goals for each area, Participants indicated the following additional ideas:

- Make living better
- Reduce crime, drugs, prostitution, homeless
- Include the East portion of Washington Avenue in the corridor (600 block)
- Zone for fewer bars
- Noise especially on weekends
- Speed bumps on all east/west streets would help, people race down these streets at night
- Grocery store

- Design review is unfair; they go after certain people but let others slide, same with building code
- Traffic with new high rises; need one-way streets
- Need places to shop for food and basic needs
- Need a community center
- Zone out clubs to allow restaurants catering to lunch at Class A office building on corner of 5<sup>th</sup> and Washington.
- Revitalization is stifled because nobody will buy if they can't build anything because of design review

At the end of the prioritization process, the meeting was adjourned.

### **COMMENTS AND OTHER SUGGESTIONS RECEIVED**

*Joan Senator, 77 S. Dunton Avenue, E. Patchogue, New York 11772, [jsenator@yahoo.com](mailto:jsenator@yahoo.com)*

I live in New York and receive notices of public hearings. I send written comments to the appropriate authorities, as I cannot attend. I would like to receive written responses as to outcomes after the decisions are made.

*Joan Senator, 77 S. Dunton Avenue, E. Patchogue, New York, 11772, [jsenator@yahoo.com](mailto:jsenator@yahoo.com)*

I am for the continued planning and citizen participation in this process. I suggest a citizen advisory committee.

*Herbert Gladitore, 401 Ocean Drive Apt. 720, Miami Beach, FL 33139, (305) 534-8957*

The Savoy Hotel is proposing a 10 story building on 4<sup>th</sup> street and Ocean Drive. The traffic on Ocean Drive, which is now impossible, will become unbearable. There is no parking, the view on buildings 401 & 465 Ocean Drive will be blocked and the noise plus no place to deliver building supplies will completely block Ocean Drive.

*Mildred Fromecheck, 401 Ocean Drive Apt. 610, Miami Beach, FL 33139, (305) 672-5873*

I reside on the south side of 401 Ocean Drive. The Savoy Hotel (on the north side of our building) is planning to build a ten-story building between us and 465 Ocean Drive. This would not only create havoc with noise and years of building but it would crowd a street that is already crowded. There is no place to park and with 10 stories more we would not be able to drive, walk or enjoy.

*Sylvia Gladitore, 401 Ocean Drive Apt. 720 & 721, Miami Beach, FL 33139, (305) 534-8957*

The Arden Group (new owners of the Savoy Hotel on Ocean Drive near 5<sup>th</sup> Street), are proposing to build a ten-story building on their property between two existing buildings that they own. This proposal will impact negatively on Ocean Drive between 4<sup>th</sup> and 5<sup>th</sup> Street. Also people owning condos in 401 Ocean Drive and 465 Ocean Drive will suffer tremendous losses if this building were to be built. The Savoy and Arlington Hotels are in the historical preservation area and they should be allowed to exist as they now are.

*Anonymous*

Excellent work!

Reduce/eliminate stray cats/animals (100-150 exist south of 5<sup>th</sup> Street)