



1700 Convention Center Drive  
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## **MEETING MINUTES**

### **AD HOC NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE**

Tuesday, June 20, 2023 – 4:30 pm  
Normandy Shores Clubhouse  
2401 Biarritz Drive

**Members in Attendance:** Chair Jose Smith, Vice Chair Betsy Perez, Ronnie Issenberg, Romina Orozco-Encio, Manning Salazar, and David Sexton

#### **1. Welcome & Attendance**

At 4:45 p.m., Chair Jose Smith opened the meeting and greeted the attendees.

#### **2. Approval of May 9, 2023, Meeting Minutes**

**Motion:** to approve the Committee's May 9, 2023, meeting minutes

Made by: David Sexton  
Seconded by: Vice Chair Betsy Perez

Motion passed by acclamation.

#### **Old Business**

#### **3. Legislative Update**

At 4:46 p.m., Luis Wong, Economic Development Administrative Services Manager, updated the Committee regarding upcoming legislative agenda items relevant to the North Beach CRA and Advisory Committee. On June 21, 2023, the Miami-Dade County Board of County Commissioners (BCC) will review the North Beach CRA's Fiscal Year (FY) 2023 Budget, as approval by the BCC is required annually pursuant to the Interlocal Agreement with Miami-Dade County. Members of the City Administration will be present to represent the North Beach CRA at the BCC meeting.

On May 24, 2023, the Finance and Economic Resiliency Committee (FERC) discussed creation of two (2) proposed North Beach CRA programs, the Commercial Façade Improvement Program and the Residential Property Improvement Program. The FERC unanimously approved transmittal of a favorable recommendation of both programs to the Chairperson and Members of the North Beach CRA Board, who will consider action to formally establish both programs at the June 28, 2023 CRA Board / City Commission meeting. In addition to NBCRA resolutions creating the two (2) grant programs, the June 28, 2023 meeting agenda includes Second Reading of the ordinance establishing the CRA Advisory Committee on a permanent basis.

As concerns the façade programs, Committee member David Sexton inquired about the anticipated timeline for implementation once final approval is received from FERC and the North Beach CRA Board. Mr. Wong explained that City staff is currently working to develop a web-based application for both programs, with the aim to launch the application process once the programs are officially created by the CRA Board. Mr. Wong assured that careful consideration is being given to develop a simplified, user-friendly application process. Furthermore, staff from the Economic Development Department and the CRA District Office will be available to assist with any questions or concerns related to the programs and application process.

Chair Jose Smith and Committee member David Sexton emphasized the importance of robust marketing and promotional efforts commencing with program launch to ensure the ultimate success of the grant initiatives. Chair Smith reiterated his belief that the community at large would benefit from heightened outreach and information-sharing about the North Beach CRA. Mr. Sexton concurred, stating that early participants in the grant programs will become CRA endorsers who help build confidence among members of the community who are hesitant to learn about the CRA.

Chair Smith inquired about the proposed ordinance codifying the Advisory Committee and whether substantive changes had been incorporated since the Committee's review. Ric Dopico, Deputy City Attorney, explained that, as drafted, all current Committee members will continue to serve until January 2024. After that time, the current Committee members' terms will end and the City Commission will appoint different committee members. Mr. Dopico responded to questions about the Committee seat left vacant by the departure of John Bowes and Mr. Dopico assured that the Committee Liaisons will facilitate efforts by the City Commission to address the vacancy.

#### **4. Update: Commercial Character Ordinance Amendment**

At 4:54 p.m., Rogelio Madan, Planning Department Development & Resiliency Officer, provided an update on a proposed zoning ordinance to regulate nuisance uses in North Beach, which Mr. Madan previously presented to the Committee earlier this year. The ordinance prohibits or establishes limits for uses such as marijuana dispensaries, tobacco and vape dealers, occult science establishments, tattoo studios, vitamin stores, pawn shops, and souvenir and t-shirt stores.

Mr. Madan and the Committee discussed the "convenience store" business category. Concerns were raised by members of the Committee about targeting neighborhood markets, which Manning Salazar suggested are not typically associated with nuisance activities. The Committee acknowledged a need for narrowly tailored language rather than broad language that groups together similar but distinct businesses. Committee members agreed that holistic public safety measures to address criminal behavior and illegal activities is preferable over regulations which target specific categories of establishments.

#### **5. Update: 72<sup>nd</sup> Street Community Complex**

At 5:12 p.m., Maria Cerna, Division Director, Office of Capital Improvement Projects, appeared on behalf of CIP Director David Martinez. She began her update with the status of negotiations to

select an A&E consultant, anticipated to be completed in the coming weeks, with execution of an A&E consultant contract anticipated for July or August 2023. The Administration's recommendation of a Construction Manager at Risk is slated for the City Commission's June 28, 2023 meeting agenda. Ms. Cerna addressed project financing and funding sources, including the construction budget approved by the City Commission and funded through the G.O. Bond Program. She discussed the current development timeline, with the design phase commencing in 2023 and construction commencing in summer 2025. The Committee briefly discussed whether the swimming pool proposed in the design would present challenges relative to safety, budget, and development feasibility.

## **New Business**

### **6. FY 2024 Budget Priorities & Opportunities**

At 5:26 p.m., Luis Wong, Administrative Services Manager, informed the Committee that he would share potential FY 2024 Budget Allocations on behalf of Assistant City Manager Rickelle Williams. Mr. Wong began by acknowledging that the proposed budget allocations for FY 2024 are subject to change based on review of published tax figures, and therefore, adjustments may be necessary to prepare an accurate budget for the upcoming year. Typically, preliminary budget projections will incorporate 3%-4% increase in overall tax values, with adjustments incorporated later based upon review of actual collection figures. The Administration's FY 2024 budget reflects a 3% increase on existing taxable values, as it is prudent to utilize a fiscally conservative increase. These numbers will be adjusted to reflect actual growth, and allow for potential course correction if needed, once the tax roll is reported by Miami-Dade County in July 2023.

The proposed FY24 Budget will incorporate the budget category titles in the FY23 Budget: Beautification (e.g., property improvement programs), Enhanced Services (e.g., police, code, and sanitation services), Arts and Culture (e.g., marketing initiatives), Small Business Development (e.g., business assistance programs, services, and resources), and Administration (e.g., administrative fees to City and County). As required by the Interlocal Agreement, 10% of tax increment financing (TIF) revenue collection is set aside for housing initiatives. Mr. Wong welcomed suggestions from the Committee regarding the substance of budget priorities and the budget presentation format.

Chair Smith inquired whether the Committee could entertain discussion of a recommendation to the CRA Board for bonding the CRA's TIF revenue, as a means to fund future projects of a larger scale. The Committee discussed and generally concurred with Chair Smith's assertion that North Beach CRA bonds would demonstrate a commitment to achieving substantial improvements rather than growth on an incremental level. Chair Smith requested that the Committee continue to discuss the topic at a future date.

### **7. Committee Member Comments**

At 5:39 p.m., member comments began with David Sexton informing about upcoming events at the Normandy Fountain, located at 7802 Rue Vendome, including Make Music Miami on June 21, 2023, a music celebration that occurs worldwide on the summer solstice. Every Sunday, the

Normandy Fountain Business Association, with grant assistance from the City of Miami Beach, sponsors entertainment and activities free to the community at the Normandy Fountain. Upcoming programming includes a concert by Cortadito on June 30, 2023 and the 4<sup>th</sup> at the Fountain celebration on July 2, 2023. Mr. Sexton extended gratitude to the CRA for its support and attendance at Normandy Fountain events.

Chair Smith requested that a future agenda include discussion regarding the North Shore Park Youth Center, including the existing building conditions and current programming offered to the public, particularly for teenagers. Romina Orozco-Encio acknowledged efforts by the Parks and Recreation Department to offer additional recreational programming in North Beach, including a soccer field in Fairway Park.

Manning Salazar was pleased to share about the opening of two commercial establishments in North Beach: Sushi Bichi, located at 7330 Ocean Terrace, and the Black Cat Cigar Lounge, located at 924 71<sup>st</sup> Street. Rogelio Madan added that a conditional use permit (CUP) requested by the Black Cat will be considered by the Planning Board on June 27, 2023. Those interested are encouraged to attend or submit written comments.

## **9. Public Comments**

Maria Cerna, CIP Division Director, shared an update on construction progress for the renovation of North Shore Open Space Park. Phase One is complete and Phase Two is currently underway, with anticipated completion by the end of the year. One of the renovated, covered pavilions is already open for public use.

Mr. Sexton raised concerns about the locked-down checkered pavilion located near the Miami Beach Bandshell. He suggested that either the pavilion be removed, or a solution found to open it for public use, potentially an endeavor for the Parks & Recreation Department or the CRA.

Ric Dopico, Deputy City Attorney, circled back regarding an item discussed at the top of the meeting, the current vacancy on the Committee. The City Clerk had since relayed there are currently no nominations to fill the vacancy. Thus, the Mayor or one of the Commissioners may nominate potential candidates to serve, therefore, interested individuals are encouraged to meet with Commissioners to seek sponsorship. Any applicant must complete an application form with the Office of the City Clerk. Chair Smith suggested one candidate who currently serves on the Charter Review Committee. Ric Dopico responded to the Chair and confirmed that individuals are permitted to serve on more than one committee concurrently as long as the requirements for each individual committee are satisfied.

## **10. Adjournment**

Motion was made for adjournment at 5:53 p.m.

Next Meeting: Tuesday, July 11th, 2023 – <https://us06web.zoom.us/j/85384824423>