



**Wynwood BID Virtual Board of Directors Meeting**

2751 North Miami Ave, Suite 3 Miami, FL 33127

August 27, 2020 from 11:00 a.m. to 1:53 p.m.

\*\*Meeting Minutes are not verbatim and facilitated via Zoom\*\*

**Board Members in Attendance:**

Albert Garcia, Wynwood BID  
Irving Lerner, Wynwood BID  
Marlo Courtney, Wynwood BID  
Jon Paul Perez, Wynwood BID  
Glenn Orgin, Wynwood BID  
Gabriele Braha Izsak, Wynwood BID  
Sven Vogtland, Wynwood BID

**Members Absent:**

David Charette, Wynwood BID

**Others in Attendance:**

Daniel D. Diaz, City of Miami City Attorney's Office  
David Snow, City of Miami Planning Department  
Joseph Eisenberg, City of Miami Planning  
Jonathan Yormak, East End Capital  
Mark Schrieber, East End Capital  
Steve Wernick, Wernick  
David Polinsky, Fortis Design + Build  
Manny Gonzalez, Wynwood BID  
Aleksander Sanchez, Wynwood BID  
Christopher Hoffman, Wynwood BID

- Wynwood Business Improvement District (BID) Chairman, Albert Garcia, called the meeting to order at 11:00am and provided the following statement:

Pursuant to Executive Order No. 20-139, issued by the Office of Governor Ron DeSantis on June 3, 2020, local governmental bodies may conduct meetings without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes. Procedures for the public comment will be explained by the City Attorney shortly. The members of the Wynwood Business Improvement District Board appearing remotely for this meeting are GABRIELE BRAHA IZSAK, GLENN ORGIN, DOCTOR IRVING LERNER, JON PAUL PEREZ, MARLO COURTNEY AND SVEN VOGTLAND. Also appearing remotely are Manny Gonzalez, BID Executive Director, and Daniel Diaz, City Attorney.

- Daniel D. Diaz, Assistant City Attorney for the City of Miami Office of the City Attorney, stated the procedures to be followed during this meeting. They are as follows:

Any person who is a lobbyist pursuant to Chapter 2 Article VI of the City Code, must register with the city clerk and comply with related city requirements for lobbyists before appearing before the BID. A person may not lobby a city official, board member, or staff member until registering. A copy of the code section about lobbyists is available in the City Clerk's office or online on [www.municode.com](http://www.municode.com). • In accordance with Section 2-888 written notice for this virtual meeting was provided to the city clerk at least seven days prior to this virtual meeting. • Since this is a virtual meeting as authorized by the Governor the State of Florida, members of the public wishing to address the body may do so by visiting <https://WynwoodMiami.com/VirtualMeeting> to submit their written comments via the online comment form. Members of the public may also call 786-610-4830 to provide comments via the dedicated Wynwood BID public comment voicemail. All comments submitted will be included as part of the public record for this virtual meeting and will be considered by the BID prior to any action taken. The BID will accommodate any speakers desiring to appear in person, subject to all applicable emergency measures in place to prevent the further spread of COVID-19. Speakers who appear in person will be subject to screening for symptoms of COVID-19. Any persons exhibiting any symptoms of COVID-19 will not be permitted to enter the BID Office. All interested parties are required to abide by all State, County, and local emergency orders and are urged to remain at home and practice social distancing. If the proposition is being continued or rescheduled, the opportunity to be heard may be at such later date, before the BID takes action on such proposition. • When addressing the BID, the member of the public must first state his or her name, his or her address, and what item will be spoken about. • When the BID takes action or votes on any proposition before it, it shall do so by a roll call vote which shall be recorded by the Executive Director and included in the record. • Please silence all cell phones and other noise-making devices. • Any person with a disability requiring assistance, auxiliary aids, and services for this meeting may notify the City Clerk and BID Executive Director. • Please note BID Board Members have generally been briefed by BID staff and/or the city attorney on items on the agenda today. Access and Public Comment Accommodations Access to the Meeting the BID is using Zoom to hold its August 27, 2020 Virtual meeting. Zoom is a cloud platform for video

and audio conferencing, collaboration, chat, and webinars across mobile devices, desktops, telephones, and room systems. In order to ensure that the public has the ability to view the emergency meeting, the BID will broadcast the meeting and the meeting can be viewed live on Miami TV ([miamigov.com/tv](http://miamigov.com/tv)), through the BID's Facebook page [facebook.com/WynwoodMiami](https://www.facebook.com/WynwoodMiami), and on Comcast channel 77 (City of Miami). The broadcast will also have closed captioning. Additionally, the BID has not selected a virtual platform that requires the public to purchase or download any additional software or equipment to watch this meeting. Aside from the Zoom platform and that the participants will be appearing remotely; the public will have no discernible difference in their ability to watch the meeting. Public Comment the BID has developed several new methods of ensuring public comment for a virtual meeting. It has established two (2) new options. 1. The first new option allows the public to provide public comments via the dedicated BID public comment voicemail by calling 786-610-4830 where the individuals will be able to leave a two (2) minute message that will be played during the virtual BID meeting. 2. The second new option allows the public to submit comments via the BID's online comment form. The comments submitted through the comment form have been distributed to the Board members and BID staff throughout the day so that the BID Board members can consider the comments prior to taking any action. Additionally, the online comment form will remain open during the meeting to accept comments and distribute to the BID Board members up until the Chairman closes public comment. For all of the aforementioned options, all the comments received will be included in the public record of the meeting. For these two (2) new options, the BID also created a simple set of instructions explaining how the public may submit their comments with either option. Those instructions were provided in the notice to the public and published online at <https://WynwoodMiami.com/VirtualMeeting> Additionally, like any other BID meeting, the public may provide public comment at the BID's office. The BID set up a terminal in the event members of the public travel to the BID office to provide public comment. However, due to COVID-19, all speakers desiring to appear in person will be subject to all applicable emergency measures in place to prevent the further spread of COVID-19. Speakers who appear in person will be subject to screening for symptoms of COVID-19. Any persons exhibiting any symptoms of COVID-19 will not be permitted to enter the BID Office but will be able to participate through the remote options described above. These three (3) public comment options established and provided for the Virtual BID meeting comply with Section 286.0114, and Section 120.54, Florida Statutes ("F.S."). The BID has published an agenda, as well as included in the Notice to the Public pursuant to our City Code and the items and topics that will be discussed at the Virtual BID Meeting. Additionally, the public has been given the opportunity to provide public comment during the meeting (the terminal at BID office and the online public comment form) and within reasonable proximity in time before the meeting (and during) via the public comment voicemail, and online public comment form. Moreover, Section 286.0114(4)(c), F.S., specifically authorizes the BID to "[p]rescribe procedures or forms for an individual to use in order to inform the board or commission of a desire to be heard; to indicate his or her support, opposition, or neutrality on a proposition . . . ." The BID through its three (3) public comment options has provided three (3) different procedures and forms to indicate, among other things, his or her support, opposition, and neutrality on the items and topics to be discussed at the virtual BID meeting. The BID provided information on how to submit its comments in the Notice to the Public, on a dedicated webpage, and via its social media channels.

- It was noted that BID Chairman, Albert Garcia, agreed to all the notice provisions set forth and these uniform rules of procedures established for this virtual meeting.

### **PUBLIC COMMENTS:**

- Albert Garcia opened the public comments portion for the BID Board of Director's meeting via in person visit to the BID office at 2751 N Miami Ave, Suite 3 Miami, FL 33127.
- It was noted that there were no people present at the BID office who wished to provide public comment during the beginning portion of the Board of Director's meeting.
- It was noted that there were no comments from the public submitted via the BID's online comment form.
- It was also noted that there were no public comments submitted meeting via the dedicated BID public comment voicemail.
- Albert Garcia opened the public comments portion for the BID Board of Director's meeting via live audio.
- Jonathan Yormak provided comments on right-of-way improvements and definitions of development & value, mezzanine parking & art requirements, roadway lighting concerns and NRD-1 verbiage.
- Jonathan Yormak requested the BID develop guidelines to facilitate coordination and communication between the developers and various municipal organizations.
- Albert Garcia closed the public comments portion of the meeting.

### **EXECUTIVE DIRECTOR ANNUAL PERFORMANCE REVIEW:**

- As per Albert Garcia, it was noted that Manny Gonzalez received a nearly perfect score from the BID Board of Directors.
- It was noted that Manny Gonzalez received unanimous praise from the BID Board of Directors for his performance as Executive Director of the Wynwood BID.
- **Reference Motions #1 and #2**

### **PROPOSED NRD-1 AMENDMENTS AND STREETScape MASTER PLAN:**

- City of Miami Planning Department Chief of Urban Design, David Snow, & Joseph Eisenberg provided an overview of the proposed *Wynwood Streetscape and Street Tree Masterplan* (WSMP).

- As per David Snow, it was noted that the WSMP originally intended NW 29 St to undergo a road diet and on-street bike lane that conflicted with the BIDs outreach efforts for an interstate 95 (I-95) exit on NW 29 St.
- Consequently, the Planning Department made modification to allow for flexibility if the roadway need to be expanded such that medians can be narrowed to accommodate an extra parking lane or travel lane.
- It was noted that the proposed plans for North Miami Avenue were modified to better fit Miami-Dade County plans.
- David Snow & Joseph Eisenberg provided an overview of the proposed Neighborhood Revitalization District-1 (NRD-1) amendments.
- As per David Snow, Section 2 of the NRD-1 amendments concerned lot area maximum and establishment of a new warrant process.
- As per David Snow, Section 3 concerned the *Wynwood Public Benefits Program* and civic type streets (I.e. NW 3 Ave, NW 1 Ave & NW 1 St Pl woonerfs, NW 5 Ave, NW 29 St, NW 28 St, & NW 27 Terr)
- The BID Board expressed a desire for additional incentive for right-of-way improvements on woonerfs due to the additional components being “above and beyond” a typical street.
- The BID suggested a credit to the developer based on dollar value & square footage of projects.
- It was noted that the Wynwood BID will follow up with the City of Miami Planning Department with overview of comments & concerns.
- David Snow provided an overview of the new *Wynwood Density Transfer Program*.
- As per clarification provided by David Snow, it was noted that the Wynwood Garage would not qualify as a legacy structure.
- Albert Garcia advised the Planning Department modify the language so that legacy structures are not limited to art galleries & industrial manufacturing and should, at a minimum, maintain an active Certificate of Use (CU) so that property owners could dictate usage.
- It was noted that hotels will be able to utilize the proposed Density Transfer Program.
- Additionally, Section 3 would establish an attainable mixed income program similar to Miami 21.

- It was noted that developments after the density bonus shall maintain the affordable & market rate housing mix.
- It was noted that the City of Miami is aware that Wynwood is expected to become a Transit Oriented Development (TOD) area and has inserted language that the NRD-1 will be eligible for flexibilities that are in Miami 21.
- As per David Snow, Section 5 of the NRD-1 amendments were general language clean up specific to zone T5 & T6.
- As per David Snow, Section 6 concerned general language clean up on landscape requirements.
- As per David Snow, *Section 7* concerned sign standards and the addition of language to allow digital kiosk within the public right-of-way through approval from the Department of Resilience & Public Works and recommendation from the Wynwood Design Review Committee (WDRC).
- Albert Garcia requested that the language switch WDRC with the Wynwood BID.
- As per David Snow, Section 8.1 concerned section organization and clean up for the WSMP (I.e. street hierarchy, setbacks, alternative ROWs, and Streetscape masterplan contribution).
- The BID board requested the Planning Department reevaluate the 12% contribution requirement for the total value of the project.
- Steve Wernick commended the BID and Planning Department staff for the steadfast work on the NRD-1 amendments and the associated Wynwood masterplan.
- David Polinsky request the BID and Planning Department to take special consideration on language concerning civic street as private developers are willing to do improvements beyond the current requirements.
- As per David Snow, Section 8.2 concerned the streetscape design guidelines.
- David Snow provided a public hearing timeline on the proposed amendments.
- **Reference motion #3**
- **Meeting adjourned at 1:53 pm.**

**MEETING MOTION SUMMARY:**

**MOTION #1: \$20,000 Annual Performance Evaluation Wynwood BID Executive Director:**

- Upon a properly made and seconded motion, it was unanimously resolved to award a \$20,000 work performance incentive payout to the Wynwood BID Executive Director, Manny Gonzalez.

Albert Garcia provided first motion; Irving Lerner seconded  
Motion Passed Unanimously

**MOTION #2: \$20,000 salary raise for Wynwood BID Executive Director:**

- Upon a properly made and seconded motion, it was unanimously resolved to award a \$20,000 salary raise, due to excellent annual review by the Wynwood BID Board of Director's, to Executive Director, Manny Gonzalez, effective FY' 2020-2021

Albert Garcia provided first motion; Marlo Courtney seconded  
Motion Passed Unanimously

**MOTION #3: Wynwood BID endorsement of Proposed Wynwood Streetscape and Street Tree Master Plan and NRD-1 Amendments:**

- Upon a properly made and seconded motion, the Wynwood Business Improvement District "BID" Board of Directors approved the proposed *Wynwood Streetscape and Street Tree Master Plan* and *NRD-1* ordinance amendments, pending comments and modifications from the City of Miami and Wynwood BID.

Albert Garcia, provided first motion; Marlo Courtney seconded  
Motion Passed Unanimously