

We Advocate for Residents of Miami Beach!

We are a community-based 501(c)4 not-for-profit organization providing Miami Beach residents a cohesive voice for city-wide issues that impact our quality of life. Click here to [join us!](#)



July 17: A Jam-Packed Agenda and Very Busy Day at Commission Chambers! There are Miami Beach United's Resolutions:

- Agenda Item **C4-O** - Referral to Land Use/Development Discussion of Establishing Penalties for Property Owners Engaging in Demolition by Neglect
- Agenda Item **C4-R** - Ordinance Pertaining To Adaptive Re-Uses And Accessory Uses In The North Shore And Tatum Waterway Areas
- Agenda Item **R5-G and R5-H**- Amendments to Change the Calculations for Micro-units Density
- Agenda Item **R5-I and R5-J** - Amendment for Zoning District Change for Portions of Ocean Terrace, 74th, and 75th Street Rights of Way
- Agenda Item **R5-N** - Height Increase for Ground Level Additions on Oceanfront Lots in the Architectural District
- Agenda Item **R5-R**- Amendment Supporting Prohibition of Single Use Plastic Straws/Stirrers
- Agenda Item **R7-J** - Ballot Initiative To Increase Mayor's Term From Two to Four Years
- Agenda Item **R7-N** - Ballot Initiative To Allow Historic Preservation and Design Review Board Members Who Are Architects or Landscape Architects To Lobby City Personnel Regarding Land Development Applications.
- Agenda Item **R7-O and R7-P** - Ballot Initiative To Allow Adaptive Re-Use of Surplus Parking Spaces & Increasing Maximum FAR for Adaptive Re-Use in Historic Buildings
- Agenda Item **R7-Q** - Ballot Initiative Increasing Maximum FAR to 2.0 for Buildings in CD-2 District Along Washington Avenue and Alton Road If More Than 25% of Building Area Is Used For Offices

Want to read the proposed Commission agenda items and get info about the Commission meeting on Wednesday? Click [here](#) .

Want to contact your elected officials directly? Click [here](#) .

Commission meetings start at 9 a.m. at the Commission Chambers on the 3rd floor of City Hall. There is a Sutnick Hour, at which residents may address the Commission on any subject, from 8:30-9, and 1:-1:30.

Referral to Land Use/Development Discussion of Establishing Penalties for Property Owners Engaging in Demolition by Neglect Agenda Item C4-O

Executive summary:

Around the city, significant buildings of architectural note are being neglected and not kept up by their owners to the point where the City finds they need to be demolished. One notable example, but not the only one, is the iconic Deauville Hotel, where, among other things, the Beatles played their first U.S.gig, for The Ed Sullivan Show in 1964. This neglect is deleterious to the local community economy and poses safety issues which have to be dealt with by the police.

Why It Matters

- Buildings are languishing at the hands of owners who are not properly maintaining them and having adverse effects on the surrounding neighborhood.
- "Demolition by neglect" is not an appropriate way to change the status of a building - if an owner wants to be rid of it, then it must be sold.
- The City wishes to explore this matter futher to disincentivize this negligence by owners.
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Miami Beach United SUPPORTS this referral.

Read the MBU Resolution in its entirety by clicking [HERE](#).
Read the Commission documents by clicking [HERE](#) .

Ordinance Pertaining To Adaptive Re-Uses And Accessory Uses In The North Shore And Tatum Waterway Areas Agenda Item C4-R

Executive summary:

This proposed amendment seeks to explore and possibly implement innovative new uses of buildings (or parts thereof) in the North Shore and Tatum Waterway areas of North Beach.

Why It Matters

- This resolution brings fresh and innovative ideas to contribute to the vibrancy, resiliency and renovation of contributing structures within this historic district, while enhancing neighborhood amenities to serve this diverse multi-family community and promote walkability.
- There was a meeting on 5/9/19 with community residents wherein interest was expressed in proceeding with further exploration of this concept. It is crucial that the proposals, going forward, stay close to the suggestions voiced by the group, to be harmoniously implemented for the benefit of the neighborhood.

Miami Beach United SUPPORTS this resolution.

Read the MBU Resolution in its entirety by clicking [HERE](#).
Read the Commission documents by clicking [HERE](#) .

Amendments to Change the Calculations for Micro-units Density Agenda Item R5-G and R5-H

Executive summary:

Zoning in North Beach Town Center has just been approved for massive changes; many of these ordinances were added to the CityCode only six months ago. Yet again, however, the Commission is being asked to revise the Code to allow more than what the developers proposed to theCityand to the neighborhood residents. This continues an alarmingcity-wide pattern of getting theCityand residents to agree to one proposed development vision, but then coming back after the fact to increase height/density/other allowances which are significantly more than those to which the neighborhood had agreed. In general, there seems to be something quite amiss in a process which allows, a de-facto "bait and switch" effect for major development projects on a regular basis.

Why It Matters

- The intriguing concept of micro-units may be an excellent option for housing for certain demographic groups. However, the cities in which it has proven to be successful to date have significant differences between them and North Beach as it currently exists. Given that major fact, and that there is no data to determine the success and viability of micro-units in North Beach, it makes no sense to reconfigure the calculations parameters to allow up to quadruple the number of micro-units than originally sold in to the neighborhood residents.
- Changing the calculation parameters in the absence of any empirical data about the viability of this concept in this city in this neighborhood, and without a clearer indication of what the impacts will be not only on access to affordable and workforce housing but also legitimate quality of life concerns such as density, congestion, infrastructure, transportation, parking, etc. as pertain to the entire North Beach community and the City as a whole, is unwarranted and dismissive of the neighborhoods' quality of life concerns regarding these as-yet uncharted waters.
- If the concept is a great success and if more can be reasonably justified based on the results, then amendments can be reviewed at a future date.

Miami Beach United continues to **OPPOSE** these resolutions.

Read the MBU Resolution in its entirety by clicking [HERE](#).
Read the Commission documents by clicking [HERE](#) and [HERE](#) .

Amendment for Zoning District Change for Portions of Ocean Terrace, 74th, and 75th Street Rights of Way Agenda Item R5-I and R5-J

Executive summary:

Without commenting on the individual project proposed, The City is, once again, seeking to make significant alterations to the code for a development project, including vacating a public right of way, without a public referendum.

Why It Matters

- When it comes to allowing vacations of publicly-owned land, the City charter requires that the decision be made by all Miami Beach residents, and not by the Miami Beach commissioners.
- Miami Beach United and a number of other legal experts believe that vacating public land to grant developer FAR contravenes the spirit and letter of the charter.

- The process surrounding the proposed vacation of the portion of the right of way on Ocean Terrace has been too fast, and people are still confused and concerned about significant issues regarding the technicalities of the vacation and access, and the design process not sufficiently incorporating and/or addressing the community's comments

Miami Beach United continues to OPPOSE these resolutions.

Read the MBU Resolution in its entirety by clicking [HERE](#).
Read the Commission documents by clicking [HERE](#) and [HERE](#) .

Height Increase for Ground Level Additions on Oceanfront Lots in the Architectural District Agenda Item R5-N

Executive summary:

This proposed amendment seeks to allow height increases for ground-level additions on oceanfront lots in the Architectural district.

Why It Matters

- Based on historical downzoning throughout this district, and analysis of the current parcels and ownership, this amendment would only affect the Raleigh, Richmond and South Seas Hotels, and The Shoreclub parcel on the south side of 20th Street, and is unlikely to affect other parcels in the future.
- It is vital to recognize the importance and significance of these structures, as they play a very important role in the historic context and architectural evolution of the area, and the city as a whole.
- It is critical that any proposed changes ensure the compatibility of the new structures with the existing scale and context of the historic Architectural district.
- Shadow studies be provided by the architect, with full, accurate illustration of the proposed tower renderings and elevations in order to understand any potential impacts on adjacent properties as well as the beach

Miami Beach United conditionally SUPPORTS this resolution pending the renderings being provided for evaluation.

Read the MBU Resolution in its entirety by clicking [HERE](#).
Read the Commission documents by clicking [HERE](#) .

Amendment Supporting Prohibition of Single Use Plastic Straws/Stirrers Agenda Item R5-R

Executive summary:

This ban on plastic single use straws and stirrers was passed in 2018, only to be blocked at the State level by the then-Governor and legislature. Since the new Governor was elected, Miami Beach and other cities can now enact this type of ordinance.

Why It Matters

- Given the continued proliferation of plastic straws and stirrers on the city's streets and beaches, and in parks and waterways, it is clear that the current ordinance on littering is inadequate.

Miami Beach United SUPPORTS this resolution again!

Read the MBU Resolution in its entirety by clicking [HERE](#).
Read the Commission documents by clicking [HERE](#) .

**Ballot Initiative to Increase Mayor's Term From Two to Four Years
Agenda Item R7-J**

Executive summary:

This proposed referendum item for placement on the November 2019 ballot proposes to increase the Mayor's term from the current two years, for a total of six years in office, to 4 years, for a total of 8 years in office.

Why It Matters

- The Mayor has greater sway than other Commissioners over the decisions made by the City Commission, so it is appropriate that the Mayor's term should be shorter than that of other Commissioners and that he/she should be subject to reelection or replacement more frequently than the other Commissioners.
- If, in the opinion of the electorate, the City Commission is not serving the best interests of the City and its residents, voters should have the ability to change the leadership of the City Commission every 2 years, not less frequently.
- If this proposal were approved, the voters would only have that opportunity every 4 years

Miami Beach United OPPOSES this resolution.

Read the MBU Resolution in its entirety by clicking [HERE](#).

Read the Commission documents by clicking [HERE](#).

**Ballot Initiative To Allow Historic Preservation and Design Review Board
Members Who Are Architects or Landscape Architects To Lobby City
Personnel Regarding Land Development Applications
Agenda Item R7-N**

Executive summary:

This would allow Historic Preservation and Design Review Board members who are Architects or Landscape Architects to lobby City personnel regarding land development applications and projects.

Why It Matters

- City Code Section 2-459, which prohibits City board members from lobbying City personnel and agencies, was adopted several decades ago precisely to strengthen the public's confidence in the board process.
- At the time, it was business as usual for architects sitting on City boards to lobby City boards and City personnel.
- The public perceived that the land use process was being corrupted by this lobbying.
- This concern is as valid today as it was when the ordinance was adopted.
- There is absolutely no compelling reason for Miami Beach to weaken the standards of conduct contained in our ethics ordinances to increase the influence of architect/lobbyists who sit on City Boards

Miami Beach United OPPOSES this resolution.

Read the MBU Resolution in its entirety by clicking [HERE](#).

Read the Commission documents by clicking [HERE](#).

**Ballot Initiative To Allow Adaptive Re-Use of Surplus Parking Spaces &
Increasing Maximum FAR for Adaptive Re-Use in Historic Buildings
Agenda Item R7-O and R7-P**

Executive summary:

These referenda items seek to propose language that would allow for adaptive re-use of unused parking spaces and increasing FAR in historic buildings.

Why It Matters

- Both questions are overly broad and fail to adequately explain the propositions or the reasoning behind them.
- This leaves open the possibility of Commission overreach on the specific details when drafting the enacting ordinance.
- There is significant recent precedent for broadly and vaguely worded referenda items getting voted in, and then residents/advocacy groups which seek to implement details that had been left out of the referendum language being told that since they weren't part of the language as voted upon, changes cannot be made; yet other details (zoning allowances) are added which go far beyond what most voters contemplated when approving the question.

Miami Beach United OPPOSES these resolutions.

Read the MBU Resolution in its entirety by clicking [HERE](#).

Read the Commission documents by clicking [HERE](#) and [HERE](#).

Ballot Initiative Increasing Maximum FAR to 2.0 for Buildings in CD-2 District Along Washington Avenue and Alton Road If More Than 25% of Building Area Is Used For Offices Agenda Item R7-Q

Executive summary:

This proposed amendment seeks to increase the FAR for buildings in the CD-2 District along Washington Avenue and Alton Road which contain more than 25% office space.

Why It Matters

- The Washington Avenue Business Improvement District, working together with the consultant hired by the City, Zyscovich Architects, is working on a comprehensive package to incentivize office development on Washington Avenue.
- Until this consultant, hired by the City, has a chance to engage with property owners and with the community, it seems premature and inappropriate to make this significant of a zoning change without understanding if there is even a need for it.

Miami Beach United OPPOSES this resolution.

Read the MBU Resolution in its entirety by clicking [HERE](#).

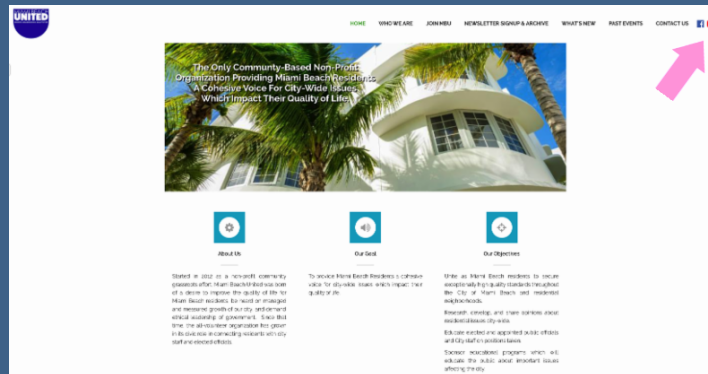
Read the Commission documents by clicking [HERE](#).



SAVE THE DATE: 9/18/19 6-8 PM
Candidate Forum
at [Miami Beach Woman's Club](#)!
More info coming soon.

#ICYMI - the NEW Miami Beach United [website](#) is live !

Thanks to outstanding marketer and indefatigable MBU founding member Herb Sosa, MBU was launched in 2012 with a strong visual brand and web presence. But, as anyone who works with websites knows, the one drawback to websites is that the moment they go live, they have been surpassed by newer technology! So, after eight extremely good years, we say goodbye to our old site and welcome our new site. Still located at www.miamibeachunited.org, the new site is packed with new features, including a digital "suggestion box" in the footer, a new [YouTube channel](#) (more videos on the way), and an [archive of past newsletters](#) with live links to past resolutions and supporting documents.



Miami Beach United's 2018 Inaugural Annual "Commission Scorecard"

Tracks Commission Votes To Show How Resident-Friendly the City Of Miami Beach Elected Officials Are

Here's how it works:

Each month, Miami Beach United identifies and tracks issues coming before the Commission. Many of these issues become resolutions, voted on by the Board of Directors, and shared in advance of the monthly Commission meetings with the Mayor and Commissioners (and staff) of the city of Miami Beach. They are also shared with all of you via this mailing list for MBU.

In each case, whenever MBU passed a resolution on a matter before the Commission, the scorecard indicates whether or not an individual elected official supported or opposed the action recommended by MBU.

For ordinances, which require two hearings, only the final vote on Second Reading was recorded and counted. In some cases, when MBU's recommendations were only partially implemented, that was treated as a neutral action, and that vote was excluded from the total score.

All items were weighted equally when calculating an overall percentage grade for each elected official during the measurement period.

This Commission Scorecard process will commence for the 2018-2019 Fiscal Year with the November 2018 Commission meeting, with the final scorecard to be published at the end of October 2019.

Click [here for more information](#) and [here to view the scorecard](#) in its entirety, including which resolutions were tracked for the legislative year 2018.

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Our Mission

Dedicated to improving the quality of life for Miami Beach residents, managed and measured growth of our city, and ethical leadership of government – for a vibrant city rooted in history, its people, resources and neighborhoods, with focus on the future – by providing educational and analytical focus on the organization, structure, policies and performance of Miami Beach government.