

Advocate for Residents of Miami Beach

We are a community-based 501(c)3 not-for-profit organization providing Miami Beach residents a cohesive voice for city-wide issues that impact our quality of life. [Join us!](#)



January 17, 2018: Another Busy Day at Commission Chambers! These are Miami Beach United's Resolutions:

- Agenda Item R5-W “Sidewalk Café Operators”
- Agenda Item R5-O “Digital Supergraphics – Size Limits”
- Agenda Item R5-R “Height and Existing Non-Conforming Buildings”
- Agenda Item C4-F “Implementation of North Beach Town Center FAR Increase”

Want to read the proposed Commission agenda items? Click [here](#).

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

Support for Curtailing "Bad Operators" among Ocean Drive's Sidewalk Cafes R5-W

Executive summary:

The abuses of “bad operators” on Ocean Drive are negatively impacting residents’ quality of life and the City’s brand as a welcoming tourist destination. This ordinance proposes solutions to end those abuses.

Why It Matters

- Visitors who have unpleasant experiences at the hands of these bad operators have access to powerful word-of-mouth social media tools which can, if the situation is not rectified, harm the City’s economy and global reputation.

MBU has passed a resolution which **supports and urges** the City of Miami Beach to:

- **add more “teeth”** to this proposed ordinance in order to maximize its efficacy.

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

Support for Limiting the HPB/DRP Approval Power for Digital Supergraphics R5-O

Executive summary:

In 2016, the City Commission adopted an Ordinance amendment that reorganized and revised the signage section of the City Code to comply with recent US Supreme Court precedent. Prior to that, projected or illuminated still/changing images were not allowed in the City. Since the City Code was amended to allow electronic super graphics, only one project, located on Alton Road, has received approval from the Design Review Board for the construction of an illuminated supergraphic, it is larger than 90 feet by 37 feet.

Why It Matters

- It is critical that oversized and inappropriate moving image and/or illuminated graphics must not overwhelm the character of the City’s neighborhoods
- The HPB and DRB authority to approve such signage must be curtailed.

MBU has passed a resolution which **supports** the City of Miami Beach's proposed changes.

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

Support for Limiting the Height and Size of Non-Conforming Buildings R5-R

Executive summary:

The proposed legislation allows non-conforming buildings in CD-2 zoning districts city-wide (outside historic districts) to be demolished and replaced by new buildings of the same non-conforming height with a larger footprint in certain instances. The reason why there are variances granted for "non-conforming" buildings, (buildings which exist currently but were built prior to, and therefore are non-compliant with, current zoning codes), is to ensure that buildings which predate the codes do not have to be demolished, and that if they are significant historical structures, they can continue to exist in their current form.

Why It Matters

- The proposed ordinance would grant those "grandfathered" provisions to NEW proposed construction projects, thereby allowing significantly larger buildings and footprints than would otherwise be allowed under City code.
- It is bad policy to enact laws which might benefit one particular project, and which would then be available to all future development projects.

MBU has passed a resolution which **opposes** the City of Miami Beach's proposed changes.

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

Support the Creation of the Historic Preservation Fund/TDR in conjunction with the North Beach FAR Increase C4-F

Executive summary:

The Historic Preservation Fund (or TDRs) and inclusionary zoning aimed at workforce and affordable housing in North Beach were important components of the balance and

community benefits within the North Beach Master Plan. The Land Use and Development Committee did not choose to pursue these measures prior to the passing of the public referendum to increase FAR, but should do so now as the implementation of the FAR referendum works its way through the process of going from approved referendum to law.

Why It Matters

- This fund was designed to serve the interests of the wider North Beach community including, but not limited to, supporting restoration and/or resilience initiatives, and serving the needs of the economically diverse community by increasing the supply of workforce and affordable housing within Town Center;
- The City Manager drafted a letter to the Miami Beach Land Use and Development Committee on June 14, 2017 recommending they discuss the matter further and provide policy direction regarding the Historic Preservation Fund;
- Miami Beach Mayor and Commission passed Resolution 2017-30013 and affirming Resolution No. 2016-29608 by unanimous vote, which adopted the North Beach Master Plan as drafted by Dover, Kohl & Partners and committing to the implementation of the entirety of the plan

MBU has passed a resolution which **urges** the Historic Preservation Fund be given full consideration in the Land Use and Planning Committee processes, given that it is a critical part of the Dover Kohl North Beach Master Plan as presented and adopted by the current and prior Commissions.

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

Opposition to Changes to the current Conditional Use Permit R5-Q (see below) and

Miami Beach Resolutions Passed For the December 2017 Commission Meeting

Four resolutions were passed and submitted to the new Mayor and Commissioners in December for the final Commission Meeting of 2017.

Three are available to read by clicking [here](#) , [here](#) , and [here](#) .

The fourth resolution from December, re: R5-AA, pertains to an item that is on the January Agenda again as R5-Q regarding the Conditional Use Permit. Miami Beach United **opposed then and continues to oppose now** any changes to the existing ordinance.

Read the resolution by clicking [HERE](#) .

The New MBU Resident Scorecard: Coming Soon!

Miami Beach United will compile a scorecard to educate and inform residents. The new "Resident Scorecard" measures Commission and Committee votes to show how resident-friendly the City of Miami Beach Mayor and Commissioners are.

Here's how it works:

- Miami Beach United identifies and tracks issues that affect Miami Beach residents' quality of life.

- Official votes cast by elected officials are logged and scored on a scale from 0-100%. The highest score represents the most resident-friendly voting record.
- The resident scorecard will be updated monthly, distributed over email and shared on social media.

2018 MBU Board of Directors

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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.