

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!](#)



September 12, 2018: Another Busy Day at Commission Chambers! These are Miami Beach United's Resolutions:

- Agenda Items R5-A and R5-B - North Beach Town Center - Central Core Comprehensive Plan Amendment and Central Core Land Development Regulations
- Agenda Item R5-C - Ordinance Regarding Architectural District Parking Height Restrictions
- Agenda Item C4-f - Ordinance Amendments for 500-700 Alton Road Projects

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.

Opposition to Ordinance Addressing Changes to North Beach Town Center - Central Core

Comprehensive Plan and Land Development Regulations

Agenda Items R5-A and R5-B

Executive summary:

The City is seeking to make significant alterations to the code governing North Beach Town Center, allowing for more than tripling the current height, and waiving Planning Board reviews for projects over 50,000 sq. feet.

Why It Matters

- After 43 pages of analysis and recommendations from Allan Shulman, 192 pages of analysis and recommendations from Dover Kohl, collaborative community engagement from nearly 1000 stakeholders, four painstaking years of untold cost and effort, a Citywide voter referendum and a CNU award, the North Beach Master Plan as it was written was unanimously adopted by the Commission. The City should adhere to the will of the voters and residents.
- Now, however, the City is seeking to allow building heights to go from the agreed-to maximum 125 ft to up to 240 ft.T
- Those maximum heights were to be available in exchange for "public benefit" incentives such as workforce and affordable housing, and a historic preservation fund to support property improvements and resiliency efforts in the local historic districts. However, the City is suggesting loopholes which would allow developers to maximize their height without providing for any of the public benefits.
- The City is also seeking to waive the requirement, in effect in every other part of the city, for projects of 50,000 sq. ft. or larger to go before the Planning Board. This move sets a terrible precedent as this is the only hearing at which the public has a chance to give input on potential negative impacts of large-scale projects.

Miami Beach United is **IN OPPOSITION TO** these amendments.

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

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

Opposition to Ordinance Regarding Architectural District Parking Height Restrictions Exemptions

Agenda Item R5-C

(Formerly R5-D and R5-F)

Executive summary:

The City is seeking to allow increased height for a parking garage structure in an architectural district.

Why It Matters

- The height restrictions were put in place for this architectural district to protect the character of the neighborhood; this exemption would allow a structure which overshadows the adjacent contributing buildings.
- The City has documented a declining trend in parking usage over the past three years, and the City is encouraging usage of public and/or shared ride transportation issues; therefore building excessive height to allow for more parking spots seems counter to the stated facts and goals.
- If an exemption is made in one historic district, someone seeking to do the same in another historic district will be able to point to this case as a precedent.

Miami Beach United is **IN OPPOSITION TO** this ordinance.

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

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

Opposition to Ordinance Amendments Regarding the 500-700 Alton Road Project Agenda Item C4-F

Executive summary:

The City is seeking to make significant alterations to the code for a massive development project, including but not limited to vacating a public right of way, and increasing height limits, without a public referendum

Why It Matters

- This development project is important because it sits at the southern gateway to the City of Miami Beach, and is the first thing visitors crossing the MacArthur Causeway will see. Currently, and for the last number of years, the site has been home to a derelict building and surrounding underutilized land. There is a great desire to see these city blocks developed in an appropriate manner; this should be a legacy project.
- Based on a review of the City charter, we believe the proposed transaction violates the charter by circumventing a required public referendum for the purpose of benefiting a single for-profit developer.
- Because of the dangerous precedent that would be set by allowing a tripling of FAR on one property and a six-fold increase (although that number seems to be increasing daily) in the height of a tower on that property, the City charter must be respected and followed by scheduling a City-wide referendum on this project before it is allowed to move forward.

Miami Beach United is **IN OPPOSITION TO** these amendments.

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

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

Save the Dates!

Forums on key city-wide issues (and another members-only social event) are coming up!

September 25 - G.O. Bond Forum

October 8 - Members-only social event*

October 16 - Convention Center Hotel Forum

November 13 - Re-Imagining Ocean Drive

December 4 - Sea Level Rise

Details to Follow!

*Not a member? Not a problem! [Click here to join](#) - your \$25 will get you into this event, and cover your MBU membership through 2019.

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.