

## 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!](#)



## September 24, 2019: A Critical Day at the Planning Board - These are Miami Beach United's Resolutions:

Miami Beach United applauds the City for seeking outside expertise in service of ensuring that "private development [is] efficient and streamlined" with the goal of improving residents' quality of life. However, when some of the suggested recommendations "require legislative action" because they would potentially have significant impact on our city, it seems imprudent to rush through the normal legislative process. These two ordinances under consideration propose key modifications to existing regulations which could potentially have major impacts on our city; and they are being accelerated to be voted upon prior to the November election. The dates attached to the items indicate that they are going from Planning Board (tomorrow, 9/24) to First Reading (October 16, 2019) to Second Reading (October 30, 2019) in 6 weeks, which is notably accelerated from the more customary time frame of 2-3 months, minimum.

- **Proposed Modification to Residents Notification Requirements Reducing from 30 to 15 Days**
- **Proposed Modification to Pre-1942 Single-Family Home Regulations Governing Demolitions**

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

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

Want to contact your appointed PLANNING BOARD members directly? Click [here](#).

**This public hearing begins at 9 a.m. in Commission Chambers on the 3rd floor of City Hall, and is open to the public for commentary.**

## Proposed Modification to Residents Notification Requirements Reducing from 30 to 15 Days Agenda Item 13

### Executive summary:

The City is proposing to loosen the requirements governing notifications to residents concerning development projects, reducing them from 30 days to 15. This is one of the few remaining safeguards that residents have; decimating it seems to a blatant attempt to limit residents' ability to advocate on their own behalf about matters which may affect their quality of life.

### Why It Matters

- The city is suggesting to reduce the notification of residents requirements from 30 days currently to 15 days, which does not work in residents' favor.
- The system currently inherently favors the petitioner, in that the developer/petitioner knows what s/he is trying to accomplish and has spend months/years making their plans and making their case prior to this point in the approval process. By the time it gets to the point of public notice, they have their case ready to present with what they believe to be airtight proposal.
- A neighboring or concerned resident, however, is only learning of the project/effort with the public notification, and only has 30 days to get facts, information, plan in place, and then take time off from work to appear before the board, to make a case against lobbyists and other professionals.
- Reducing this time by half serves no purpose in the grand scheme of the development project, other than to further hamper efforts by concerned residents trying to speak out for their interests, and voicing concerns, about a project that is being proposed.

**Miami Beach United OPPOSES** this resolution.

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

## Proposed Modification to Pre-1942 Single-Family Home Regulations Governing Demolitions Agenda Item 15

### Executive summary:

The City is seeking to weaken the Design Review Board's review of pre-1942 architecturally significant home demolition proposals, which will only hasten the significant rate of demolitions that has increased exponentially since 2011 (from 2007-2011 there were 13 demolitions; from 2012 through 2018 there were 206 demolitions, per City of Miami Beach Planning Department records).

### Why It Matters

- One of the many special characteristics of Miami Beach is the wide diversity of architectural styles, from some of the oldest architecture like the Coral House, to some of the newest, like 1111 Lincoln.
- The inventory of pre-1942 houses contributes to this diversity, and while not every single house from that era needs to be saved, every single house from that era must be reviewed and considered before granting a demolition approval. Once a home is gone, it cannot be replaced, and these homes are a significant part of the character contributing to the place-making of our city.
- Miami Beach United would welcome a more even-handed discussion about how to improve the efficiency of the review process for property owners while incentivizing owners to improve and protect their homes, and help them find ways to address resiliency issues as they may pertain to the property.
- However, this ordinance as proposed rewards demolition yet does not provide any incentives whatsoever to homeowners for making improvements, modifications, and addressing resiliency issues.

**Miami Beach United OPPOSES** this resolution.

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

# UNLEASH YOUR VOTING SUPERPOWERS!



**Candidate Forum 9/18/19**  
**VIDEO NOW AVAILABLE**  
On [Miami Beach United site](#) and by clicking [HERE](#) .

#ICYMI - the 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](http://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 2nd Annual 2019 "Commission Scorecard"**  
coming soon!

**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.

## 2019 Miami Beach United 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.