

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!](#)



October 16, 2019: Another JAM-PACKED day at Commission Chambers! There are Miami Beach United's Resolutions:

- Agenda Item **R5-A** - Amendment Proposing Sidewalk Cafe Code of Conduct
- Agenda Item **R5-E** - Amendment Proposing Adaptive Re-Use and Accessory Uses in the North Shore and Tatum Waterway Areas
- Agenda Items **R5-G + H** - Amendments Proposing Accessory Dwelling Units (ADU)
- Agenda Items **R5-S + T** - Amendments Proposing A Miscellany of Common Variances Including Rooftop Additions, Setbacks, Room Sizes, Allowable Encroachments
- Agenda Item **R5-U** - Amendments Modifying the Regulations Governing the Demolition of Pre-1942 Single Family Homes
- Agenda Item **R5-V** - Amendments Modifying the Single-Family Home Regulations and Design Review Board Administrative Review Procedures
- Agenda **R5-W** - Amendments Modifying the Public Notice Requirements

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.

Amendment Proposing Sidewalk Cafe Code of Conduct Agenda Item R5-A

Executive summary:

On September 11, 2019, the City Commission previously adopted Ordinance No. 2019-4294 which, in pertinent part, creates a Sidewalk Cafe Code of Conduct but it was determined it didn't extend to all the relevant/affected areas of the city.

Why It Matters

- This ordinance addresses the the improper solicitation and harassing behavior displayed by certain sidewalk cafe operators towards pedestrians occurring on Lincoln Road and Espanola Way

Miami Beach United SUPPORTS this resolution.

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

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

Amendment Proposing Adaptive Re-Use and Accessory Uses in the North Shore and Tatum Waterway Areas Agenda Item R5-E

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 Proposing Accessory Dwelling Units (ADU) Agenda Item R5-G + H

Executive summary:

Miami Beach United recognizes that Miami Beach has a severe housing affordability problem, especially pertaining to lack of workforce housing. At the same time, many single family home owners find it hard to make ends meet and would benefit from the possibility of extra income, which will also increase the salability and value of their homes.

Why It Matters

- This ordinance addresses the issue with the solution provided by the proposed ordinance.
- Provided the safeguards to quality of life issues, which are contained in the ordinance, are maintained, this should address the issue without having a negative impact on residents quality of life; specifically, these limit rentals of ADU's

where (a) the property has a homestead exemption and (b) that rentals of ADU's must be for at least six months plus one day.

Miami Beach United SUPPORTS this resolution.

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

Amendments Proposing A Miscellany of Common Variances Including Rooftop Additions, Setbacks, Room Sizes, Allowable Encroachments Agenda Item R5-S + T

Executive summary:

While it may be accurate to state that such variances are often granted, this legislation and the presentation thereof entirely overlooks the terms and substantiation of why the variances are granted. 'Common Variances' or not, these are zoning changes that are being granted without benefit of review.

Why It Matters

- This proposal asks for significant zoning changes.
- Such widespread changes should never be implemented without analysis of the building types and neighborhoods to which these changes will apply, the motivations, the intended applications, specific examples and a robust and transparent dialogue to explore possible unintended and adverse impacts before, not after, the zoning changes are applied.
- That hasn't happened here, but nonetheless this is being pushed forward without a clearly stated justification or outcome.

Miami Beach United strongly OPPOSES this resolution.

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

Amendments Modifying the Regulations Governing the Demolition of Pre- 1942 Single Family Homes Agenda Item R5-U

Executive summary:

Under the auspices of "ensur[ing] that the City's regulations and processes relating to private development projects are fair, balanced and efficient," this is one of many proposals submitted by the firm hired. There are three in particular that cause concern: Agenda items R5-V and W, and this one, in which 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).

THE PLANNING BOARD UNANIMOUSLY OPPOSED MOVING FORWARD WITH THIS MEASURE.

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 strongly OPPOSES this resolution.

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

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

Amendments Modifying the Single-Family Home Regulations and Design Review Board Administrative Review Procedures Agenda Item R5-V

Executive summary:

Under the auspices of "ensur[ing] that the City's regulations and processes relating to private development projects are fair, balanced and efficient," this is one of many proposals submitted by the firm hired. There are three in particular that cause concern: Agenda items R5-U and W, and this one, in which these very technical and specific issues should be being rushed through the legislative process without due consideration and discussion of unintended consequences.

Why It Matters

- Last time these sorts of technical and specific issues were at City Hall, there had been a multi-year effort to address oversized homes and speculation within our single-family neighborhoods.
- Now we have a consultant's recommendation that hasn't benefitted from the public process, and which is being rushed through the legislative process with first reading on Wednesday and 2nd reading two weeks later.
- These are important issues which may have long-term consequences to the character of our single family homes now and in the future, yet they haven't been publicly vetted and discussed in any meaningful way, nor communicated to local homeowners. Once a home is significantly modified, or destroyed, it cannot be replaced, and these homes are a significant part of the character contributing to the place-making of our city.
- If this is truly good, sound policy, and a demonstrable improvement, surely there is no need to rush a process which normally takes two to three months into a mere six weeks.

Miami Beach United strongly OPPOSES this resolution.

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

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

Amendments Modifying the Public Notice Requirements Agenda Item R5-W

Executive summary:

Under the auspices of "ensur[ing] that the City's regulations and processes relating to private development projects are fair, balanced and efficient," this is one of many proposals submitted by the firm hired. There are three in particular that cause concern: Agenda items R5-U and V, and this one, in which 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 be a blatant attempt to limit residents' ability to advocate on their own behalf about matters which may affect their quality of life. **THE**

PLANNING BOARD UNANIMOUSLY OPPOSED MOVING FORWARD WITH THIS MEASURE.

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 strongly OPPOSES this resolution.

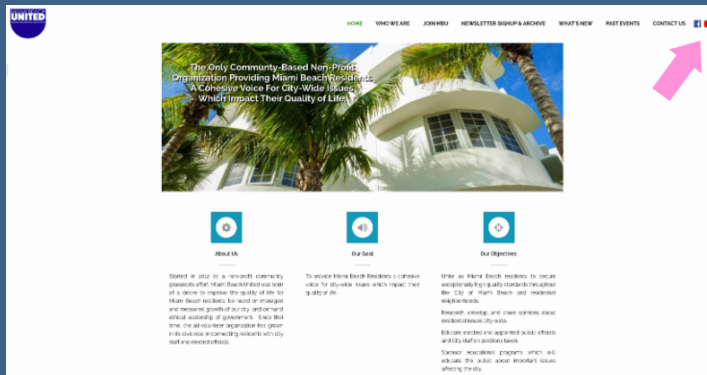
Read the MBU Resolution in its entirety by clicking [HERE](#) .

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

#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.

IF YOU MISSED OUR CANDIDATE FORUM YOU CAN WATCH IT BY CLICKING [ON OUR YOUTUBE LINK](#) ON THE TOP RIGHT CORNER OF OUR HOME PAGE, AS INDICATED BELOW.



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

2nd Annual 2019 Commission Scorecard Due Out by 10/20/19

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.