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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!](#)



Want to read the proposed Board of Adjustment agenda items and get info about the meeting on Thursday at 9 am ? Click [here](#) .

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

November 1, 2019 Miami Beach Board of Adjustment: This is Miami Beach United's Resolution

An application has been filed regarding the calculation of floor area and/or "floor area ratio" (F.A.R.) pursuant to the Land Development Regulations - ZBA19-0097: 500 Alton Road

Executive summary:

The Developer of the 500 Alton project, which was just approved in December 2018 as a 519-foot, 44-story tower on the 500 block of Alton Road, is appealing the definition of density which governs the way the City of Miami Beach calculates all density for all development projects. Any change would improperly add enormous F.A.R. to this project and every project in the city.

Why It Matters

- This calculation, known as Floor Area Ratio, or F.A.R., would affect every project in development now and in the future by excluding things like stairwells and elevator shafts, etc.
- This calculation, if changed, would affect any new development in Town Center in North Beach, or in South of Fifth, or in any and every neighborhood in Miami Beach where a new project might be planned.
- The **City Planning department has strongly recommended against** making any changes to the calculation of F.A.R.
- Any recalculation of F.A.R. is, by decree of the City Charter, subject to a voter referendum and therefore shall not be handled in any other manner.

Miami Beach United strongly OPPOSES this appeal to change the way F.A.R. is calculated.

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

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



DATE	TIME
Monday, October 28, 2019	11:00 a.m. - 7:00 p.m.
Tuesday, October 29, 2019	11:00 a.m. - 7:00 p.m.
Wednesday, October 30, 2019	11:00 a.m. - 7:00 p.m.
Thursday, October 31, 2019	11:00 a.m. - 7:00 p.m.
Friday, November 1, 2019	11:00 a.m. - 7:00 p.m.
Saturday, November 2, 2019	8:00 a.m. - 4:00 p.m.
Sunday, November 3, 2019	8:00 a.m. - 4:00 p.m.

The City of Miami Beach Early Voting sites are located at:

Miami Beach City Hall*
 First Floor Conference Room
 1700 Convention Center Drive
 Miami Beach, FL 33139

North Shore Branch Library
 7501 Collins Avenue
 Miami Beach, FL 33141

Free parking has been reserved for early voters at both the Miami Beach City Hall Garage and the North Shore Branch Library. *The City Hall Garage (G7) is located at 1755 Meridian Avenue. The entrance to the City Hall Garage is located on 18th Street between Meridian Avenue and Convention Center Drive.

When voting at any voting location, whether it is Early Voting or Election Day, be sure to bring a current and valid identification that contains your name, photograph, and signature. While it is not required that you bring your Voter Information Card to the polling place, it will expedite your check-in process.

#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 2019 Commission Scorecard

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

Miami Beach United, the only community-based non-profit organization providing Miami Beach residents a cohesive voice for residents' rights and city-wide issues which impact their quality of life, is pleased to present its [Second Annual Commission Scorecard](#) covering the 2018-2019 fiscal year.

This is not a comprehensive review of the voting record of each elected official; it is merely an accounting of how each elected official voted on matters upon which Miami Beach United submitted a resolution to the Commission.

Here's how it works:

Each month, Miami Beach United identifies and tracks issues pertaining to residents rights and quality of life issues that are 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 Miami Beach United.

In each case, whenever Miami Beach United 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 Miami Beach United. This scorecard ONLY reflects the items upon which MBU took a position, and therefore is not a representation of an elected official's complete voting record.

For ordinances, which require two hearings, only the final vote on Second Reading was recorded and counted. In some cases, when Miami Beach United'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 commenced for the 2018-2019 Fiscal Year with the November 2018 Commission meeting, with the final scorecard to be published after the October 17 2019 Commission meeting.

The Commission Scorecard process for the 2019-2020 Fiscal Year will commence with the October 30 2019 Commission meeting, with the final scorecard to be published after the final October 2020 Commission meeting.

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

Officers

Tanya K. Bhatt, President; Marketing

Saul Gross, Treasurer

Rhea D'Souza, V.P. Membership; Recording Secretary

Ron Starkman, VP, Government Affairs

Directors

Ryan Barras

Hortense De Castro

Herb Frank

Jorge Gonzalez

Jack Johnson

Adam Kravitz

Sarah Leddick

Monica Matteo-Salinas

Scott Needelman

Kirk Paskal

Sandra Stendel

Silvia Winitzky

Nancy Liebman, Chair Emerita



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.