

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 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.

February 12, 2020: These are Miami Beach United's Resolutions:

Amendment requiring off-duty officer from 12 A.M until 30 minutes past closing on Saturdays and Sundays; and during holiday weekends or City-Sponsored events, on Saturdays, Sundays and Mondays at certain establishments on Ocean Drive.

(2nd Reading)

Agenda Item R5-A

Executive summary:

This proposal is intended to help curtail unlawful behavior on Ocean Drive that typically takes place during late night and early morning hours, particularly during high-impact events and weekends, and which compromises resident and visitor safety and quality of life.

Why It Matters

- This ordinance attempts to address public safety concerns and implements security measures that should help to keep visitors and residents safer.
- We encourage the City to expand this effort to include Fridays, as well.

Miami Beach United SUPPORTS this resolution.

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

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

Amendment to Qualifications for Members of Agencies, Boards, and Committees

(1st Reading)

Agenda Item R5-B

Executive summary:

This proposal seeks to amend the existing ordinance to expand qualification of membership on the City's Agencies, Boards, and Committees, to include "Employees" of Miami Beach businesses.

Why It Matters

- This ordinance would allow employees of Miami Beach businesses who are not residents to serve on City Agencies, Boards and Committees
- The City of Miami Beach has a unique, accomplished, experienced, and qualified talent pool among its residents who are eminently capable and willing to participate and volunteer to serve, and not enough seats on the City's various Agencies, Boards, and Committees for these residents, with many currently waiting for the opportunity to serve their City.
- On the rare occasion that a particular expertise or qualification is required on particular Agency, Board, or Committee, and no Miami Beach resident is available to fill the role, the existing ordinance already provides for the Commission to appoint a non-resident.
- Finally, if their only qualification of membership is due to employment status, that Agency, Board, or Committee member will be subject to undue pressure from their employer.

Miami Beach United OPPOSES this resolution.

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

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

Definition of Floor Area Ratio

(2nd reading)

Agenda Item R5-D

Executive summary:

This zoning ordinance amendment clarifies that the definition FAR should include stairwells, elevator shafts and mechanical chutes and chase and seeks to clarify the definition of FAR which has been and continues to be an important component of the City's building and land development regulations for the past 40 years, and which the unprecedented Board of Adjustment ruling at the end of 2019 sought to undo.

Why It Matters

- This zoning amendment is needed to respond to the misguided decision by the Board of Adjustment (BOA), which overturned more than 40 years of precedent, that these items not be included in calculating allowable FAR.
- If allowed to stand, the BOA's new interpretation of FAR would result in an enormous cumulative increase in FAR for all building projects in the City.
- Under the City's Charter, this or any increase in the intensity of development by adding to previously allowable FAR, should only be permitted if approved by voters.
- Furthermore, the City should take all necessary steps, including seeking action by a court of law, to prevent the BOA's interpretation of FAR triggered by the 500-700 Alton Road project from applying to any additional projects.

Miami Beach United SUPPORTS this resolution.

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

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

Amendment regarding Parking Requirement in Historic and Conservation Districts

(1st reading)

Agenda Item R5-H

Executive summary:

This ordinance seeks to slash parking requirements associated with new construction of residential and hotel units located within a local historic district, historic site, or conservation district.

Why It Matters

- Each neighborhood on Miami Beach is unique, with different intensities of existing construction, and different tolerances for substantial new construction.
- Each neighborhood should be individually analyzed and parking requirements should be tailored to the needs of the specific neighborhood.
- Existing recent housing developments in this area have been developed with parking and future residential developments should be required to do the same.
- We have no objection to removing parking requirements for hotel uses, however we do not support removing all parking requirements for residential developments.

Miami Beach United PARTIALLY OPPOSES this resolution.

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

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

Amendment regarding waivers of Historic Preservation review of GU Height requirements on lots with a GU (Government Use) Zoning Designation

(1st Reading)

Agenda Item R5-I

Executive summary:

This ordinance seeks to modify the review procedures for waivers of height requirements on lots with a GU (Government Use) Zoning Designation.

Why It Matters

- We continue to urge the Commission to revisit the issue to allow the Historic Preservation Board a decision on a height waiver for a BU parcel in a historic district to be binding on the government entity which owns the property.
- We continue to believe **ALL** government projects on GU parcels should be held to the same standards and requirements as projects on non-governmental properties in the surrounding zoning districts.

Miami Beach United SUPPORTS this resolution.

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

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

Amendment regarding Demolition By Neglect - Presumption Clause

(1st Reading)

Agenda Item R5-M

Executive summary:

This ordinance seeks to prevent demolition by neglect of historic structures in Miami Beach.

Why It Matters

- There have been and are currently on-going egregious examples of property owners engaging in bad faith behavior resulting in contributing historic structures being demolished.
- Creates a presumption clause if a contributing structure is demolished, for any reason, including, but not limited to demolition by neglect, without first obtaining a Certificate of Appropriateness from the Historic Preservation Board.
- Ensures that the proposed new structure is consistent with the context and character of the immediate area, thereby disincentivizing property owners hoping to develop bigger structures on the site.
- Allows the Historic Preservation Board to determine, on a case-by-case basis, whether the replication of an original, contributing structure is warranted.

Miami Beach United **SUPPORTS** this resolution.

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

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

Capital Budget For Stormwater, Water & Sewer, and Seawalls

(1st Reading)

Agenda Item R7-N

Executive summary:

This City resolution directs the administration to prepare a capital budget for all improvements to the City's storm water system, water & sewer system, and public sea walls for a period of at least the next 10 years.

Why It Matters

- The undertaking of resiliency infrastructure work will have significant costs attached to it which are currently not addressed in a satisfactory manner. Laying out all the budgetary concerns enable the City Commission to better understand the long-term impacts of its decisionmaking, and such a planning level budget will assist the City

Commission in making difficult decisions regarding prioritization of projects, timing of projects, and scope of projects, while taking into account the City's limited and finite available financial resources.

- The budget should show anticipated annual expenditures over the period by category (storm water, water and sewer) for the specific projects planned, including an explanation of how the projects were prioritized and a plan to fund them.
- When prioritizing projects, we believe it is important that the administration consider not only the cost/benefit of a project within the public domain, but also take into account the cost that will be borne by private property owners and businesses in affected neighborhoods to remediate the risk of increased flooding on their property as a result of road raising or modifications to seawalls.
- Priority should also be given to those neighborhoods currently facing the most urgent flooding and/or having the lowest elevation.

Miami Beach United SUPPORTS this resolution.

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

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

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(Please note that at the time of the resolutions' drafting and adoption, the 2019 board was still in effect, as noted on each resolution document. However, at the time of drafting this newsletter, the 2020 board has been sworn in, as of 1/13/20.)



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. **We share our newsletters with over 8000 subscribers, 75% of whom are registered Miami Beach voters.**