



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!](#)



We hope all of you, our neighbors, friends, colleagues and greater community, are staying safe and are #stayinghome. We know that there is untold hardship for far too many with this silent stealthy disease, which is wreaking havoc on lives in every possible way - health, emotional well-being, financial survival. We commend all for taking the necessary precautions, and for toeing the line when it goes against the very nature of this city, to stay apart and keep our heads down. However, the faster we get through this, the more we learn, and the quicker we can adapt, adjust, rebuild and soar to greater heights, together. The City of Miami Beach has been doing a remarkable job of communicating, If you haven't already signed up for the City's CORONAVIRUS direct emails, or text alerts to your phone, you can do so [via this link](#) on the City's website. If you would like to see our most recent CORONAVIRUS newsletter, click [here](#) . On behalf of the entire Board...stay safe. Stay home. See you on the flip side!

**Land Use and Sustainability Commission Meeting
Wednesday, May 6, 2020 at 8 AM**

Virtual Land Use and Sustainability Meeting



To participate or provide comments during our Virtual Land Use and Sustainability Meeting, join the webinar at:
<https://us02web.zoom.us/j/87518931775>

Via phone:
929.205.6099 or 888.475.4499 (Toll Free)
Webinar ID: 875 1893 1775

Wednesday, May 6, 2020
8 a.m.



To watch the meeting live, it can be streamed via Facebook Live (www.facebook.com/cityofmiamibeach) or watched on MBTV channel 660 on Atlantic Broadband or channel 99 on AT&T U-Verse.

To request this material in alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6. TTY users may call via 711 (Florida Relay Service).

MIAMI BEACH
www.miamibeachfl.gov

Join the virtual Land Use and Sustainability Committee meeting on Wednesday May 6 at 8 a.m. via Zoom here: <https://us02web.zoom.us/j/87518931775> . The meeting will be streamed live on MBTV Channel 660 on Atlantic Broadband or 99 on AT&T U-Verse.

How to provide spoken public comment during the meeting:

The public may provide spoken comment by dialing telephone 929.205.6099 or 888.475.4499 (toll free). The Webinar ID is 875 1893 1775. Press *9 to raise a hand to be placed in queue to speak.

It will also be streamed live on MBTV, on the City's website or Facebook live at facebook.com/cityofmiamibeach .

These are Miami Beach United's Resolutions

Want to read the proposed Land Use and Sustainability Committee agenda scheduled for this Wednesday? Click [here](#) .

Action Item #3 Parking Requirements in Historic and Conservation Districts- MXE Regulations

Executive summary:

This proposed ordinance is effectively an effort to increase the intensity of allowable development in two of the City's most iconic historic districts. Without increasing building heights, FAR or setbacks, it allows real estate developers to increase the rentable/salable space in new buildings by eliminating the requirement to provide the necessary parking spaces to accommodate the needs of the residents and guests of new residential and hotel developments.

The results will include the loss of revenue to the City's in-lieu-of parking fund at a time when City finances are strained by the pandemic, a negative effect on these historic districts resulting from increased development, increased traffic resulting from the search for scarce parking spaces, spillover effects of increased demand for parking in neighboring communities, and the setting of a precedent which will undoubtedly be used by developers to demand similar concessions in other areas of the City.

It is difficult to think of any way in which this proposed ordinance benefits the City and its residents. The only benefit to be derived from this ordinance is to developers. If that becomes sufficient justification for City ordinances, our City will lose its attraction to new residents and visitors, and our tourist-based economy will be destroyed.

Why It Matters

- To limit the density of development in our City's most iconic historic districts
- To protect the parking requirements of residents in these districts
- To prevent the loss of revenues to the City during a critical time

Miami Beach United **OPPOSES** this resolution.

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

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

Action Item #6

Discussion to review the Role of Land Use Boards in Neighborhood Improvement Projects

Executive summary:

This resolution would require Design Review Board Approval (DRB) of city neighborhood projects for above ground exterior aesthetics, including but not limited to: pumps station, generator, pedestrian bridge, and landscaping of street-ends and major road projects.

A formal hearing at DRB is beneficial because, 1) it will shorten the time to complete the project as it lays out a clear plan, 2) there will be a cost savings from approving a definite design and doing it right the first time. This solves the problem of costly project re-do, for example, the generator cover in Sunset Harbour and another example, the re-landscaping of the West Avenue street-ends, and 3) it adds transparency by noticing the public, recording the plan in the public record, and allowing residents to voice their opinion on a project that affects their property values.

Why It Matters

- Allows for resident involvement in neighborhood improvement projects
- Shortens the time to complete projects by laying out a clear plan
- Offers cost savings to the City and residents by reducing and/or eliminating costly project re-do or repairs

- Adds transparency by noticing the public and publicizing the plan in public record

Miami Beach United **SUPPORTS** this resolution. (THIS WAS NOTED INCORRECTLY IN PRIOR VERSION.)

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

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

Action Item #11

Discuss Permitting Outdoor Theater Use

Executive summary:

This proposed ordinance amendment is so broadly written that it would allow rooftop movie screens with accessory bar counters the entire length of Alton Road from 5th Street to Dade Boulevard. A substantial portion of this stretch of Alton Road has nearby residential buildings whose residents will be disturbed by the noise from rooftop accessory bars, and potentially the light of movie screens. Even with the ambient level music requirement, the burden will be on residents to file noise complaints, which has not been an effective deterrent in the past.

Why It Matters

- To protect the quality of life of residents along Alton Road
- To ensure that rooftop bars and other entertainment venues don't take over the rooftops along the Alton Road corridor

Miami Beach United **OPPOSES** this resolution.

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

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

Action Item #13

Discussion: Establishment of Penalties for Property Owners Engaging in Demolition by Neglect

Executive summary:

This ordinance is a positive step in the prevention of demolition by neglect of historic structures in Miami Beach by removing the financial incentive to property owners to allow their structures to fall into such severe disrepair as to be considered demolition by neglect.

Why It Matters

- Discourages property owners from neglecting their historic properties by by putting the burden on a property owner (or any potential buyer) to rebut the "presumption" that any new structure built on a parcel where another structure was demolished before a certificate of appropriateness for demolition is granted would have to match the square footage, setbacks, height, massing, etc. of the demolished structure.
- Protects and preserves our historic structures

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.