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Commission Meeting



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Webinar ID: 813 9285 7671

Wednesday, May 12, 2021
9 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.

The city is following CDC recommended safety guidelines to prevent the spread of COVID-19.

In-Person Public Participation Members of the public who do not have access to a computer and wish to provide public comment at the Commission meeting, may appear in-person at Miami Beach City Hall, First Floor Conference Room, 1700 Convention Center Drive, Miami Beach, FL 33139. At this location, members of the public will be provided access to a computer to provide public comment (only in audio form) on an agenda item and/or at the Dr. Stanley Sutnick's Citizen Forum from 8:30 a.m. to 9 a.m. and 1 p.m. to 1:30 p.m.

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 305.664.2489 and select 1 for English or 2 for Spanish, then option 6. TTY users may call via 711 (Florida Relay Service).

MIAMIBEACH
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The May 12, 2021 Commission Meeting will be held in a hybrid format - [click here for more info.](#)

To join the virtual commission meeting via Zoom:

Please click this link to join the webinar: <https://miamibeachfl-gov.zoom.us/j/81392857671>

ID is 813 9285 7671.

To join via phone:

US: +1. 301.715.8592 or 1.888.475.4499 (Toll Free)

Webinar ID: 813 9285 7671#

It will also be streamed live on MBTV Channel 660 on Atlantic Broadband or 99 on AT&T U-Verse, on the City's website, and on Facebook Live at [facebook.com/cityofmiamibeach](https://www.facebook.com/cityofmiamibeach).

IF YOU WISH TO SPEAK ON AN ITEM DURING THE MEETING:

Via Zoom, please click the "raise hand" button on the screen to raise your hand as soon as the item is called. This will pull you to the top of the list and make it easier for the team to find you in the list of attendees. Or via phone, press *9 to raise a hand to be placed in queue to speak.

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 Meeting May 12, 2021 These are Miami Beach United's Resolutions

NORTH SHORE LOCAL HISTORIC DISTRICT - TATUM WATERWAY EXPANSION

R5-A

Executive Summary:

This ordinance create a Historic District in the Tatum Waterway area; and was already approved in May of 2018. However, due to legal issues brought by a developer, this is being brought before the Commission again.

Why It Matters:

- Miami Beach United continues to support this ordinance because it is in the best interests of the City and the residents of North Beach and is part of a larger plan that will revitalize the area.

Miami Beach United **SUPPORTS** this resolution.

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

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

SUNSET HARBOUR CD-2 AND I-1 DEVELOPMENT OVERLAY

R5-B

Executive Summary:

Neighbors came together to create a Neighborhood Vision Plan for how they wanted to see their community evolve, and to protect their quality of life.

Why It Matters:

- MBU applauds The Sunset Harbour Neighborhood Association (SHNA) for taking responsibility for initiating a process to articulate the character of Sunset Harbour

and setting a more comprehensive set of urban design criteria for development which evolved into the Neighborhood Vision Plan (NVP).

- The vision plan includes: setbacks to prevent shadow casting, widened sidewalks, defined crosswalks, rooftop design criteria, sound mitigation, use prohibitions, view corridors, and incentives for economic diversification (via office/mixed use development).
- MBU urges the city to approve the ordinance, but **NOT** the recent change to the applicability clause which carves out an area for a hotel suite recently proposed by a developer. The suite hotel as proposed will attract the group tourism demographic that has wreaked havoc elsewhere in Miami Beach. Thus, the suite hotel project is in direct opposition to the goals of Sunset Harbour and the goals of economic diversification.

Miami Beach United **SUPPORTS** this resolution.

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

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

AMEND THE HOURS OF SALE FOR ALCOHOLIC BEVERAGES BY ESTABLISHMENTS IN SPECIFIED AREAS OF THE CITY

R5-D

Executive Summary:

This is another step in trying to address the unruly behavior in the current MXE/Entertainment District. While we are generally supportive of the efforts overall, we cannot support this ordinance as currently proposed.

Why It Matters:

- The Commission should deal with the issue of alcohol sales hours in a comprehensive manner throughout the City, and not make incremental changes which will leave some neighborhoods exposed to possible spillover effects.
- Any change to the hours governing alcohol sales is a citywide issue and should not be reserved to one section of the city.
- Miami Beach United's opposition to the amendment also takes into consideration that in a previous referendum in 2017 the voters of Miami Beach overwhelmingly opposed the 2 am alcohol ban.

Miami Beach United **OPPOSES** this resolution.

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

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

ADCD NOISE EXEMPTIONS AND ADCD EXPERIENTIAL RETAIL

R5-E AND R5-L

Executive Summary:

These two ordinances are intended to curb unruly behavior within, and take the first clear steps to establish the new normal in the Art Deco Cultural District.

Why It Matters:

- After years of progressive deteriorating activities within its borders, the MXE/Entertainment District is being reimagined to encourage the desired behavior and to discourage behavior that is incompatible with quality of life and safety issues for residents and visitors alike.
- Tightening up regulations surrounding the permitted uses for retail establishments in the ADCD to refocus on the original intent of the historically-designated neighborhood is good forward progress in the quest to reimagine this neighborhood.
- This amendment to the Noise Ordinance should help reduce negative impacts of noise along Ocean Drive and re-direct the activities of alcoholic beverage establishments to be substantially contained within private property and not spill onto the public street and sidewalks/

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](#)

HEIGHT LIMITS FOR OFFICE USE SUNSET HARBOUR NEIGHBORHOOD

R5-F

Executive Summary:

This draft ordinance was prepared by a representative of a property owner in the Sunset Harbour area, who is seeking to develop a mixed-use project with an office component; it includes recommendations from city staff and the planning board. Within the proscribed geographic boundaries, it permits an additional ten feet of height in certain cases provided the development program is not significantly altered from the approved plans. This would permit a developer to increase floor-to-ceiling heights of the office floors to make them more economically viable.

Why It Matters:

- This is one of two draft ordinances being discussed on this agenda regarding development in the Sunset Harbour neighborhood. R5B concerns an overall vision for future development; this one addresses incentivizing office development by allowing additional height. They should be reviewed in tandem.
- This ordinance incentivizes economic diversity and office use, while also respecting the character and scale of Sunset Harbour and incorporates positive changes for this pilot project.

Miami Beach United **SUPPORTS** this resolution.

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

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

VACATION OF 21ST STREET

R7-B

Executive Summary:

This draft ordinance seeks to vacate a public Right of Way to provide additional square footage to a particular project. This position is not an opinion on the merits of the project

itself, but on the manner in which the City is handling the vacation of the public Right of Way.

Why It Matters:

- The use of “vacations” by the MB Commission has grown from its use to vacate small alleyways to more recently the vacating city thoroughfares to permit enormous transfers of FAR. The City Charter amendment, which required voter approval to increase allowable FAR on a development site, was intended to relieve the pressure on elected officials to approve FAR increases requested by powerful developers and level the playing field for ordinary residents. By its recent actions, the Commission appears to be ignoring the intentions of the voters who passed this progressive legislation.
- Miami Beach United OPPOSES this proposed resolution, which by MB Commission vote, would vacate 21st Street for the benefit of the developer of the Seagull Hotel site, significantly increasing the FAR available for its project. The questionable legal maneuver of vacating 21st Street is being done solely to circumvent Section 1.03c of the City Charter, which provides that the floor area ratio of any property or street end within the City of Miami Beach shall not be increased by zoning, transfer, or any other means, unless any such increase in zoned floor area ratio for any such property shall first be approved by a vote of the electors of the City of Miami Beach. There is an exception for the aggregation of development rights on unified abutting parcels, but the clear intent of that exception was for privately owned parcels being aggregated.
- No one would ever have dreamed that the Charter could be interpreted to allow the City to pretend to vacate and deed to a private property owner tens of thousands of feet of roadway with the effect of substantially increasing the floor area of an abutting private development. That clearly flies in the face of the charter language.

Miami Beach United **OPPOSES** this resolution.

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

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

ESTABLISHING THE “AD HOC NEIGHBORHOOD RESILIENCY PROJECTS
ADVISORY COMMITTEE”

R7-K

Executive Summary:

The proposed committee will provide a much-needed vehicle to allow residents and businesses to provide the Commission with valuable advice and concerns.

Why It Matters:

- City of Miami Beach projects to address flooding and sea level rise are arguably some of the most important and costly undertakings planned by the city, which will significantly impact residents’ quality of life and property, as well as commercial interests and property.
- Despite best intentions, there have been many mis-steps that may have been avoided had there been adequate public input prior to projects getting far along.
- This committee would endeavor to share proposed project with affected communities to get input from them on issues that may not otherwise surface as

engineers seek to make the most efficient, but not necessarily best, decisions moving forward.

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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