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Hybrid Commission Meeting



Friday, September 17, 2021 • 8:30 a.m.

City Hall Commission Chamber
1700 Convention Center Drive, 3rd Floor

To participate or provide comments during our
Commission Meeting, join the webinar at:

<https://miamibeachfl.gov.zoom.us/j/81392857671>

Via phone:

301.715.8592 or 888.475.4499 (Toll Free)

Webinar ID: 813 9285 7671



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.

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, Third Floor, 1700 Convention Center Drive, Miami Beach, FL 33139.

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
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MIAMI BEACH
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**The September 17, 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>

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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 Friday? Click [here](#).

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

Commission Meeting September 17, 2021 These are Miami Beach United's Resolutions:

PROHIBITION ON APARTMENT HOTELS

R5-F

Executive Summary:

This resolution seeks to prohibit apartment hotels in the South of Fifth neighborhood where all other transient/short term rentals are already prohibited.

Why It Matters:

1. Apartment hotel uses have provided options for older, historically significant buildings to be renovated, preserved and restored. However, the number of apartment hotel conversions over the last couple of years within the RPS-2 district has negatively impacted existing residential apartment uses, as well as the residential character of the RPS-1 and RPS-2 districts.
2. The zoning already prohibits all short-term-rentals, except apartment-hotels. As we have seen, STRs change the social fabric of neighborhoods.
3. Apartment-hotels are not compatible in this mostly residential apartment neighborhood and should be a prohibited use in order to preserve the quality of life for residents.

Miami Beach United **SUPPORTS** this resolution.

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

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

REPAIRS EXCEEDING 50% TO NONCONFORMING RESIDENTIAL BUILDINGS -

R5-H

Executive Summary:

This ordinance seeks to incentivize the renovation and/or maintenance of buildings by removing the obstacle that the entire building be made to conform to the current land development regulations if the value of the work exceeds 50 percent of the value of the building.

Why It Matters:

- Currently there are two options for buildings which fall into this category: let them continue to deteriorate to the detriment of the safety of the residents, or sell them which will typically result pricing residents out.
- This offers a third option, allowing buildings to maintain all existing non-conforming attributes provided the work includes structural, electrical, life-safety and related repairs to comply with and/or exceed the requirements of the Florida Building Code.
- However, we believe if a property takes advantage of this incentive, the use of the property should revert back to the current use(s) allowed in the underlying zoning district. For example, hotels are not allowed in the RM-1 zoning district. Therefore, if a building is currently operating as a hotel in the RM-1 district and wants to fully renovate the property at a cost of more than 50 percent of its value, the use of the building as a hotel would no longer be allowed.

Miami Beach United **SUPPORTS** this resolution.

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

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

**WAIVER OF REQUIREMENT THAT WRITTEN WARNING BE PROVIDED PRIOR TO
ISSUING NOTICE OF VIOLATION OF EXCESSIVE NOISE LAWS FOR VEHICLES**

R5-L

Executive Summary:

This ordinance seeks to eliminate the unrealistic requirement of issuing a written warning and fifteen minutes to comply prior to vehicles being cited for violating noise laws.

Why It Matters:

- For far too long, unreasonably loud and excessive noise has had an adverse effect and significant impact upon the quality of life of the residents and visitors subjected to such nuisance conduct.
- Enforcement has been virtually impossible because the current requirement that a written warning (and fifteen minutes to comply) be provided prior to the issuance of a notice of violation
- The proposed ordinance would authorize the immediate issuance of a notice of violation without providing 15 minutes to comply and a prior written warning, and will update the penalty fines which haven't been increased since 2006.

Miami Beach United **SUPPORTS** this resolution.

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

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

DEVELOPMENT OF THE 72ND STREET COMMUNITY COMPLEX PROJECT

R7-J

Executive Summary:

The City seeks to move forward with the current vision for the 72nd Street Community Complex, which has become a divisive issue and is significantly different from what was proposed and voted on in the G.O. Bond.

Why It Matters:

- The project was included in the GO Bond, and sold to voters, with a budget of \$53.8 million; with additional soft costs it's budgeted at \$64.4 million.
- All three bidders who responded to the RFP have come in significantly above that cost, with the City planning on moving forward to negotiate with the highest-ranked of those bidders which is also the most expensive, coming in at \$107 million.
- Some additional funding has been identified, but there is still a significant budget shortfall, which the Commission proposes to address by borrowing even more money and selling off yet more public land.
- **At present, only public land that is waterfront needs a voter referendum; we believe that ALL public land being sold (or vacated, for that matter) needs to be put to a public vote.**
- The City is not acting as a fiduciary for its residents when it decides to sell public land, purchased and held as significant assets, in pursuit of a discretionary project funding shortfall.
- Proceeding with a project that is almost twice its projected cost means that other equally valid projects, like the Byron Carlyle (see last item below), which would also have significant benefit to the community, cannot be funded.
- The 72nd Street Community Complex, which is already divisive among neighborhood residents, must be re-examined and reconfigured to fall into the voter-approved funding range. If no such agreement can be reached, the project should be eliminated.

Miami Beach United **OPPOSES** this resolution.

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

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

RESTRICTIONS ON POSSIBLE SALE OF LAND AT 7505 AND 7515 COLLINS

R7-N

Executive Summary:

This resolution initiates the sale of the property where the North Beach library is located. The library consists of five lots and this ordinance would separate the lots in order to allow the city commission to override the existing law that requires sale of city owned waterfront properties to be approved by voters in a referendum.

Why It Matters:

- To sell oceanfront property, the city needs voter approval via a referendum per the charter. The only entity with the authority to sell it is the city WITH VOTER APPROVAL, which begs the question, exactly who is this designed to protect the land from?
- The sale of public land, including this oceanfront property is being proposed to help fund the shortfall between the proposed \$65 million North Beach Community Complex sold to residents as part of the GO Bond, but which is now estimated to cost over \$100 million.

- Selling off city properties should be reserved for either great opportunities or emergencies, neither of which applies in this circumstance. .
- In the past three years we have seen the commission do somersaults to circumvent the many protections built into our municipal code and charter.
- It is in the public's best interest for the commission to adhere to the intent of the law and stop carving out exceptions for special interests.

Miami Beach United **OPPOSES** this resolution.

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

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

OPPOSING THE PRIVATIZATION OF THE VENETIAN CAUSEWAY

R7-Q

Executive Summary:

Earlier in 2021, Miami-Dade County issued an RFP soliciting proposals to develop, maintain and operate Rickenbacker and Venetian Causeways; this effort to privatize the Venetian Causeway is significantly opposed by the City and residents.

Why It Matters:

- The Venetian Causeway is a 2.5-mile two lane roadway winding through a residential neighborhood with 10 low stationary bridges and two bascules (drawbridges) which join City of Miami to the west, and City of Miami Beach to the east.
- The Venetian Causeway has been designated as a Historic Place by the prestigious National Register of Historic Places since 1989 and is also designated as historic by adjacent cities and Miami-Dade County.
- Three residents associations located along the Venetian Causeway, the Venetian Island Homeowners Association, the Belle Isle Residents Association and the Venetian Way Neighborhood Alliance, all oppose the privatization of the Causeway.

Miami Beach United **SUPPORTS** this resolution.

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

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

PRESERVATION OPTIONS FOR EXISTING SINGLE-FAMILY HOMES & ACTION ON THE DEMOLITION OF AL CAPONE'S FORMER HOME

C4-H AND R9-AD

Executive Summary:

While the demolition of pre-1942 single family homes has been an issue of significant concern since at least 2000, the rate of demolition requests has increased significantly of late, including for homes in peak physical condition and/or of significant historic relevance.

Why It Matters:

- Cities across the county, state, country, and world value their history in a way that permits contextual growth, new construction and architecture, AND preserving what

- makes them unique. Without finding a better path forward, one of the most significant aspects of what makes Miami Beach so special will be destroyed forever.
- It is widely accepted that the greenest home is the one which is already standing. As a fragile barrier island community which claims to be prioritizing resiliency strategies, not taking a firm stance against unnecessary demolitions is wholly irresponsible.
 - Specific to the designation of Al Capone's House, which the Historic Preservation Board has recommended, as one historian says, "Preserving Capone's home isn't glorifying a gangster. It's saving Miami Beach history."

Miami Beach United **SUPPORTS** these items.

Read the MBU Resolution in its entirety by clicking [HERE](#) including various relevant links

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

THE SENIOR AFFAIRS COMMITTEE'S MOTION REGARDING THE BETTER BUS PROGRAM

R9-AH

Executive Summary:

In the quest to provide better, more efficient public bus transportation, Miami-Dade County may be unwittingly advocating against Miami Beach riders' best interests.

Why It Matters:

- The Dade County Bus System is primary source of transportation for seniors and those with disabilities.
- There is concern that no outreach was done to the local community to find out how it would affect them to remove over 100+ bus sites across Miami Beach.
- We urge the City evaluate the impact on seniors and disabled persons of implementing the recommendations of the Better Bus Project,

Miami Beach United **SUPPORTS** this item.

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

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

FUNDING OF A CONCEPTUAL DESIGN FOR THE BYRON CARLYLE THEATER

R9-AJ

Executive Summary:

It has been 6 months since the Miami Beach Commission voted to maintain ownership of the Byron Carlyle. In May 2021, a study assessing the conditions of the location, and presented options and recommendations, with cost estimates, was completed.

Why It Matters:

- The iconic theater, in the middle of North Beach's Town Center, has been shuttered for too long.
- Activation of the Byron Carlyle as a full Cultural Center for the community and visitors alike, will help revitalize the area, producing economic growth and enhancing the quality of life for residents and beyond.

- See the attached proposal for one such vision crafted by the resident group which mobilized to save the theater.
- It is now incumbent on the commission to initiate a process that will determine the concept and design for an arts and culture center at the Byron Carlyle, and the steps to move forward, without any further delay.

Miami Beach United **SUPPORTS** this item.

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

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



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.