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## Planning Board Meeting

**The June 21st 2022 Planning Board 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/86143426327>

**To join via phone:**

US: +19292056099,,86143426327# or 877 853 5257 (Toll Free)

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](#).**

**Planning Board June 21st, 2022  
These are Miami Beach United's Resolutions**

## VACATION OF A PORTION OF THE ALTON COURT, BETWEEN LINCOLN ROAD AND 17TH STREET

**PB22-0532**

### **Executive Summary:**

This is a proposed vacation of an alley way so that the owner can transfer the allowable F.A.R. from one of their buildings to another in order to build a Class-A office space project on Alton Road.

### **Why It Matters:**

Miami Beach United **OPPOSES** this application.

- Miami Beach Land Use regulations do not permit transferring FAR between non-contiguous parcels in this zoning district, so what is proposed is not permitted
- To get around this problem, the applicant seeks to “vacate” the alley known as Alton Court to create a unified development site that spans both sides of the existing alley. But the alley will still be open to vehicular traffic, so this “vacation” is for the sole purpose of increasing the FAR of the applicant’s development on west side of Alton Road.
- Lawyers for developers have argued that the City Charter doesn’t mean what it clearly says, and developers should be permitted to transfer FAR across alleys without voter approval.
- To get around this problem, the applicant seeks to “vacate” the alley known as Alton Court to create a unified development site that spans both sides of the existing alley. But the alley will still be open to vehicular traffic, so this “vacation” is for the sole purpose of increasing the FAR of the applicant’s development on west side of Alton Road.
- Before acting on this application, the Planning Board should give Miami Beach voters an opportunity to clarify whether they want the right to approve an increase in FAR on development parcels resulting from alleys being vacated.

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

## SALE OF CITY PROPERTY AT 266 87 TERRACE AND AT COMMERCE STREET AND JEFFERSON AVENUE

**PB22-0535 AND PB22-0536 (also on Commission Agenda)**

### **Executive Summary:**

This resolution authorizes the sale of the vacant City-owned parcel at 266 87th Terrace to an LLC for the total sales price of \$4,600,000

### **Why It Matters:**

Miami Beach United **OPPOSES** this application.

- The sale is predicated on the provision that the proceeds are applied to fund capital projects for the Miami New Drama Cultural Facility at Collins Park Garage and the Byron Carlyle Theater.
- Despite this provision, once land is sold, we can never get it back.
- City property should never be sold unless there is a truly extraordinary and compelling reason, which does not exist in this case.

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

## NORTH BEACH OCEANSIDE FAR OVERLAY

**Executive Summary:**

These comprehensive plan and LDR amendments, which would need to be put before the voters on the November ballot, would create an overlay within the North Beach Historic Resort District that would increase F.A.R. by 50% for parcels bounded by Collins and the ocean, and 66th and 68th streets.

**Why It Matters:**

Miami Beach United, along with the rest of the city, is eager to see the North Beach community surrounding the abandoned Deauville property restored to bustling commerce for residents, tourists, and business owners. However, we **OPPOSE** this proposed overlay for a number of reasons; these are just a few:

- As the City writes on its own website, "Receiving local historic designation in 2005, the North Beach Historic Resort District district stretches from 63 to 71 Streets along Collins Avenue. After World War II, when hoteliers were given the official go-ahead by the city to present live performances, this area developed into a major tourist and entertainment attraction populated by large, luxurious resort hotels fronting the Atlantic Ocean." **This overlay undermines that historic designation and would change the district irreversibly.**
- As of yet there has not been any project presented which might warrant a dramatic 50% increase in FAR.
- The buildable square footage allowable under the current FAR of 3.0 as of right already allows for a significantly larger development than currently sits on the land within the proposed overlay (approximately 719k sq. ft. including amenities); increasing the allowable FAR to an excessive 4.5 would take that well over 1 million+ sq. ft.
- The city is asking for the electorate to take an enormous leap of faith - not a single massing study has been provided to illustrate what the possible impacts to sightlines, skylines, shade, etc. might be on the surrounding neighborhood from the ocean and the street sides, or for the neighbors to the north and south
- Even as the City proposes increasing FAR by 50%, it is doing so without asking for ANY public benefit in return.
- There are virtually no other parts of the city where there is such a high FAR, other than the Wolfsonian expansion project and the North Beach Town center projects, neither of which are oceanfront property.
- This is a tremendously rushed endeavor; when and if a project gets proposed which might seek additional FAR, that would be the time to begin community outreach, and work through the vetting process of the various city Boards, and bring it to the voting electorate to determine the best desired outcome. There is no justification to provide carte blanche before a single rendering of a project has been shared.

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

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**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.

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