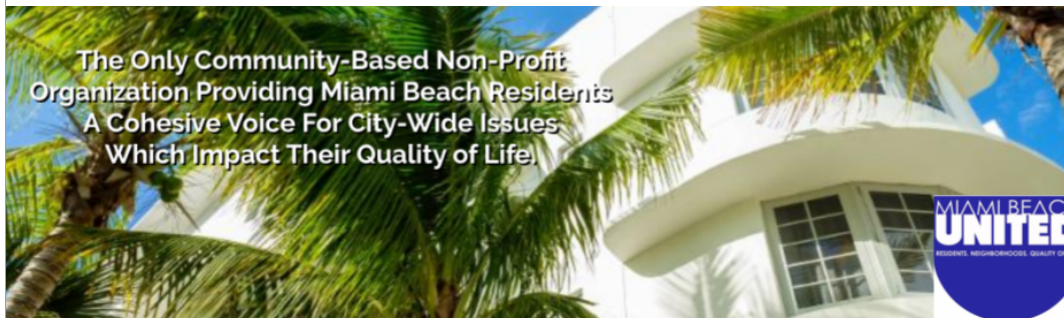




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The Only Community-Based Non-Profit  
Organization Providing Miami Beach Residents  
A Cohesive Voice For City-Wide Issues  
Which Impact Their Quality of Life.

We advocate for Residents of Miami Beach! Click [here to join us!](#)

## City Commission Meeting

**The December 14th, 2022 Commission Meeting starts at 8:30 a.m. with the Sutnick Hour where residents may speak on any topic.**

**To join the virtual commission meeting via Zoom:**

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

Access ID 81392857671#

**To join via phone:**

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

Webinar ID: 81392857671#

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 December 14, 2022  
These are Miami Beach United's Resolutions:**

## Demolition by Neglect -- Replication Requirements

### R5 B

#### Executive Summary:

This item strengthens and clarifies the existing laws governing what happens with buildings that are demolished as a result of neglectful ownership.

#### Why It Matters:

Miami Beach United **SUPPORTS** this item.

- This item would strengthen the City's demolition by neglect procedures and provide more specific guidance to both property owners and the Historic Planning Board.
- It would establish clear and objective criteria consistent with the Secretary of Interior's Standards for the Reconstruction of Historic Buildings, for the Board to evaluate during their review of applications for Certificate of Appropriateness.
- Making these changes will not lessen the ability of the HPB to make decisions on a case by case basis as to how to proceed.
- It will dis-incentivize derelict owners from trying to circumnavigate the city's laws regarding demolition by neglect.

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

## Resiliency Code and LDR Update Establishing a Comprehensive Zoning Ordinance, Hereafter Known As The Resiliency Code.

### R5 G

#### Executive Summary:

The current Land Development Regulations (LDRs) were adopted on September 21, 1989 and took effect on October 1, 1989. Over the years the LDR's have been updated many times in order to authorize specific developments, address changing conditions, and address environmental concerns. As a result of over 32 years of updates, the Code has become cumbersome to read and comprehend. This ordinance seeks to update the LDRs and the resiliency code to streamline functionality, make a more transparent and navigable tool, and incorporate most up-to-date resiliency/climate change knowledge.

#### Why It Matters:

Miami Beach United agrees that the City should update and reorganize the Land Development Regulations in order to make it easier to understand. Beyond the reorganization, however, actual changes to the zoning have been proposed; Miami Beach United opposes two zoning changes, and changes and therefore **MBU IS NOT IN SUPPORT** of the overall ordinance:

- MBU disagrees with removing average unit size requirements for residential buildings because doing so would allow all units to be the minimum size of 550 sf. Even with zoning prohibitions on short term rentals, smaller units are especially attractive as STRs and this use will be difficult to prevent. An average unit size of 850 SF still would permit plenty of units as small as 550 SF and an ensure a balance between small, medium and large units. Furthermore, the City has already approved zoning for over 1,000 microunits in North Beach and the Washington Avenue corridor which have yet to be built and will serve the market for low-cost housing.
- MBU also disagrees with the plan to omit outdoor areas from the calculation to determine 35% maximum allowable accessory use. Outdoor open-air floor area absolutely should be included because this is where most noise violations are committed. We believe this proposal could increase undesirable outdoor usages. We disagree with staff that outdoor areas cannot be measured because outdoor

bars, restaurants, and movie theaters are specific areas and can be measured accurately.

Lastly, the process for these zoning changes has not been followed. Neither proposal was discussed by the Planning Board and neither ordinance was accompanied by a draft with strikeouts and underlines. Transparency is crucial and it is missing here.

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

**A resolution re-establishing the “Ad Hoc Neighborhood Resiliency Projects Advisory Committee,” for a period of one year.**

**R7 C**

**Executive Summary:**

This resolution would re-establish a committee to advise the administration and city commission in connection with the city's resiliency projects in order to improve planning and delivery of these critical projects, with a focus on how it impacts and is communicated with residents.

**Why It Matters:**

As a resident-focused organization, Miami Beach United **SUPPORTS** this resolution, which re-establishes a committee that provides a dedicated forum for engaging residents and providing input, feedback, and recommendations to enhance the communication and delivery of infrastructure and resiliency projects critical to our City's current and future quality of life.

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

**A resolution establishing the “Ad Hoc Permit Process Improvement Advisory Committee,” for a period of one year.**

**R7 D**

**Executive Summary:**

This resolution would establish a committee to advise the administration and city commission to make recommendations on improving permit processes and customer experiences.

**Why It Matters:**

As a resident-focused organization, Miami Beach United **SUPPORTS** this resolution, this resolution because its goal is to identify and help find solutions for troublesome and longstanding difficulties residents face during the permit process, hopefully initiating improvements that greatly enhance residents' experience.

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

**Request for approval to issue request for qualifications (RFQ) for architectural design services for the 72nd Street Community Complex.**

**C2 D**

**Executive Summary:**

This discussion item concerns progressing with the aquatic complex, approved by voters in the 2018 G.O. bond for a project of a significantly smaller scope, and at a SIGNIFICANTLY lesser cost.

**Why It Matters:**

Miami Beach United **DOES NOT SUPPORT** this item.

As costs continue to escalate dramatically (from \$65 million to more than \$120 million), Miami Beach United believes that the time has come to **terminate the original 72nd Street Community Complex project** and reconsider how the \$53.8 million in G.O. Bond funds could be reallocated to other projects in the North Beach area that will have greater cost/benefit to the residents of this neighborhood. We've always had doubts that constructing an expensive Olympic sized-swimming pool on top of a parking garage would spur the type of neighborhood development envisioned by its proponents – especially when considering that the area already has a beautiful beach, a nearby public pool, and an existing library.

Instead of proceeding with yet another Request for Qualifications (RFQ) encompassing the identical elements that have led to exorbitant cost estimates, we think the next step should be for the City to hold charrettes with North Beach residents and business interests to determine what new or improved amenities are truly wanted by the neighborhood. These should be considered alongside any critical infrastructure needs requiring capital funds, and then, all these projects should be prioritized considering budget constraints.

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

**Resolution to prioritize G.O. Bond funding for the renovation of the Byron Carlyle Theater as soon as possible.**

**R7 E**

**Executive Summary:**

The commission committed, going back years, to a process that will determine the concept and design for an arts and culture center at the Byron Carlyle, and to steps to move forward, without any further delay, with transparent and active community engagement. That hasn't happened yet; this seeks to rectify that situation.

**Why It Matters:**

Miami Beach United **SUPPORTS** this resolution directing the administration to prioritize G.O. Bond funding for the renovation of the Byron Carlyle Theater as soon as possible. It has been over two years since the Miami Beach Commission rejected the RFP to demolish the Byron Carlyle. After the vote, various members of the commission and the mayor promised to activate the theater quickly. Shortly thereafter, the Commission received the assessment it requested from MC Harry Assoc. that included renovation of the theater for under \$20 million. In September 2021, the Commission passed a resolution sponsored by the late Commissioner Mark Samuelian directing the Administration establish a path forward for the Byron Carlyle. And yet the historic theater still remains shuttered and abandoned, not only robbing the area of the positive economic impact a working cultural center would provide, but also putting the building at risk of receiving a County condemnation order, and demolition by neglect, like happened to the Deauville Hotel.

After losing the Deauville Hotel and the Log Cabin, there is little history left to save in North Beach. Time and time again, including on the survey prepared by Miami Beach, residents have said they want to repair the Byron Carlyle and transform it into a cultural center. The Cultural Bond approved by voters calls for the “renovation” of the historic

theater, **not its demolition**, and the ballot item does not mention private development. And yet members of the Administration and others have been claiming the Cultural Bond calls for tearing the theater down and continue to press for a project that involves private development. The residents of North Beach spoken and they have waited long enough. It is time for Miami Beach to deliver. As we said in September 2021, over a year ago, we call in the commission to move forward with haste to develop plans for the repair

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 15,000 subscribers, 76% of whom are registered Miami Beach voters.

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