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City Commission Meeting

The **FRIDAY, April 28, 2023** 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 Monday? Click [here](#).

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

WASHINGTON AVENUE OVERLAY/CO-LIVING AMENDMENTS TO EXTEND THE DEADLINE. DEVELOPER MUST OBTAIN BUILDING PERMIT FROM MARCH 1, 2023

TO SEPTEMBER 1, 2027

R5A Sponsored by Arriola -- 10:10 a.m. Second Reading Public Hearing

Executive Summary:

Microunits and co-living units are being proposed as alternative forms of housing which may help address the affordable housing crisis. However, these new paradigms for living are as yet unproven in Miami Beach, and may provide as many challenges as they might opportunities.

Why It Matters:

Miami Beach United **DOES NOT SUPPORT** this ordinance. There are already approximately 1000 micro/ co-living units approved for sections of North Beach Town Center and Washington Avenue, with not one built/occupied yet. Instead of learning from those and adjusting as needed, this seeks to expand the area on Washington Ave where more co-living units can be built and extend by four full years the time limit to get a permit to build. We have absolutely no information on how these new forms of living may impact our city's already-stressed sewer lines and other infrastructure, parking, and traffic. None of these are located anywhere near the biggest employer on the beach, Mount Sinai Hospital, where there may be a use for this sort of housing. And there is no explanation offered for why the time limit to obtain a permit has been extended by four, rather than just one year...perhaps to allow even more developers to put their own plans together for yet more co-living units. Would it not be more prudent to learn from the first ones to be completed to course correct as needed, rather than building all under the same guidelines and being stuck with a model that may not work at all, or which needs refining?

Read the Commission documents by clicking **HERE**.

DISCLOSE TO VOTERS THE MAXIMUM SQUARE FOOTAGE THAT WOULD RESULT
FROM A PROPOSED FAR INCREASE

R5F Sponsored by Gonzalez -- 10:35 a.m. Second Reading Public Hearing

Executive Summary:

This is an ordinance to require that maximum Floor Area be identified when an FAR increase is presented to the voters as a ballot question in order to help voters better understand and visualize the potential neighborhood impact of granting an increase.

Why It Matters:

This is an ordinance to require that maximum Floor Area be identified when an FAR increase is presented to the voters as a ballot question. Miami Beach United **SUPPORTS** this ordinance, including the Planning Board's recommendation which was approved 7-0 to also include a massing study. In this way, voters will have vital information to help formulate a decision at the polls.

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

TO ADOPT BUSINESS REGULATIONS APPLICABLE TO THE MANAGEMENT OF
RESIDENTIAL PROPERTIES BY CO-OWNED HOUSING UNIT MANAGERS

[R5H](#) Sponsored by Fernandez -- 10:45 a.m. Second Reading Public Hearing

Executive Summary:

Throughout the country, fractional ownership of luxury vacation homes, (through companies such as Pacaso, Ember, Here, Kocomo, and others) are increasingly causing deleterious quality of life issues for residents where these properties are located, including parking, noise, traffic and a degradation of the sense of community.

Why It Matters:

Miami Beach United **SUPPORTS** the efforts of the Commission to establish regulations regarding fractional ownership of property in Miami Beach. Throughout the country, fractional ownership of luxury vacation homes, (through companies such as Pacaso, Ember, Here, Kocomo, and others) are increasingly causing deleterious quality of life issues for residents where these properties are located, including parking, noise, traffic and a degradation of the sense of community. We further urge the Commission to require that dedicated support resources, including 24/7 contact information for each OWNER be provided to the City which shall be updated annually, and that, as far as legally possible, the number of owners (individuals and/or corporate entities) in any one property be assigned a maximum limit, such as eight (8) in order to reduce potential for degradation of our community.

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

AMENDING/RESTATING THE MIAMI BEACH EMPLOYEES' RETIREMENT PLAN

(shortens vesting for elected officials and charter employees to 4 years)

[R5J](#) Sponsored by Richardson -- 2:25 p.m. Second Reading Public Hearing

Executive Summary:

Originally brought to FERC in 2021, this item was intended to solely deal with finding an equitable solution for six (6) employees who were fully vested in their pension, left City employment, subsequently returned to City employment, and re-vested under a different tier of the Pension Plan. Recently, and not part of the original inquiry, a commissioner has inserted other amendments to better align the Pension Plan to the City Charter and City Code, particularly as it relates to Charter Officers and Elected Officials.

Why It Matters:

Miami Beach United **DOES NOT SUPPORT** the way the change in vesting for elected officials and Charter Officers is being handled. While the proposed ordinance has several reasonable clean up provisions to deal with employees who return to service after leaving the City, it seems totally inappropriate for elected officials to vote themselves a substantial increase in compensation by

shortening the pension vesting period without voter approval. The Charter requires salary increases to be approved by voters, but unfortunately is silent on pension enhancements, which can have an even greater impact on the City's operating expenses. We like the current 5-year vesting requirement since a commissioner must be reelected or a Charter Officer serves for at least five years to receive the pension benefit, which requires sustained good performance. At a bare minimum, if approved, this pension enhancement should not take effect until January 2024 for elected officials.

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

Prohibit Sale and Consumption of Alcohol in Art Deco Cultural District After 2:00 AM and Criteria for Exceptions

[R5K](#) Sponsored by Gelber -- 2:30 p.m. Second Reading Public Hearing

Executive Summary:

The ballot question asking Miami Beach voters whether they would "support changing this [alcohol consumption] 5:00 A.M. termination time to 2:00 A.M. throughout the City, with specific locations and related restrictions and exceptions, to be determined by City Commission by Ordinance?" by over 56% of voters. Seeking to find balance between our nightlife/tourism industries and residents' quality of life issues is a tough task. We believe these ordinances may be additional steps to do so.

Why It Matters:

Miami Beach United **SUPPORTS** this ordinance amendment which rolls back the hours for the sale and consumption of alcohol from 5 AM to 2 AM in the Art Deco Cultural District, with exceptions to be based upon procedures and criteria as stated. In addition, we **OPPOSE** allowing private clubs to obtain after hours license permitting them to serve alcohol after 2 am. This has enormous potential for abuse by promoters who would offer memberships to their patrons to allow them to serve alcohol until 5 am in areas where it would otherwise be prohibited.

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

PROHIBIT SALE AND CONSUMPTION OF ALCOHOL AFTER 2:00 AM AT ESTABLISHMENTS ALONG WEST AVE AND ALTON RD & BETWEEN 5TH STREET AND COLLINS CANAL (INCLUDING SIDE STREETS)

[R5L](#) Sponsored by Gelber -- 2:31 p.m. Second Reading Public Hearing

Executive Summary:

The ballot question asking Miami Beach voters whether they would "support changing this [alcohol consumption] 5:00 A.M. termination time to 2:00 A.M. throughout the City, with specific locations and related restrictions and exceptions, to be determined by City Commission by Ordinance by over 56% of voters. Seeking to find balance between our nightlife/tourism industries and

residents' quality of life issues is a tough task. We believe these ordinances may be additional steps to do so.

Why It Matters:

Miami Beach United **SUPPORTS** this ordinance to prevent the nightclub industry from drifting into the West Avenue residential neighborhood which would negatively impact the 10,000 full-time residents who live there. Since this ordinance has already been adopted in Sunset Harbour and South of Fifth, unless there is equal protection among the three neighborhoods, it is likely that a concentration of late-night bars and clubs will locate along Alton Road and West Avenue. Screeching cars and crowds of bar patrons cause late night noise throughout the evening and into the morning, especially as patrons leave the bars at 5:00 am. We see the problem escalating unless action is taken.

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

REFERRAL TO THE PLANNING BOARD: ALTON ROAD OFFICE HEIGHT OVERLAY –
TO INCREASE F.A.R by 25% (i.e. 0.5 BONUS F.A.R.)

[C4B Sponsored by Dominguez](#)

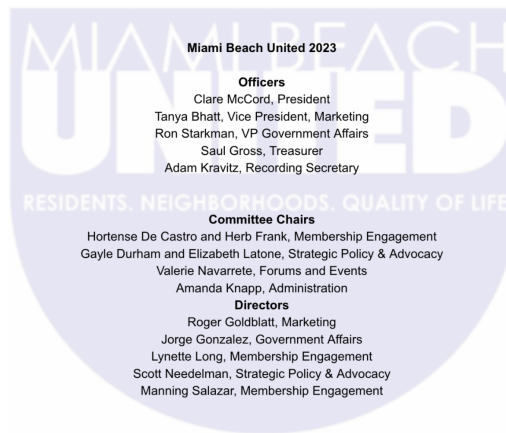
Executive Summary:

This ordinance would allow all developments to receive the bonus FAR incentive, thus avoiding any incentive for any particular development.

Why It Matters:

Miami Beach United **OPPOSES** this ordinance and urges the Commission **NOT** to refer it to the Planning Board. This ordinance creates a loophole to include office development in the .5 FAR bonus. The bonus FAR ordinance was never intended to be applied to an existing building. The intention was any residential component of a project had to be new construction as part of the development. If a unified development site is formed where there is an existing building and the potential for new construction, the entire site should abide by all current zoning regulations. This ordinance would allow all developments to receive the bonus FAR incentive, thus avoiding any incentive for any particular development.

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 8,000 subscribers, the majority of whom are registered Miami Beach voters.

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