

Subject: Fwd: Nautilus Area Homeowners Association ("NAHA") Board Resolution - 4000 Alton Road Project
Date: Tuesday, October 13, 2020 at 8:37:37 PM Eastern Daylight Time
From: Aguila, Raul
To: Mooney, Thomas, Kallergis, Nick
Attachments: NAHA Resolution - 4000 Alton Road Project FINAL AS SENT 9120 Clean.docx, ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: Cynthia Jacobs <cynjacobs61@icloud.com>
Date: October 13, 2020 at 6:39:20 PM EDT
To: "Gelber, Dan" <DanGelber@miamibeachfl.gov>, "Richardson, David" <DavidRichardson@miamibeachfl.gov>, "Arriola, Ricky" <RickyArriola@miamibeachfl.gov>, "Meiner, Steven" <StevenMeiner@miamibeachfl.gov>, "Samuelian, Mark" <Mark@miamibeachfl.gov>, "Steinberg, Micky" <MickySteinberg@miamibeachfl.gov>, "Gongora, Michael" <Michael@miamibeachfl.gov>, "Morales, Jimmy" <JimmyMorales@miamibeachfl.gov>, "Aguila, Raul" <RaulAguila@miamibeachfl.gov>
Subject: Re: Nautilus Area Homeowners Association ("NAHA") Board Resolution - 4000 Alton Road Project

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Dear Mayor Gelber, Commissioners, City Manager Morales and City Attorney Aguila:

Good evening. I hope that all of you are doing well.

Tomorrow when you vote on the Mast Capital project located at 4000 Alton Road, I would like to remind you of the below email sent from the President of our Nautilus Area Homeowners Association ("NAHA") on September 7, 2020 (Copy of NAHA Board Resolution is attached).

NAHA represents homeowners in the neighborhood directly north of 41 Street and the NAHA Board passed a Resolution dated September 1, 2020 which opposes the Mast Capital 4000 Alton Road Project plan and all zoning changes put forth by Mast at the August 25, 2020 Planning Board meeting. At that meeting, the Planning Board voted unanimously (6-0) to send an unfavorable recommendation to the City Commission.

Although now Mast Capital may not be requesting the height increase now and only reduced set backs, I would like to reiterate the homeowners' concerns that the Mast Capital project does not belong in the proposed location. The City should be acquiring the alleged FDOT surplus parcel for greenspace or City use. Why have a project that sits right at the entrance or exit of Miami Beach so there is no green space to block the concrete buildings? That is what will happen with the reduced set backs and the acquisition of the FDOT property to become a part of the project. Why can't we keep mid Beach without such high concrete density? The beauty of the entrance and exit to Miami Beach on Alton and 41st Street, where Mast Capital wants to build, will definitely take away that green space and you will immediately see a huge condo building upon your arrival/departure to/from mid Beach. If FDOT will

transfer the FDOT property to the City, why won't the City negotiate that acquisition?

Please retain the beauty of Miami Beach at the 41st and Alton entrance. Please do not allow a developer to tarnish our entrance to our City. Please vote against any zoning changes for this project.

Thank you for your consideration

Cynthia (Cindy) Jacobs, Board member
Nautilus Area Homeowners Association
Born and raised on the Beach (59 years)

On September 7, 2020 at 1:47 PM, Michael Burnstine <mburnstine@att.net> wrote:

Dear Mayor Gelber, Commissioners Steinberg, Samuelian, Gongora, Meiner, Arriola, Richardson, City Manager Morales and City Attorney Aguila:

On behalf of the Nautilus Area Homeowners Association (“NAHA”) Board, please find attached the Board Resolution dated September 1, 2020 which opposes the Mast Capital 4000 Alton Road Project plan and all zoning changes put forth by Mast at the August 25, 2020 Planning Board meeting. At that meeting, the Planning Board voted unanimously (6-0) to send an unfavorable recommendation to the City Commission.

Sincerely,

Michael Burnstine
President, Board of Directors
Nautilus Area Homeowners Association

Subject: Fwd: MBU Resolutions at City Hall Wednesday, October 14, 2020
Date: Tuesday, October 13, 2020 at 6:44:46 PM Eastern Daylight Time
From: Steinberg, Micky
To: Kallergis, Nick

Begin forwarded message:

From: Miami Beach United <info@miamibeachunited.org>
Date: October 13, 2020 at 10:58:21 AM EDT
To: mickysteinberg@miamibeachfl.gov
Subject: MBU Resolutions at City Hall Wednesday, October 14, 2020
Reply-To: info@miamibeachunited.org

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We Advocate for Residents of Miami Beach!

We are a community-based 501(c)4 not-for-profit organization providing Miami Beach residents a cohesive voice for city-wide issues that impact our quality of life. Click here to [join us!](#)

We hope all of you, our neighbors, friends, colleagues and greater community, are staying safe and are #stayinghome. We know that there is untold hardship for far too many with this silent stealthy disease, which is wreaking havoc on lives in every possible way - health, emotional well-being, financial survival. We commend all for taking the necessary precautions, and for toeing the line when it goes against the very nature of this city, to stay apart and keep our heads down. However, the faster we get through this, the more we learn, and the quicker we can adapt, adjust, rebuild and soar to greater heights, together. The City of Miami Beach has been doing a remarkable job of communicating. If you haven't already signed up for the City's CORONAVIRUS direct emails, or text alerts to your phone, you can do so via this link on the City's website. On behalf of the entire Board...stay safe. Stay home. See you on the flip side!

For information
about the **Census**,
which has been
extended to 10/31/20,
and voter
information, please
click [here](#).

The October 14, 2020 Commission Meeting will be held VIRTUALLY.

To join the virtual commission meeting via Zoom:

Please click this link to join the webinar: <https://us02web.zoom.us/j/87066995212>

Access ID is 870 6699 5212

To join via phone:

US: +301.715.8592 or 888.475.4499 (Toll Free)

Webinar ID: 870 6699 5212

It will also be streamed live on MBTV, 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:

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.

Commission meetings start at 9 a.m. at the Commission Chambers.

There is a Sutnick Hour, at which residents may address the Commission on any subject, from 8:30-9:00 a.m.

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 October 14, 2020 These are Miami Beach United's Resolutions

REFERRAL TO THE NEIGHBORHOOD AND QUALITY OF LIFE COMMITTEE TO DISCUSS THE POSSIBILITY OF HAVING NEIGHBORHOOD PUBLIC MEETINGS ON A SEMI-ANNUAL BASIS C4R

Executive Summary:

This proposal would result in bi-annual, city-sponsored, town-hall style meetings between City staff and officials and the residents of our City. These meetings would allow for residents from South, Mid, and North Beach to interact with City staff and officials to address issues, ask questions, and express concerns that are specific to their neighborhoods.

Why It Matters:

- It bridges the communication gap regarding projects and issues specific to each neighborhood within our City.
- It would greatly increase citizen understanding of the work being performed by City government in their respective neighborhoods.
- Allows all residents to participate, not just neighborhood or condo association representatives.

Miami Beach United **SUPPORTS** this resolution.

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

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

SIMPLIFICATION OF SINGLE-FAMILY REGULATIONS AND DRB ADMINISTRATIVE REVIEW PROCEDURES

R5A

Executive Summary:

This resolution seeks to simplify single-family home development regulations and streamline the Design Review Board (DRB) process. Additionally, it removes the fee for home-based businesses.

Why It Matters:

- The current process is confusing and time consuming.
- The development review process as it stands can be difficult, lengthy and costly.
- With more people working from home due to COVID-19 this would be one less obstacle 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](#)

4000 ALTON ROAD EXPANSION

R5J, R5K, R5L

Executive Summary:

This resolution seeks to modify the zoning of this small parcel to accommodate a specific project at 4000 Alton which would negatively impact this area and its residents in terms of traffic, access, and quality of life.

Why It Matters:

- This area is one of the key entrance points to our city and it should be carefully considered and handled.
- This is a piecemeal approach to zoning to benefit a particular project.
- Much of the affected community believes that there is no amount of public benefit that will match the negative impact on the community.

Miami Beach United **OPPOSES** this resolution.

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

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

FAENA DISTRICT OVERLAY

R5M

Executive Summary:

This resolution seeks to grant a height increase in the Faena Historic District to build a new tower which could overshadow contributing historic structures. There is already an existing approval for a 200 foot tower plus a 3 foot waiver. The new tower is proposed at 250 feet and would dwarf the historic Versailles, which is approximately half that height.

Why It Matters:

- Height increases in historic districts must always be considered with great caution.
- The developer has taken on the responsibility to restore this historic gem, and must be held accountable for doing so with all due haste regardless of any other incentives they may or may not receive.

Miami Beach United **OPPOSES** this resolution.

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

Read the Commission Documents by Clicking [HERE](#)

MINIMUM FLOOD ELEVATION REQUIREMENTS FOR NON-RESIDENTIAL BUILDINGS R5Q

Executive Summary:

This resolution seeks to modify the definition of "height of building" in an effort to increase resiliency to sea level rise in order to avoid the need for major alterations in the future. It would apply only to commercial structures and to their construction, repair or rehabilitation.

Why It Matters:

- The South Florida Climate impact study release in 2019 indicates that sea levels are rising at a faster rate than predicted.
- It's important to apply flood resiliency to all existing and new construction, repair and rehabilitation to avoid costly redos in the future.

Miami Beach United **SUPPORTS** this resolution.

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

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

INSTALLATION OF AN EMERGENCY POWER OFF (EPO) DEVICE ON RENTALS OR LEASES OF MOPEDS, MOTORCYCLES, AND MOTORIZED BICYCLES R5R

Executive Summary:

This resolution seeks to impose further restrictions on moped, motorcycle and motorized bicycle rentals by requiring the installation of an emergency power off (EPO) device onto each vehicle.

Why It Matters:

- The proliferation of rental mopeds exacerbates the out-of-control situation on Ocean Drive and beyond.
- Safeguards already enacted have failed to curtail this behavior and so more restrictions and enforcement are needed.

Miami Beach United **SUPPORTS** this resolution.

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

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

IMPLEMENTATION OF GENERATORS ON A CASE-BY-CASE BASIS FOR STORMWATER PUMP STATIONS R7H

Executive Summary:

This resolution seeks to eliminate the requirement that all new stormwater pump stations be served by a dedicated back-up electrical generator by relying on FPL to provide alternate power sources. And while there may be situations where redundant power would not be feasible without installation of a permanent generator, this would be considered on a case-by-case basis.

Why It Matters:

- Generators create major significant eyesores on City streets and near parks.
- Permanent generator installation can be very costly.

Miami Beach United **SUPPORTS** this resolution.
Read the MBU Resolution in its entirety by clicking [HERE](#)
Read the Commission documents by clicking [HERE](#)

2020 Miami Beach United Board of Directors

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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.

Miami Beach United | Streamline Properties/Saul Gross, 1125 Washington Avenue, Miami Beach, FL 33139

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Subject: Fwd: 4000 Alton Rd.
Date: Tuesday, October 13, 2020 at 6:43:57 PM Eastern Daylight Time
From: Steinberg, Micky
To: Kallergis, Nick

Begin forwarded message:

From: Roberto Cid <rmcid@stpatrickmiamibeach.com>
Date: October 9, 2020 at 9:08:30 AM EDT
To: "mickysteinberg@miamibeachfl.gov" <mickysteinberg@miamibeachfl.gov>
Subject: FW: 4000 Alton Rd.

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Dear Commissioner Steinberg,

Below for your information is an e-mail I sent to Commissioner Richardson. It is my sincere hope that you will follow the recommendation of the Planning Board, listen to the homeowners' associations and the neighbors and vote against any change in zoning, variances or the creation of a new district as requested by Mast capital. I further hope that your careful review of the e-mails will lead you to support the acquisition of FDOT surplus land by the City of Miami Beach.

Fr. Roberto Cid

From: Roberto Cid
Sent: Wednesday, October 7, 2020 6:04 PM
To: Richardson, David <DavidRichardson@miamibeachfl.gov>
Cc: Callejas, Luis <LuisCallejas@miamibeachfl.gov>
Subject: RE: 4000 Alton Rd.

Dear Commissioner Richardson,

Thank you for your response to my email concerning the FDOT parcel in question. Per your recommendation, I did not just look at the map but went to the site and would like to share with you additional information that has been gathered from FDOT and City staff.

The Florida Department of transportation parcel, as you know has, been declared surplus. This parcel is at the entrance to Miami Beach on the south side of the Julia Tuttle Causeway (Julia Tuttle), behind the Talmudic University and the Mast property. It is the east parcel owned by FDOT, to the west is another FDOT parcel used for staging and debris collection. Between these two FDOT parcels is a road connecting Alton road south to north, and an entrance to the Julia Tuttle west bound. This parcel can be accessed from an existing road currently used by the

City's Public Works Department to access the pump station, located between Talmudic University and the Julia Tuttle.

During a meeting I had with James Wolfe, FDOT District 6 Secretary and Daniel Iglesias, FDOT Director of Development on August 28, 2020, Mr. Wolfe stated that a transfer of the parcel to the City of Miami Beach could be made for public use at no cost. This has been done with transfers of property to other governmental entities, including the City of Miami Beach when North Shore Open Space and the parking lots to the west were transferred to the City at no cost.

The City can utilize this parcel for debris storage /removal after a storm and staging of projects utilizing the entry point that exist and reflected in the above paragraph. However, if this is not the choice of the City Administration to do, this parcel can be utilized for water management, as stated by the Public Works to the residents. Additionally, this parcel if it remains as green space for water management, it will further the City's compliance with the State Comprehensive plan for open space. A building on this parcel would destroy the view as one enters our City through the Julia Tuttle and/or drives through the connecting road from Alton Road south to north.

The intersection of Alton Road and 41st Street is currently at a Level of Service (LOS) D. As per the City's Planning Department, Chief of Community Planning and Sustainability, there are no levels of service for traffic adopted in the State Comprehensive Plan, however a LOS D is a failing grade and only to become worse if the Mast Project with the requested variances and expansion into the FDOT parcel is approved. A LOS D in a school district and single family neighborhood is not acceptable nor a public benefit.

On February 2014, the City Commission adopted ordinance 2014-3839 which increased the height limit from 60 feet to 85 feet for the area fronting the west side of Alton Road between 41st Street and west 34th Street (Talmudic Site). There was a companion land use map and zoning map amendment to expand the RM-2 area, as the Talmudic University had acquired surplus land from FDOT. These variances were granted in 2014, and typically expire in 18 months, unless there are extensions granted by the State due to unforeseen circumstances such as a hurricane, a pandemic , etc. A question arises as to why the Talmudic University and Mast project continue to benefit from these variances, that would have otherwise expired.

I trust this information helps you and all of the elected officials to act in the best interest of the public, reject the variances requested by Mast Capital as recommended by the Planning board and direct the City administration to enter into conversations with FDOT to acquire the property that has been declared surplus.

Sincerely in Christ,

Fr. Roberto Cid

From: Richardson, David <DavidRichardson@miamibeachfl.gov>
Sent: Thursday, October 1, 2020 5:34 PM
To: Roberto Cid <rmcid@stpatrickmiamibeach.com>
Cc: Callejas, Luis <LuisCallejas@miamibeachfl.gov>
Subject: Re: 4000 Alton Rd.

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attachments unless you recognize the sender and know the content is safe.

Fr. Cid,

Thanks for reaching out. Have you looked at the map to determine the exact location of the surplus land? We have received several emails suggesting the land could be useful to the city. There is no way the land could be used for debris staging. Given the location of the land, it is hard to imagine how the city could use the land for anything. Also, given that we are in an unusual situation of dealing with a pandemic, there is no "excess" money available to purchase surplus land - even if the land were useful to the city.

Please review the map and let me know if you still believe the land could be useful to the city. Please let me know how the land could be used.

I appreciate your input, as always.

all the best,

david richardson

On Oct 1, 2020, at 5:25 PM, Roberto Cid <rmcid@stpatrikmiamibeach.com> wrote:

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Dear Commissioner Richardson,

I am writing to urge you to follow the recommendation of the Planning board for the property on 4000 Alton Rd. and vote against any variances, changes in zoning or the creation of a new district as requested by Mast Capital. Furthermore, I would like to respectfully request that you make a motion and vote to instruct the City administration to acquire the FDOT property that has been declared surplus abutting Talmudic university and 4000 Alton Rd. FDOT officials have indicated that they offered the land to City administration and their offer was dismissed off-hand. It is frankly beyond my comprehension that they would do so without even consulting with the proper departments. The Commission had given directives to acquire land for debris staging. Also, that particular piece of land needs to be preserved for future road improvements, given the fact that the intersection at Alton and 41 is providing a level of service that is less than desirable, below the City's own target and rapidly deteriorating. The City of Miami Beach acquiring that piece of property from FDOT will provide a public benefit at many levels and I encourage you to lead that project. Sincerely in Christ,

Fr. Roberto Cid

Subject: 4000 Alton

Date: Tuesday, October 13, 2020 at 6:43:40 PM Eastern Daylight Time

From: Steinberg, Micky

To: Kallergis, Nick

CC: Trofino, Tathiane

Nick,

I have received emails that I will forward and Tati did meet (virtually) with Michael Larkin.

Thanks.

Subject: ex parte - 4000 Alton

Date: Friday, October 9, 2020 at 7:53:07 PM Eastern Daylight Time

From: Samuelian, Mark

To: Kallergis, Nick

Nick,

I had communications with representatives of the developer including Michael Larkin.

Also, I had a conversation with Alex Fernandez.

Thank you.

MIAMIBEACH

Mark Samuelian

Commissioner

Office of the Mayor and Commission

[1700 Convention Center Drive, Miami Beach, FL 33139](#)

Tel: [305-673-7000](tel:305-673-7000) / Ext. 7104 www.miamibeachfl.gov