



Communication Regarding Central Bayshore South Project

Dear Neighbors,

Tuesday night there was an "informational" meeting at Miami Beach Senior High School where the City attempted to inform the Bayshore Neighborhood about their approach regarding the Streetscape/Drainage/Water Main Improvement project. Based on what we heard, it is paramount for the BHOA to take an immediate position in moving forward as follows:

We agree that the City must take adaptive measures to reduce flood risk. But we believe that the current project is **extreme and unwarranted**, and will perversely **endanger** our properties. We hope to address our concerns to the City – the Mayor, Commissioners, City Manager, etc. – so that they can move forward with an adaptive project that accords with our neighborhood's need and character and best benefits us, the owners and residents.

Per the Commission's recommendation, this issue will be discussed at Neighborhood's Committee April 21, 2017 (City Hall Commission Chamber) and at the Commission on April 26th, 2017. Please try to attend both of these meetings or sign letter and send back if you agree with the following points if you have not already signed the previous petition.

The following list states the positions we will address to the City:

- Adaptive projects should **proceed first** in areas of the City either or both part of an **evacuation or sheltering route** and/or most-prone to high-tide and rain-event flooding. Central Bayshore South is neither.
- The City must complete and present **100% of the project planning** – so that those affected can understand it – before proceeding further. Currently, they have only presented what the City said was 60% of the project, though much of the project's crucial impacts and information was not presented, and still are not available, i.e. finish floor elevations of all residences, which impacts criteria and decisions in how much to raise streets, property values, and insurance rates.
- Road crown elevations in Central Bayshore South should be **raised to a benchmark elevation of 2.70' NAVD**, which meets or exceeds the built elevations of other road projects in other parts of the City (e.g., North Bay Road, Central Bayshore North, Flamingo Road, Lake Pancoast area), according to the following criteria:
 1. Existing streets below the centerline elevation of 2.20' NAVD shall be raised 6" maximum.
 2. Existing streets now between the centerline elevation of 2.20' and 2.70' NAVD shall be raised to 2.70' NAVD, with minimum allowances for slope/drainage requirements.
 3. Existing streets now above 2.70' NAVD, shall be raised to 3.00' to 3.20' NAVD to allow for slope/drainage requirements.
- City should use **passive and green measures** in stormwater design and retention – possibly in conjunction with the City's redevelopment of the Former Par 3 Park, and through intensive planting of large canopy street trees.

- Streets in Central Bayshore South should be **reduced in width to the minimum width allowable with a posted 25 mph speed limit (9' per County standards)**, or at a minimum, remain at their current width with no net widening of streets, inclusive of valley gutters.
- Any reconstruction in Central Bayshore South must include **City guarantees that any drainage onto private property resulting from re-grading of the existing swales and driveways to harmonize with the raised street elevations will be the responsibility of the City to implement and pay for.**
- The City must account for the **G.O. Bond and ad valorem tax funds** dedicated to street improvements in Central Bayshore South which were approved by referendum. The bonds were issued, taxes were collected, but the original project – approved through the required public review process – never even broke ground.
- The City must explain how the current project **specifically benefits** the property owners specially assessed in connection with the City's 2015 stormwater revenue bond (and the hike in our water bills). A special assessment which does not specially benefit the project funded by the assessment is invalid.

We hope all of you will consider **taking two steps:**

1. All of you should have received a **petition** to the mayor and Commissioners, which has garnered over 170 signatures (in an area with roughly 250 homes). If you agree with it but have not yet signed it, please do and return it to us at this email address:

BayshoreHA@gmail.com

2. Please **call and email** your Commissioners, the Mayor's office and the City Manager's office **ASAP**, and call and email again, to express your disapproval of the current project and state our bulleted positions.

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Of course, every property will be affected differently by this project, and all of us are entitled to our individual opinions. But we can best serve our collective interests by acting together.

Bayshore Homeowners Association