

Timeline from Initial Uniform Height Ordinance Throught NVP Sponsorship/SH Overlay Ordinance			
	Date	Meeting Event	Notes
		<b>BACKGROUND PRE-HEIGHT ORDINANCE</b>	
	Jan-Mar-2016	From January - March 2016 Height rezoning began in Sunset Harbour	Many document exchanges and meetings occurred during this timeframe
	02/06/16	Deco Capital Residential building 1st presentation whole SHNA	
	10/08/16	Deco Capital Residential building update to SHNA	
	04/22/16	Deco Capital Lawsuit with Beach Towing	
	03/06/17	City of Miami Beach announces the SH street improvement project a 4-year project to raise the street and mitigate flooding	
	10/06/18	<b>Deco Capital provides an update on the residential building to the whole SHNA</b>	All SHNA members attending
	10/21/20	<b>Deco Capital changed project from residential to Class A office</b>	SHNA meeting discussing height change
		<b>UNIFORM HEIGHT ORDINANCE</b>	
1	06/24/20	<b>Uniform Height Ordinance</b> a Uniform Height Ordinance (agenda item#C4C referral to land use, subsequent land use hearing 7/21/20 agenda item#5) was proposed for several neighborhoods in Miami Beach including Sunset Harbour. The Ordinance would have allowed for a 75 foot height increase across the neighborhood in CD2 and 60 feet in i-1 (other versions had 75 feet in both CD2 and i-1) for qualified projects in which office use represented at least 44% of the development mix. Absolutely no criteria were included regarding set-backs, street animation via retail and dining, sidewalk widths in relation to set backs, impact factors on adjacent properties, roof top conditions, or any provisions related to the specific urban context of the neighborhood.	This was a public meeting, and was further noticed and commented on by Miami Beach United. Residents were polled and widely rejected the uniform height increase. Over 100 people attended. <b>SHNA decided to pursue a proactive approach to address City's goal for economic diversification by developing a comprehensive neighborhood plan</b>
2	09/22/20	<b>Further discussion at Land Use on 9/22/20 agenda item #3.</b>	
3	10/14/20	<b>Referral to Planning Board (item C4G commission agenda)</b>	SHNA decided to pursue a proactive approach
4	10/21/20	<b>SHNA board meeting discussion on specific height locations&amp; incorporation use prohibitions per Commis</b>	<b>SHNA Board follow up and NVP work session</b>
5	10/21/20	<b>Deco Capital modified Purdy Ave project from residential development to Class A office with proposal for height increase</b>	SHNA meeting w developer re: height increase and development criteria for set backs, roof treatment
6	10/27/20	<b>PB meeting on altered program/ height allowance for Brad Colmer office/MXD project.</b> Neighborhood Visi	SHNA identified need to guiding ccriteria for Pilot projects, with Ordinance under development
7	11/18/20	<b>Commission Support of NVP and Coordiantion with City Planning:</b> Commission lead by members Samuelian and Arriola supported the Sunset Harbour NVP and incorporation of its goals through an Overlay Ordinance (see R5J and R5K below in link); Follow on activity included support of Commission and Mayor Gelber of a collaborative process between City Planning and the SHNA to incorporate the goals of the NVP into an instrument that would address both height increase zones and comprehensive criteria designed to support neighborhood priorities. For 11/18 Commission meeting see: <a href="https://miamibeach.novusagenda.com/agendapublic/MeetingView.aspx?MeetingID=775&amp;MinutesMeetingID=855&amp;doctype=Agenda">https://miamibeach.novusagenda.com/agendapublic/MeetingView.aspx?MeetingID=775&amp;MinutesMeetingID=855&amp;doctype=Agenda</a>	<b>NVP is lauded as exmample of a proactive approach to comprehensive planning based on nieghborhood context and integration of of City intiatiive for economic vitality. Endorsement of Commission and Mayor intiatiates collaborative effort with City Planning Director and Staff to create Nieghborhood Overlay Ordinance.</b>
8	11/19/20; 11/29/20; 12/15/21;	<b>Workshops with the City:</b> SHNA lead by members Mike Rubin and Marcela Sardi met iteratively with Tom Mooney & staff to review NVP and incorporate criteria into SH Overlay Ordinance	Workshops and iterative reviews held between 11/20/20 to 2/24/20 to develop criteria sppecific to Sunset Harbour neighborhood context while aligned with City policy and urban planning expertise

9	11/30/20	<b>Coordination on Deco Development Project and Pilot Block Proposal:</b> while the Ordinance was under development the SHNA also worked collaboratively with the developers of 1733-1759 Purdy Avenue, an office/mixed use project seeking a height allowance of 10 feet above the maximum allowable height limit of 55 feet in the extant CD-2 zone through a proposed Pilot Block initiative	Collaborative process allowed for incorporation of criteria developed through NVP process; included criteria under review for Overlay Ordinance provisions.
10	11/04/20	<b>NVP presented at zoom meeting 11/4/2020 with developer Brad Colmer and attorney Tracy Slavens in attendance</b>	<a href="https://miamibeach.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=19773&amp;MeetingID=776">https://miamibeach.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=19773&amp;MeetingID=776</a>
11	12/09/20	<b>Commission agenda R5J re first reading of prohibited uses in Sunset Harbour as sponsored by Commissioner Arriola-. See:</b> <a href="https://miamibeach.novusagenda.com/agendapublic/MeetingView.aspx?MeetingID=776&amp;MinutesMeetingID=849&amp;doctype=Agenda">https://miamibeach.novusagenda.com/agendapublic/MeetingView.aspx?MeetingID=776&amp;MinutesMeetingID=849&amp;doctype=Agenda</a>	The proposed use restrictions were subsequently incorporated into the SH Overlay Ordinance
12	12/14/20	Planning Board Meeting included discussion of Brad Colmer's project as modified to Office/MXD and proposed Pilot Block Ordinance. PB Staff asks for clarification on why Pilot Block is preceeding neighborhood wide Overlay Ordinance: NovusAGENDA	Pilot Block intened to facilitate Brad Colmer's project which has SHNA support, based on incorporationof key criteria and coordianted timing of Pilot Block with Overlay Ordinance to achieve zoning in progress. Not fully conveyed to Pbstaff, SHNA subsequently sends NVP and cover letter to PB staff/Board
13	12/15/20	Land Use Committee discussed both lot aggregation Ordinance (sponsored by Comm. Arriola) and height increase desginated for office development as sponsored by Richardson and Gelber. Agenda items #2: lot size, aggregation, and parking in Sunset Harbour, and #10, height increase to incentivize office space in Sunset Harbour	<b>Commission sponsorship and Mayoral endorsement for height allowance for Class A office anchored projects included extensive discussion of proposed zones and development criteria developed by SHNA and their incorporation into Overlay Ordinance</b>
14	01/20/21	Land Use Committee further discussed lot aggregation in Sunset Harbour, sponsored by Commissioner Arriola; and were also presented summary of the Sunset Harbour NVP by Planning Staff , with highly positive review and commitment to integrate majority of its goals and criteria into Sunset Harbour Overlay Ordinance and to further study the recommended height zones as proposed by SHNA	<a href="https://miamibeach.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=20380&amp;MeetingID=887">discussion:https://miamibeach.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=20380&amp;MeetingID=887</a>
15	01/26/21	Planning Board discusses incentives for Office development in Sunset Harbour, but discusion is limited to Pilot Block. Noted that Alton-Dade are also proposed for height increase per NVP and Overlay Ordinance	<a href="#">PB Staff report</a>
16	02/08/21	SHNA Board letter to Ariola, Samulian & Mayor Gelber regarding criteria on Pilot Block height roof top exceptions and need to coordiante Pilot Block with ongoing Overlay Ordinance. SHNA recognizes intent of Pilot Block is to address facilitating development project in absence of uniform Hieght Ordinance, but argues that the comprehensive NVP criteria should be applied to Pilot. <b>Pilot is not a prototype for Office/MXD but an intiation of the first of 3 designated zones for office/MXD</b>	Letter noted several Criteria, being incorporated into SH Overlay Ordinance, that included: defined heights of roof top structures with limitations by type of use/function; prohibited particualr uses (e.g. roof top restarants as contrary to goals for street level animation); elimination of projections and overhangs per shadow casting on street; and prohinbiotn on outdoor speakers except for emergency

17	02/10/21	<p>Commisioner Arriola sponsored the referral of Sunset Harbour Overlay District to Planning Board as item C4B (see: <a href="https://miamibeach.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=20577&amp;MeetingID=890">https://miamibeach.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=20577&amp;MeetingID=890</a> ). In additon item R5E considered a =n equivalent height increase for a Pilot Block within Sunset Harbour that would facilitate Brad Colmer's project and allow for other office anchored projects meeting requirement to garner hieght increase: <a href="https://miamibeach.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=20449&amp;MeetingID=890">https://miamibeach.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=20449&amp;MeetingID=890</a></p>	<p><b>Sunset Harbour Overaly Ordinance to serve as instrument proiding comprehensive criteria for development balancing qualtiy of neighborhood environment with development and economic diversification incnetives. Noted that Pilot Block to be bound by Overlay criteria requires referral of Overlay Ordinanace by PB back to Commission so first reading of Overlay Ordinance coincides with second reading of Pilot Block, providing zoning-in-progrss status.</b></p>
18	02/25/21	<b>SHNA workshop to review the red-line ordinance Amendment for CD2 &amp; I1 Overlay</b>	General concurrence with limited comments back to City Planning
19	03/05/21	<b>Ronny Finvarb and attorney present the Palomar Suites project to the SHNA board members</b>	SHNA expresses concerns regarding both hotel use within the designated height zone meant for Office/MXD and for the proposed Suite Product and targeted tourist sector
20	03/23/21	Planing Board Zoom : Virtual meeting to review ammended ordinance	<b>Continuance on April 27th per deferred SH Neighborhood Overaly Ordinanace.SHNA provided letter to Planning Board on inherent risks of deferral and any further delay on comprehensive planning criteria, urging that Ordiananace be referred to Commission</b>
21	03/23/21	SHNA Board members to review goals of Height zone incentive for office development and proposed hotel project as exception	SHNA board votes on proposed exception to hotel prohibition within Office/MXD zone (Finvarb proposal): 8 memebers Opposed, 1 in favor, 1 Abstained
22	04/05/21	Follow Up Zoom metting with Finvard and SHNA to discuss concerns abot the exception and the hotel product proposed	SHNA board and condo members shared Overarching concerns: that project added to hotel proliferation proximate to SH; and that height zone was worked on for many months to support economic diversification. Specific Product concerns included : 8 person per room occupancy, targeted market of to low spend group travel via in-room washer/dryers and kitchenettes
23	04/27/21	Planning Board to re-consider refferal of Sunset Harbour Dvelopment Overaly back to Commission for first reading as item PB21-0428	<b>On 4/12/21 SHNA sends letter to Planning Board members urging referral of the Overaly Ordinance to Commission noting concerns that comprehensive criteria protecting Sunset Harbour Neighborhood goals will not go into effect until first reading</b>