



Rendering: Miami Beach Planning & Zoning Dept.  
of Museum District Plan

## ***There Goes the Neighborhood!***

With the new laws being proposed by the Miami Beach Planning department, you could have a giant mega-structure, like the one pictured here, next door to you, or around the corner.

Learn what the proposed zoning law means to you. Attend a public workshop on the subject and see computer visualizations of what could be built. Hear from architects and planning experts what it will mean to you and your neighborhood.

Miami Design Preservation League believes that many provisions of the proposed laws must be changed to protect our neighborhoods and specifically, our world-famous National Register Historic District — the "Art Deco District."

The proposed new laws would actually encourage the existing buildings to be torn down so much larger buildings could replace them.

You live in the area. You know how many buildings in the Art Deco District are undergoing renovation, rehabilitation, painting, and other improvements.

You know how many restaurants, cafes, nightclubs and other fun places to go have been opened since the Art Deco District became a reality in 1979.

Why kill the goose that laid the golden eggs? Just to make a few property owners and developers rich at the expense of all the rest of us?

We definitely need planned, sensible development in Miami Beach. We definitely need first-class hotel rooms, but in a way that does not destroy our number-one man-made asset: The Art Deco District. There are many places and ways to build world-class hotels accommodations. The League has produced already a study that outlines how to do it in conformity with principles of historic preservation.

*We need zoning sympathetic to our National Register Historic District, such as:*

1. Protection from demolition in the Historic District. Listing in the National Register of Historic Places does not guarantee this — only "local designation" by the City Commission does.
2. Height limits. We do not need 20, 40 or 60 story buildings in or near an Historic District.
3. Bonuses for rehabilitating existing historic structures. No bonuses for aggregating lots and building giant structures on the sites of demolished buildings.
4. No changes in zoning which could damage the Historic District or result in its being DE-LISTED from the National Register of Historic Places, as our federal officials already have threatened, after they read the Planning Department's Museum District proposal.

**PUBLIC WORKSHOP: 7 p.m., Tue., Sept. 5, The Strand meeting room, 671 Washington Ave., Miami Beach.**

**PUBLIC HEARINGS: 5 p.m., Thur., Sept. 7, Miami Beach City Hall, 3rd floor, 1700 Convention Center Drive, just west of TOPA.**