

Each Question Answered By Candidates

1) Q: Our residential neighborhood is experiencing excessive noise from nearby restaurant and alcohol establishments. Alcohol can be served until 5am and live music is permitted. What commitment will you make to protect our neighborhood on quality of life issues that are being affected from these establishments?

MAYORAL

Philip Levine: West Avenue is zoned predominantly RM-1, RM-2, and RM-3 which does allow for restaurant and alcohol sales; it also backs CD-1 and CD-2 zoning along Alton Road which allows all forms of commercial enterprises. In order to determine exact allowable and permitted uses on each specific business we need an exact address and surrounding business names. I recently sponsored and the Commission passed a 2AM curfew on outdoor sidewalk alcohol sales. We should consider extending the live music restrictive ordinance that pertains to South of Fifth as well as Sunset Harbor to certain areas of your neighborhood.

David Wieder: I will work with the neighborhood to put residents first. Special interests have taken control of City Hall and this is affecting policies and decision making throughout the City.

GROUP IV

Michael DeFilippi: I will make it a priority for code enforcement to proactively enforce codes which impact quality of life issues. There should be no tolerance for repeat offenders.

Scott Diffenderfer: I believe we need much stronger, proactive and consistent code enforcement. I would like to look into having supervisors responsible for overseeing specific geographic areas so that there would be someone accountable in code enforcement for repeat violations that are not cited properly by code enforcement in their area of responsibility. Also fines and penalties have to be implemented consistently for repeat offenders and escalated when violations are repeated. I am very focused on enforcing existing regulations before we implement additional ones. If there are individual establishments causing problems then they need to be dealt with before we restrict business from others that are not violating laws or causing issues.

Kristen Rosen Gonzalez: I am committed to regulating neighborhoods that are residential and not entertainment districts to what the residents want. If you would like new ordinances on entertainment and alcohol, then that is what I will promote.

Isaiah Mosley: Code has been implemented to reduce noise pollution from disturbing the surrounding communities. Noise pollution in exceedance of the current code needs to be reported, addressed and enforced responsibly to reduce these impacts. If the code does not meet the demands of the tenants, I would support the commissions revisiting of the code.

As your Commissioner, I am planning to meet with the Code Enforcement Section to discuss the more effective enforcement of current rule / code. I will also address the unacceptable harassment of business owners throughout the City.

Additional training on the current rule and code may be required of all Code Enforcement employees in the future.

Parker: I do not see any reason why all cannot coexist. Outdoor entertainment and consumption must be limited at a reasonable hour. With establishments making appropriate reasonable efforts to contain people and noise until closing hours. No one should be losing sleep in any case.

Betsy Perez: As your next Miami Beach Commissioner I will commit to you that I will always protect our residents quality of life. We must find a balance between nurturing our greatest source of income in Miami Beach, which is tourism and culture, and protecting our most precious asset, our residents. In my opinion residents will always come first.

GROUP V

Rick Arriola: I believe Miami Beach can be a world class city so long as quality of life is preserved and enhanced. Businesses must respect residential neighborhoods by limiting the sale of alcohol and the playing of loud music during the late hours of the night. I live in the South of Fifth neighborhood and the hours of operation for establishments serving alcohol are restricted to protect quality of life. A similar policy should be applied to the

West Avenue Corridor. As Commissioner, I will work to ensure that outdoor alcohol sales are curbed by 10pm on weekdays and 11pm on weekends as demanded by residents.

Mark Weithorn: I believe that all alcohol licenses for 5 am should be conditional use permits so we can regulate responsible proprietors from irresponsible ones. If there is accountability and penalties, there is compliance. West Avenue along with other neighborhoods that are mixed use or to adjacent to mixed use deserve quality of life and I have made quality of life issues important in my campaign and it will be part of my mission as a commissioner.

GROUP VI

John Aleman: Residents' quality of life needs to be defended, and on West Avenue that includes outdoor alcohol sales and noise issues. Recognizing there is a balance between business and resident demands in a mixed use area, if elected I will support the neighborhood in maintaining a great quality of life.

Mark Samuelian: I am very sensitive to noise and used to live on West Avenue so I completely understand the complaints of residents. As a commissioner I would direct the City Manager to take "any and all steps necessary" to make all local businesses operate within our Zoning Codes, and within all our rules. Obviously, bars, restaurants and nightclubs are usually the worst offenders. I would propose legislation to strengthen our noise ordinance. The City of Miami Beach is a world famous tourist destination but the quality of life of our residents must come first.

2) QUESTION: Currently, there is a proposal before the city to increase building height on Alton Road. There is also a proposal to give developers the right to build over or completely vacate Alton Alley. What is your opinion on developer's rights versus public's rights?

MAYORAL

Philip Levine: R9I was on (10-14-15) agenda, which is a recommendation from Land Use Committee to refer a proposed height increase to planning board. The alley issue is also pending before Land use. The next meeting of land use is on December 2, 2015 and public comment will be taken there. The alley issue has become VERY complicated due to a sewer main running under. I voted AGAINST this height increase. I believe that changes, if any, to Alton Road should first require an extensive master planning process with significant resident input before any height increases should even be considered and most likely not even recommended. At this time, I do not see the need for any height increases in the area.

David Wieder: I am opposed to upzoning and believe that Mayor Levine's administration has been careless with a record number of height upzonings under his administration - more in less than 2 years vs the last 15 years combined. He also has shown on Ocean Terrace in North Beach that he's willing to add density as well as height.. a dangerous precedent that has not happened since Save Miami Beach was enacted 18 years ago. I commit to no further upzoning if elected.

GROUP IV

Michael DeFilippi: Public rights must always be considered first as these issues impact the residents much longer than a developer. The city must be very considerate when making such decisions.

Scott Diffenderfer: As a matter of principle I am against the giveaway or sale of public land and/or right of way. I am also generally opposed to upzoning, particularly when the upzoning is a project specific variance driven by developers. I believe we need an Alton Road master plan that takes transit and parking into account. Some upzoning may be appropriate on transit corridors, but not without a master plan and proper public input and acceptance, as well as providing a tangible benefit to the neighborhood.

Kristen Rosen Gonzalez: think that South Beach is already sufficiently high density and needs no changes in zoning.

Isaiah Mosley: I do not support the increase of building height along Alton Road. Our alleys provide additional square footage required for the ingress and egress of vendors for deliveries to our MB businesses. This space is required, and as your Commissioner I will also be proposing additional tree canopy coverage within the alleys from my soon to be implemented Green Streets Program.

And, if I can speak casually, I do not think it is a responsible decision for us as residents to allow developers to profit off shading out the neighborhood of Flamingo Park and others.

Jonathan Parker: Cities need to evolve. Residents must always be our top priority. For too many years our residents have been treated like after thoughts. Sometimes developers have good ideas for the city. More and more high rises are not the answer without a master plan. We must treat residents and local small business owners like they are a special top priority.

Betsy Perez: I would like to know more about this proposal and where they would like the increase, but as it stands now I believe that there are parts of Alton Road that are fine just the way they are. We must be careful about over building. I am a proponent of responsible development that doesn't negatively impact the resident way of life. I would also like to research how vacating Alton Alley would affect your neighborhoods traffic pattern and if it would negatively impact ingress and egress to your homes. Like I said above, residents come first.

GROUP V

Rick Arriola: The public deserves developments that benefit the entire community and not just one segment of the population. Any developer intent on building on Miami Beach should be required to conduct community charettes before moving ahead with a project. Community input is key before undertaking any venture that affects the daily lives of residents. Building height variances should only be granted if a development provides positive economic impact to the community as a whole. To that degree the public's rights trumps developer's rights. In general, I believe alleys are useful in commercial districts since it frees up traffic lanes from the congestion that results from deliveries and waste pickups.

Mark Weithorn: I believe in green alleys first and building over them would only be feasible as a pedestrian bridge or other mobility plan. We must require green alleys in our city as part of our long-term sustainability. I do not favor giving away those property rights without a clear public benefit for everyone.

GROUP VI

John Aleman: Alton Road zoning currently allows 5 stories. I am unclear as to the reasoning behind a building height increase all along Alton Road. In order to support such a change I would need to better understand the public benefit. Unless there is a clear public benefit and no negative impact to the area, variances should not be allowed. Benefits to developers / individual property owners do not outweigh the needs of the community as a whole.

Mark Samuelian: The number one complaint I hear from residents and visitors is traffic. We need smart development NOT over development. I think property owners and developers should operate within our Zoning Code. I think City officials need to listen to residents and I think no decisions should be made that will increase traffic, congestion, density or gridlock. I want resident's quality of life to be improved, not ruined.

3) QUESTION: Our neighborhood is anxiously awaiting full access to a public Bay Walk running from 5th Street to Lincoln Road. Currently, there are gaps where the bay walk is not accessible. What is your position on fully opening the distance of the Bay Walk? What obstacles do you feel are keeping it from opening and what are your plans to address those obstacles?

MAYORAL

Philip Levine: The City has been working with developers to connect the portions of Baywalk from 5th Street to Lincoln Road. This project has been constructed in segments because of the private property, riparian rights and submerged land ownership issues. As private properties reconstruct, the City has requested that they construct a public baywalk on their property or grant the City riparian rights. There are a number of locations along this stretch that require an overwater connection, which requires approval from the State to construct on their land. To date, the State has not issued any permits for overwater Baywalk option. We are continuing to work with developments along West Avenue as they come through the Planning and Building Departments to connect the remaining segments of the Baywalk. I plan to personally take this up in Tallahassee upon in my next trip.

David Wieder: It is something that needs to happen. Perhaps if more time is spent on public planning efforts, rather than upzoning and giving favors to friends, we would have made more progress with Bay Walk. There are legal issues regarding when and how it can be implemented, and it needs to go building-by-building... yet the City can do more to encourage this on properties that are still not connected.

GROUP IV

Michael DeFilippi: I fully support this project and will push hard for it. The main reason it hadn't happened is because it's not a priority for any elected officials. If elected, I want to make Miami Beach the most bike friendly city in the country.

Scott Diffenderfer : I would love to fast-track completion of the bay walk since I see it as a transportation option for our residents. I'm not sure what the obstacles are at this point but I'm sure they most likely have to do with funding and resistance from property owners. I totally commit to making the completion of the baywalk a priority. In addition, I think the baywalk should be opened 1 hour past sunset rather than until sunset so that residents can enjoy the sunset, one of the nicest times to be on the baywalk.

Kristen Rosen Gonzalez: I believe there is a lack of planning in capital improvements projects and that we can make a change when we change people in the administration.

Isaiah Mosley: One of my primary campaign initiatives and Commissioner goals is the support and requirement of the expedited completion of the boardwalk surrounding the island.

As the City slowly adapts our streets to accommodate additional modes of transportation, I have been hearing for too long that the boardwalk is awaiting completion, and I believe it is in the interest of our residents and visitors to immediately complete this boardwalk. Safety alone for our cyclists and pedestrians dictates the required immediate completion of this boardwalk.

Our City will need to put out a requisition to hire additional two right of way specialists to complement our in-house attorneys as we negotiate the space with the current land owners. We must coordinate with these land owners and potentially incentivize the request. If results cannot be achieved by these means, then we will need to consider alternatives such as entering into a lease with the State for the construction of our boardwalk out over our Outstanding Florida Waters.

Jonathan Parker: Of course this must be run the whole distance without interference. "Big government" moving at a snails pace and beholden to special interests prevents simple things from happening in a timely fashion. Sometimes solutions don't require massive studies and analysis.. especially to finish a job already begun. This is why it's important to elect an independent candidate like me who has a local retail business. I get projects done in a day that would take the city weeks, generally speaking.

Betsy Perez: I also anxiously await a public Bay Walk. Great idea. As your commissioner I would like to be an advocate for requiring developers to finish the bay walk behind their structures.

GROUP V

Rick Arriola: Our Bay Walk project has fallen by the wayside. As a marathon runner, I can't wait for the Bay Walk to be completed! The Bay Walk will be a community asset that stimulates residents to lead a healthy and active lifestyle. Currently, some buildings are against extending the Bay Walk because of privacy concerns. Government can use eminent domain to complete the project but it shouldn't. I am a businessman so I understand the art of negotiating. As Commissioner, I will champion this project and meet with all concerned stakeholders to negotiate a deal that satisfies all parties. Our community will get the Bay Walk it deserves! One of my goals is to make Miami Beach the most bike and pedestrian friendly city in America and this is a crucial step in that direction.

Mark Weithorn: This is a difficult issue as we may need over the water rights to achieve this. We must require that all new construction include raising of seawalls on private property and that the Baylink access be an integral component. This issue will take great political will, money and time.

GROUP VI

John Aleman: I am fully behind the publicly accessible Bay Walk and the City's goal of enabling citizens and visitors to enjoy the beauty of Biscayne Bay along a signature promenade. It adds a great element to the neighborhood that all can enjoy and strengthens community interaction. Being able to walk along the bay, either during the day or with the city lights in the evening, is part of what makes living on West Ave so appealing. I believe the obstacles have been resistant property owners concerned about the expense and security / noise types of issues. The City needs to assign someone from City Staff to work with property owners and the neighborhood association to fully articulate the concerns and work together to establish commitments and a timeline and manage the completion of this project. I would be willing to play an active role on this initiative if elected.

Mark Samuelian: I love bay walks, river walks, and ocean access. To the extent legally possible I will demand full access to our Bay. I know in the past developers promised access to the Bay and then they reneged on those promises. The City of Miami Beach Legal Department and the Planning Department must demand tight well

written documents and/or covenants and they must act aggressively when developers use slick lobbyists and land use attorneys to back out of those promises.

4) QUESTION: The West Avenue Neighborhood is undergoing a project to raise the level of the streets to address rising tides. While the residents are in favor of this project, we have serious concerns on achieving a Streetscape with outstanding landscaping and shade trees that will enhance the neighborhood's quality of life. What commitment will you make to the residents of WAvNA to ensure that the end result of this project will be completed where the City addresses the concerns and wishes of the neighborhood?

MAYORAL

Philip Levine We will be installing sidewalks and lights in this area in the next few months. We have been in discussion with the residents in the area to discuss the additional streetscape and landscaping of this area during the improvements of this area.

David Wieder: Greenspace and trees help promote the environment while also being a natural mitigator for sea level rise. I commit to protecting and expanding our tree canopy.

GROUP IV

Michael DeFilippi: I am a member of the sustainability committee and care very much about green space and tree canopy. I will fight for a lush tree canopy.

Scott Diffenderfer: I think neighborhood input is crucially important and should be one of the main considerations in all projects within and adjacent to residential areas. As the Belle Isle Residents Association President for the past 8 years, I have always been a strong voice for residents and have seen the city and county design poor streets when residents' input is ignored. It happened on Belle Isle when the city and county refused to listen to residents and narrowed our streets to the point where trucks had no place for deliveries. Residents usually know the needs of their neighborhoods much better than the engineers designing the streets. Since the West Avenue corridor has so little green space, landscaping and shade trees are vitally important as well as grass for dogs to use. One of my campaign priorities is wider, shaded sidewalks throughout the city and most certainly on West Avenue. Where there is a will, there is a way. We have to insist on room for trees.

Kristen Rosen Gonzalez: This is a planning issue, and if there is great communication between the HOA's and the city, these are simple issues that are easy to address. Planting shade trees are the least of our worries, but they need to be included in the current plan.

Isaiah Mosley: Whereas roadway design often requires an impact zone within so many feet of a roadway to be void of obstructions, I would assess the remaining square footage and support the planting of native saltwater tolerant species.

As a Scientist, I fully support the implementation of a Green Streets Program to responsibly manage stormwater, increase the environmental and economic value of the neighborhood, and provide additional aesthetic beauty to our communities.

See the community section of my campaign website IsaiahMosley.com for additional information on my proposed Green Streets Program.

Parker: 100% committed. These types of concerns are no brainers. I will say that a lot of landscaping and planting seems to be at the discretion of the "farm" and landscaper that plants them. We need color in addition to green and species that are indigenous to South Florida.

Betsy Perez: I will always be a proponent and advocate for proper landscaping with a focus on shade trees. After walking all of Miami Beach as part of my candidacy I personally felt the heat and the need for these trees.

GROUP V

Rick Arriola: I envision Miami Beach being the most bike and pedestrian friendly city in America. One step in achieving this goal is to encourage pedestrian mobility by providing a substantial tree canopy. We are lucky enough to live in a tropical paradise where it is sunny all year-round but sometimes the heat is too much to bear. Adding shade trees to all of our major thoroughfares and neighborhoods will increase the pedestrian experience and enhance our quality of life. Expanding our tree canopy not only beautifies our neighborhoods, but also it is

good for the environment! Creating a more walkable Miami Beach means vehicular traffic will be reduced, so our neighborhoods will be safer and quieter.

Mark Weithorn: The City is in the process of defining what landscape plans should be used for pump stations. West Avenue must have a seat at that table. The plans for multi-family neighborhoods and single family neighborhood may need to be different and a set of standards for different scenarios is needed.

GROUP VI

John Aleman: The West Avenue Neighborhood streetscape must be pedestrian friendly, and allow local business to thrive by encouraging a vibrant community at street level. I am committed to improving the walkability of Miami Beach. In our climate, pedestrian-friendly requires large shade trees that provide canopy. There are some existing trees on West Avenue that the City must try to maintain, providing root damage from projects doesn't debilitate the trees and they become unstable / unsafe during storms and possibly injure someone. It would be a shame to lose any large trees that are in place now due to the lengthy growth period for a tree to reach maturity and provide decent shade. I would require CIP to engage a professional arborist to inventory the existing trees and identify which can be saved, and identify what species of shade trees will be planted to increase shade all along West Avenue and surrounding streets. CIP should collaborate with the neighborhood using WAVNA as a conduit for feedback on design plans, which should in addition to tree canopy include to the extent possible street medians, wider sidewalks, well designated crosswalks and narrower traffic lanes. Well placed pet stations and garbage/recycling receptacles should be noted on the plan.

Mark Samuelian: I am a huge proponent of residents and of listening to local residents. I know many neighborhoods have experts and wonderful landscape architects as residents. I would ask the City Manager and the Planning staff to invite neighbors and especially neighbors who are experts to contribute ideas. I know from experience that sometimes the best ideas come from the people who use a neighborhood's streets, avenues and alleys on a daily basis.

5) QUESTION: The project to install a pumping station at 14th street resulted in the removal of the beautiful park (green space) in order to install the pumping equipment. This park had received much use as not only a public area but for access to the Bay Walk. While we are in support of the pumping station we are concerned with the level of design of the public space once the construction has been completed. What commitment will you make to ensure that the public area is completed to include a quality design addressing proper lighting, landscaping and park furniture?

MAYORAL

Philip Levine: The project to install a pumping station at 14th street resulted in the removal of the beautiful park (green space) in order to install the pumping equipment. This park had received much use as not only a public area but for access to the Bay Walk. While we are in support of the pumping station we are concerned with the level of design of the public space once the construction has been completed. What commitment will you make to ensure that the public area is completed to include a quality design addressing proper lighting, landscaping and park furniture?

We will make sure of this and get as much resident input and feedback as possible. It is my objective to to make sure that this area exceeds all expectations in design, landscaping, lighting etc

David Wieder: Phil's motto "Just Get it Done" has led to many decisions which were rushed through and did not have adequate impact from the public before implementation. West Avenue's issues are just one example of problems throughout the city. Under my administration, we will get it done but we'll do it right, with integrity and input from the public.

GROUP IV

Michael DeFilippi: This area was very popular with Waverly residents and surrounding buildings and it's a shame what happened to it. There should've been more public input and I will advocate to salvage what space is left.

Scott Diffenderfer: We're planning to spend hundreds of millions of dollars on pump stations and infrastructure but we seem to have left out aesthetics. I am fully committed to allocating proper funds for architectural design,

and enhanced landscaping for all pump stations. In addition, lighting and park furniture is critical in our parks, particularly small parks in your neighborhood as there is so little green space currently available.

Kristen Rosen Gonzalez: I am committed to resident needs, will always listen to concerns, and these design and landscaping issues are small costs in conjunction with the \$400 million we are spending in pump technology.

Isaiah Mosley: As a Scientist, I fully support the preservation and enhancement of our green spaces. I understand your frustrations, and please note, additional space will be required before construction is complete on the newly installed pump stations. The current pump station design must be amended, and expect the requirement of additional square footage in order to stay within the limits of the environmental regulations that currently oversee the discharge of our stormwater effluent.

However, as a Scientist, I can assure you, that we will not only retain your green space, but you can expect and demand from me to do everything in my power to increase the park's square footage as the City implements my new green alternatives to our development projects. Lighting, landscaping, seating and additional resources potentially including public restrooms and water stations will be proposed along the route as I represent us as your Commissioner.

Jonathan Parker: 100% Committed. See #4 above.

Betsy Perez: West Avenue residents deserve a quality design and as your Commissioner I will commit to ensuring that your voices are heard and that you can be a part of the design.

GROUP V

Rick Arriola: I want Miami Beach to be world class in everything it does. That means I want our public works projects to be both functional and beautiful. Functionality and beauty should not be mutually exclusive concepts for government to come to terms with. I am always in favor of adding more green space for the public to enjoy. As Commissioner, I will push for every Commission approved project to be as vibrant as our community. My view is that, as a City, Miami Beach should be creative and innovative when building community assets so that it may stand out among all the rest.

Mark Weithorn: As I mentioned above, the best way to ensure West Avenue is satisfied with the project is for them to have a seat at the table. There is a benefit to being first.

GROUP VI

John Aleman: CIP surely uses a standard 'project workplan' that outlines all of the activities and steps needed to install the pumping stations. I would inspect that plan and require additional planning, design, procurement and installation activities and funding into each project so that "completion" includes finishing lighting, landscaping, and park furniture, but also garbage receptacles, pet stations and security features. Residents should be presented early on with a rendering of what it will look like when complete. This will give them a chance to have input, and reassurance of the end result. There should be neighbor review meetings to ensure that everyone receives an explanation of the plan and timeline, the end result, and has a chance to ask questions and provide input. The phase completion milestones in the project plan should be available on the City's web site along with planned and actual completion dates so that residents (and businesses) can track progress.

I am also interested in a possible "art in public places" project to explore artistic screens for some pumps if landscaping alone is inadequate.

Mark Samuelian: I will listen to residents and I will ask the City administration, especially Public Works and the Planning Department, to listen to the residents. I will do my best to attend WAvNA meetings and I will have a staffer who will be available to solve problems and get answers for residents. I used to live on West Avenue (Bentley Bay) and now live on Belle Isle and am on West Avenue many times a day. I can walk to West Avenue and shop on Alton Road. I know your issues.