

Live Local Zoning Crisis: October Update

Transcript of the Save Miami Beach Zoom, Sunday, October 11, 2026

Watch the recording, with chapters and slides: savemiamibeach.org/recordings/live-local-zoning-crisis-october-update. Click a time in square brackets to open the recording at that moment.

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0:00 Welcome and why we're here

[0:00] **Daniel Ciraldo:** My name is Daniel Ciraldo, and I'm very pleased to be organizing this event. It's the first meeting of such under my new news outlet, which is called Miami Beach Journal, which I started last November. And the purpose was to keep residents in the loop about things going on, especially regarding the zoning crisis that we've been under for the last few years. So I'm really excited to have you all here. We have a lot to get through, and we have 83 folks that registered. We got a lot of questions as well, so thank you for sending those questions. And what I'm gonna do through this presentation is. There's about 30 slides. We're gonna go through some of this pretty quickly, but we're gonna be sharing the slides in the video, and so for some of the neighborhood guests that are seeing, renderings of projects in their neighborhood for the first time, yes, it is a bit shocking.

[1:00] You may want to take an Advil before, because the first time I saw it, I think nauseous was the best way to describe it, but... Just know that there are a lot of details that we won't have time to get into every single building. But the goal with this is a high-level overview, and also to add some pressure during this election time, when we need to make sure we know where every candidate stands with this Live Local. So I'm going to jump in. In the meantime, if folks have questions. Additional questions, they could put it in the chat. We also received the questions that everyone sent during the registration process as well.

1:43 What changed since February

[1:43] **Daniel Ciraldo:** So, we are in a zoning crisis, and we are... We... there have been some updates, so the last Zoom that we had. was in February of this year, and since then, a lot has changed. Back then, developers were suing cities to force their approvals, and the legislature was in session with bills to widen the law. And it seemed like historic districts and barrier islands were the targets. What has happened since our February Zoom? Well. The legislature passed HB 1389, which further widened the law. And that is in force effective July 1st. On March 6th, Hillsborough County sued the state of Florida, challenging the law as it applies to their county, and we are going to be actually hearing from them during this presentation.

[2:47] In June, 663 Alton Road at 204 feet was approved by signature. No vote. And that was a first, on Alton then. And then the City of Miami voted to explore its own challenge. in June. In September, we, through the journal, did a public records request, because I couldn't find the plans online, really, that consistently, so we just asked the city, we want all the files, and this presentation is a result of that. where we built the buildings to see how they fit, in their neighborhood. And, on September 24th, the planning director called the 824 Alton Road, which is a proposal at over 500 feet, that it was imminently going to be approved.

3:42 Live Local in three sentences

[3:42] **Daniel Ciraldo:** So, in three sentences, what is Live Local? Live Local, basically was meant... aimed at workforce housing and encouraging that. But it's a state-level law, state preemption, and basically what it says is that any lot zoned for business can now be essentially rezoned as housing, as long as 4 in 10 apartments are rented to people earning up to 120% of the area's median income. 2. The building in that case can be as tall as the tallest building within 1 mile. And this has changed over time, but that was sort of the original gist. On Alton Road, applicants are citing Five Park, which was constructed at 519 feet as a new maximum that they would be able to build at. And the third, and probably the most devastating to all of us, is that the approval is administrative, meaning that There's no public hearing, there's no design review board, there's no neighborhood group meetings required, there's no historic preservation board.

[4:50] If it meets the rules, it can be approved by the planning director without a hearing or a vote. So you literally might have a high-rise right near you that just got approved that you don't know about.

5:03 Mapping 11 Live Local applications

[5:03] **Daniel Ciraldo:** And so, we actually went and mapped them all out. So, this is a shot of the city of Miami Beach with different addresses. We're gonna go through these, more, but just a high level. You can see that a lot of them are in South Beach. And then there are a couple in North Beach as well. And, the numbers we have here, the 11 applications claim workforce housing, 570 units, if all of these buildings are built. But there are some issues with the size of the units, what we notice, and other issues that we don't really think that Live Local, you know, meets the intent, here in Miami Beach.

5:51 3D models: what zoning allows vs. what's proposed

[5:51] **Daniel Ciraldo:** So we took those 11 plans, and we decided to build them 3D models, and this is just a very high-level overview, you know, not to get into each one right here, but the green lines show essentially what the current zoning is allowed. And then the blue lines are what the city staff in the past has said the zoning should be, and then, obviously the amber, the size of the building, is what the developers are proposing. So anything above blue. or even actually green, is way out of scope with the, the zoning of the city. So how does that look? From a high level. If you look in green, that's the current zoning, and it could be 5 or 10 different, depending on the kind of sub-zone. And then if you look in the amber, that is those are the proposed heights that these applicants are wanting to build under.

[6:59] through Live Local. And, some of them are drastic. Harding Avenue, 55 feet's allowed, 216, but then look at Alton Road, 60 feet to 506 feet. And so, let's see what that looks like. So, here's.

7:18 Project tour: Alton Road, the Savoy, the Bancroft

[7:18] **Daniel Ciraldo:** Here's one at 1575 Alton Road, and that one is a Firestone. Actually, it's an Art Deco building, I believe it's 1935, and... but it's not within a historic... it's not protected. So the applicant has filed have filed this proposal, and I made a chart for each of them, showing what the zoning allows. what the staff kind of came back to after the application and say, hey, could you fit it maybe in 85 feet? And then what the original application under Live Local is. So, in this case, it's 9 times the limit. Now, I do have some good news. I was in touch with Commissioner Fernandez, and this was denied in February. 2026 as being improperly filed. So currently, as of our records request, it was denied. However, the reason for denial was only that they would have to get the approval agreement of the next-door owner in order to combine their FAR to build that big. So essentially, it's not that the city said you can't do it, they just have to come back

with some extra signatures. And so, you know, it's anyone's guess if that may happen, and if this could be approved.

[8:40] Here is 810. to 824 Alton Road. Some of you might remember it's, it's at the Miami Hostel, I think that, there was a documentary about that, about the hostel, and they are looking to also make this, new proposal. So currently, it's 60 feet, more or less allowed, and this one is 8 times the height limit at 506 feet. So everyone who lives on West Avenue, you know, is potentially impacted, of course, along with Alton Road. Okay. There is a Savoy, which is a historic, beautiful building on Ocean Drive, and that one, it's like a double whammy, because they are using the Unsafe Resilient Structures Act that was passed a few years back that impacted historic buildings, and then they're layering on Live Local.

[9:37] So it's like a really bad ice cream sundae. But if you see this building on the left, it's a historic Arlington which is a contributing Art Deco building. And under the Unsafe Structures Bill that was actually authored by Bryan Avila, who now is in the running to be Lieutenant Governor with Byron Donalds, his bill essentially stripped the historical protections from this site, along with many other sites. We were able to get the Art Deco district protected. But there are other parts of Miami Beach that remain exposed, and now we see the consequence. So, the zoning allows 75 feet here on the beach, but this proposal is 440 feet. It would not require a historic preservation review or a design review. It could just... potentially could just be built.

[10:34] under that. Back to Alton Road, 709 Alton Road, is a property right next to the Baptist Urgent Care Building, and what... what you see in the outline is that the owner of this building kind of like 1575, they want to combine the total area to allow them to get the. the maximum FAR. So, the zoning allows about 50 feet, and what's been filed is 421 feet. 42 Collins Avenue, this is an interesting one, and this one might probably, to me, explain why one size doesn't fit all for a state. to come in and say how zoning should be done, because the Live Local was meant for workforce housing, preservation of housing, but look at this example. Here today is a 230-bed nursing home based on records we obtained from Medicare, and the the 230 bed nursing home in this filing would be demolished.

[11:41] and then replace with this, this new building. So, if we're really trying to have, you know, senior living, etc, we better make sure we write our laws clearly so that we don't potentially you know, have seniors without anywhere to live. So the latest on this is that in August 2024, the review failed, and so this one sounds like it's somewhat dormant, but any of these could potentially come back. If Live Local gets amended next session to make it even easier, you know, it could happen again. So I wouldn't rule this one out either. Next, there's 1501 Collins Avenue, which is the site of the historic Bancroft Hotel that you see here. And, this proposal would build a large tower of approximately 300 feet, above the Bancroft, where only about 150 feet is allowed. And, actually, the developer ended up suing the condominium association.

[12:53] About this, and it's a big lawsuit right now.

13:01 Hillsborough County sues the state

[13:01] **Daniel Ciraldo:** Okay, so, next I want to, take a minute, and I don't know if, if the Commissioner is on. If he is, if he could raise his hand. We did communicate with Hillsborough County Commissioner Joshua Wostal. And so Hillsborough County is the first state. the first city, sorry, or county to sue the state of Florida. Basically, there was a development proposed, several. And the county said that the act, the Live Local Act and the state's own planning law are in conflict and that the county can't obey both. So they actually have taken on this really interesting legal strategy to file the lawsuit and ask for clarification specifically for their municipality. So, as another point on the bullets here, they believe that at 120% of

median.

[14:04] income rule, a two-bedroom rents for up to \$2,800, a little more, where the county's median is \$1,561. So there really isn't the shortage in that range And, you know, again, to me, it sounds like it, you know, it's not a one size fits all. So the state Hillsborough sued the state, and the state in April came back and said. that a county cannot sue the state over the state law. And so that has to do with, like, sovereignty of the state. And, you know, the Florida Constitution, that's their argument, but. you know, it's not clear what the latest is with that, but it's very nice to see that somebody, a commission in the state of Florida has done this, because obviously to take on the state and to file a lawsuit is not An easy thing to do.

[15:13] Unfortunately, it doesn't appear that this would impact Miami Beach, because the way the lawsuit is written, basically, they're asking how the act applies to their own county. And so, if they do win. you know, I think it would be great, but it would really impact them first, and so I think the question that I have and others may have is, you know, is this a strategy that maybe Miami Beach could do based on the record of evidence that we have of all of the projects and the impact on our infrastructure and environment. So, currently the state is fighting it back. And, we'll have to see what happens. I am going to... if the Commissioner does sign on, we'll come back and ask a few questions, but in the meantime, I'm going to go a little bit further and.

[16:20] And keep going so we can get to the... all the good questions, too. Next, I also wanted to bring on.

16:28 Guest: Richard Lamondin, candidate for Florida Senate District 38

[16:28] **Daniel Ciraldo:** Richard Lamondin. Now is Richard on?

[16:32] **Richard Lamondin:** [inaudible]

[16:33] **Daniel Ciraldo:** Okay, Richard, how are you?

[16:35] **Richard Lamondin:** [inaudible]

[16:36] **Daniel Ciraldo:** Yeah. Let me just spotlight you on here first. Let's see... Wow. Oops. Okay, spotlight. Okay, hopefully, folks can see you now. Please let us know in the in the chat if you can can see Richard. So Richard, thank you again for coming. I know you're extremely busy. You are a candidate for Florida Senate District 38. And our talk is about. Live Local, and I was so inspired to see your Twitter and your campaign really talking about Live Local, and so I wanted to invite you on here to talk a little bit about you and how your race is related to that.

[17:28] **Richard Lamondin:** Absolutely. I'm glad to be here, and I'm glad you're organizing here, because we need it. So, a little bit about me. So Richard Lamondin, I'm the Democratic nominee for the Florida Senate in District 38. I am... my opponent is Alexis Calatayud, who is the The literal sponsor and number one champion of the Live Local Act, so this has obviously been a live issue. My district covers a small part of Brickell, but Key Biscayne, Coconut Grove, southern part of Coral Gables, South Miami, East Kendall, running down the coast all the way through Pinecrest, Cutler Bay, so you get the idea of the geography. So, living right next door to Miami Beach, includes, obviously, part of the city of Miami, where there are, I think, somewhere over 80 Live Local... active Live Local applications right now.

[18:13] You know, I got into this, my day job is I actually run a company called EcoFi that upgrades old buildings to save energy and water. Been doing that for 13 years, but I got involved because I'm deeply concerned for the future of my son and the community. Look. This has been one of the number one issues in my district, and Daniel, thank you for picking up. We've been talking about it for a while, but obviously, as every time a new project comes up, more people take note. What we have seen is a lot of local officials in

the district kind of come to me privately. Very few have spoken out publicly. I think there's a fear of Tallahassee that plays into a lot of that, but the mayor of South Miami in my district, Javier Fernandez, has written an op-ed against the law. I think a lot of local officials are... are concerned, not... and I'm glad to see Hillsborough on here, because you know, they... a lot of residents are coming to them thinking it's their fault, and local officials are like, our hands are tied. I'll give you... but my opponent.

[19:14] Alexis Calatayud has actually kind of washed her hands of it. So Coconut Grove is obviously a very unique city region in the district. And there's right now projects going up in the West Coconut Grove area, which is a historic black community, lower income part of the Grove.

[19:30] **Linda:** Okay.

[19:31] **Richard Lamondin:** Where, as I saw you, I saw you mention, like, the 100% to 120% AMI costing almost \$3,000 a month for a one-bedroom. There are now two towers going up in the shadow of a community that cannot afford to live there, despite this being a workforce housing law, because they use a county median income, and they do 120% when our housing shortage is actually 80% and under. But what happened was, they actually... the current senator and sponsor of this bill went to a ministerial alliance meeting where people were upset about this, and she told them, contact your commissioner. I'm not here to, you know, champion any projects or not. The only problem is she stripped their power away. And we've seen that out of Tallahassee in a lot of different ways. Tallahassee recently came in and actually blocked cities from not using gas-powered leaf blowers, something I'd never thought that Tallahassee would ever get involved in. We've seen them in Miami Beach, obviously, with the crosswalks. And so, over and over, we've seen a government 500 miles away try to make decisions for us locally.

[20:31] That to me just boggles the mind, but I think it's, it's really. But the number one thing that we can do is not just to speak out against this law, but it's to actually replace the people that are its champions, right? The only way I can actually make a difference is by flipping the seat and winning this election. You know, you have, right now. to give you an idea, we did a press conference, in front of the Four Seasons Hotel, because my opponent will actually not debate me in this race whatsoever, but she did go to the Four Seasons Hotel for a Leverage Live Local conference, about a month ago. I see Rob on here, Rob was at the press conference with me, too. You know, and so she's willing to go in to raise money from the developers who are profiting off this, but is not willing to face the music from her own constituents.

[21:18] in the community. And so, that just kind of tells you all you need to know about where people are, on this issue. I'll tell you also, in the district, she's running mailers saying that she's a champion against overdevelopment and positioning me as the the millionaire developer in the race, which I sometimes wish is true, because then I'd have a nicer house. But, you know, the fact of the matter is, it's not. And, also then trying to use the usual tax around socialism and things like that, and so... Basically, what's happened is now my opponent has raised hundreds of thousands from the same developers doing these Live Local, and they've used that to attack me on overdevelopment somehow. And quite frankly, over here in Senate District 38, we need your help. We need you to help us knock on doors and organize over here in our race. If you have means, we need you to invest, because we only have 23 days left in this race, and you can see, I think, the money stacked against anyone speaking out against this. But really, this is the kind of time where the only thing that people will understand is raw power.

[22:19] and flipping seats, right? I think we all have seen the electoral math there. And so, yeah, I came on here, I can... happy to answer any questions specific to the district, but this is... Miami Beach is on the front lines of this, but this is affecting areas far beyond Miami Beach, and the person responsible for it lives right next door.

[22:35] **Daniel Ciraldo:** Well, thank you, Richard, for your time. I know you're really busy out there knocking on doors. And by the way, this is not a political event, and we invite anyone to come, including your opponent. I know she, again, has not agreed to any debates. I will tell you my own personal experience working when I was at Miami Design Preservation League, when I went to Tallahassee and I tried to meet with Senator Calatayud's office. And I mentioned about the Live Local and the Glitch Bill, and I was basically told there's nothing you can do about it. She will not help. She will not fix it at all. And so I think you may be right that maybe voting might be the only way to finally show these folks that this is a really serious issue that impacts all of us.

[23:20] **Richard Lamondin:** For sure, and it's not really... and I want to be clear, this isn't a partisan issue. This is who gets to have a say in what gets built in your neighborhood, right? It should be the people who live in that neighborhood. I think that's a pretty... a belief and a value that most people agree with, right? And so I think that that's really when it comes down to the electoral math, and And yeah, richard.vote is the website. We'd love anyone to follow along, and unlike you did, Daniel, on social media as well.

[23:47] **Daniel Ciraldo:** All right. Well, thank you, Richard. We're gonna let you go. We know that you've got a lot of folks, I'm sure, rooting for you. And thank you for making this an issue, even though it's not only in your district, it's affecting the whole state. You are, I think, a real hero for for this and and best of luck.

[24:04] **Richard Lamondin:** Thank you, really appreciate it. Take care.

[24:06] **Daniel Ciraldo:** Take care. All right, so thank you all. We're now going to continue on with the slides. And then, by the way, if.

24:16 More projects: 1920 Alton, Harding Ave, Collins Ave, 10th Street

[24:16] **Daniel Ciraldo:** If any of the other speakers are on, they can raise their hands. I know Rob, but Rob's gonna come a little after. We're just gonna wrap up a few more of these slides. So, 1920 Alton Road. This one is, actually, this used to be a funeral home. I remember, growing up here, that this is where... I want to say, was it called Riverside? If anyone in the chat remembers. Memorial Chapel, and then it was adapted into Pura Vida, and it's super, super popular. But look at this. A project has... oh, thank you, Bruce. A project has been proposed here that would knock down that building and create a 297-foot tower. They came to the planning board with that project on the right there, and the staff came back to them and said.

[25:11] Well, 297 is a lot more than 55. Maybe could you do 150? But again, because there's no zoning rule due to being preempted, it's possible that this could be approved. And, you know, this rendering, by the way, I'm noticing, I don't even know if it's accurate, because usually if you're, like, driving down the street. you see, like, Sunset Harbour, and, like, these folks who live in the Sunset Harbor buildings, their views and everything that that neighborhood was built on is just... going to... to be gone. So, I do see people from Sunset Harbor on the call, and I know that they are, very concerned, and they've sent emails to the commissioners as well. Here's one on Harding Avenue in North Beach, where 55 feet is allowed.

[26:00] 216 feet is filed, and this one actually was approved on October 1st. It has 100 homes and quote-unquote 40 workforce. This one also was approved at 1826 Collins Avenue in the Historic District. a mechanical garage, is currently there, and now... that's a Dorchester, by the way, here. I don't know if you can see my mouse. And the Peter Miller. And then this is a new tower that, where 50 feet is allowed, it was approved at 200 feet. Harding Avenue, or sorry, Collins Avenue back in North Beach. This one, was also approved. a little bit smaller than the others. They did maintain the facade, and that was one of the amendments that was made in Live Local in 2025, thanks to some of the folks on this call, that requires

some degree of facade. They call it replication, but the... for all intents and purposes, it has some sort of preservation of just the facade. So we... we did some, but we need to do better. Now, this is a very interesting one, and again, an example, I think, of how you can't just.

[27:23] have one law for the whole state. Here is 1030 6th Street, which is a small Art Deco building. I have another picture later. And... the... owner wants to build this new one, it's actually lower than zoning allows. But, of course, they're gonna knock down 3 Henry Hohauser Art Deco buildings. So, it just... it doesn't seem to be the right way to approach, workforce housing.

27:55 What a "workforce" unit looks like: 512 sq ft

[27:55] **Daniel Ciraldo:** Now this, I thought was interesting, like, what is it like to live in one of these workforce housing units? So what we did was we looked at the floor plans of all of the buildings, and we showed this as an example. So, the one in Sunset Harbour, the average Live Local home is about 512 square feet. And with the zoning laws, it is written that the state has ruled on, a studio can be \$2,862. So, for your nice 512 square foot studio, you would only pay \$2,862. And by the way, they're actually here on the bottom, right next to the parking lot. Gee, I think you could go right from there, and then over just to the south is the FP&L electrical vaults. So you'll look out into the beautiful energy field. I just don't see how this is a workforce housing that we all really want and need. It's just a very good example, I think, here, and hopefully the folks at Sunset Harbour can use this as well.

[29:05] Now, then again, are we anti-development? No. In fact, look at this, the property in 1920, Alton Road, in 2023, a new building was approved with the required zoning limits within them. So, 5 stories, 63 feet. Obviously, the Design Review Board looked at it, the Neighborhood Association was involved and participated. And, but it was never built, and then now, the same company, due to Live Local, they just filed this, and, you know. I guess we won't really know what's gonna happen, because it's not a public meeting, so maybe one day all the concrete trucks will show up, and that'll be that. Now, back to that Henry Hohauser trio at 1030 6th Street. There are actually 12 apartments here, so it looks like each of the buildings are, like, fourplexes. So, basically, if they knock these down, they're gonna... lose 12 apartments, but yes, they are going to build 79, workforce apartments. So, you know.

[30:15] But... but still, it's... it's... the local rules should apply, and it's not a one-size-fits-all for the state.

30:26 Guest: Rob Piper, candidate for Miami-Dade Commission District 5

[30:26] **Daniel Ciraldo:** Alright, so next, I wanted to invite Rob Piper. Rob, I recently met at my local neighborhood meeting at Flamingo Park. And, I know he's also running, and this is an issue that's very important to him. Rob, welcome.

[30:42] **Rob Piper:** Thank you very much for having me. Can you hear me?

[30:45] **Daniel Ciraldo:** Yes.

[30:46] **Rob Piper:** Great. Yeah, I'll...

[30:49] **Daniel Ciraldo:** So, tell us about what you've been hearing as you, you are running, by the way, I should mention, for a candidate for Miami-Dade County Commission District 5, and I believe that include... does that include parts of Miami Beach?

[31:03] **Rob Piper:** Yes, it does. All of South Beach, and maybe a sliver of Mid Beach, below, 41st or 42nd Street. It escapes me at the moment, but yeah, it is, South Beach is very, very, very prominent in District 5, to include a... to include the neighborhoods in Miami. Brickell, slivers of downtown, Little Havana and the

like, and the Coral Way neighborhoods with Shenandoah, the roads, et cetera, et cetera.

[31:29] **Daniel Ciraldo:** Oh, great. And has this been... I've seen you speak about this issue. Has this been something you're hearing from the constituents? Is something they're concerned about?

[31:39] **Rob Piper:** All the time, especially in in Miami Beach and in South Beach. And I am quoted frequently as not being a fan, hating the Live Local act. in large part to the reasons you've already described. It takes local control... it takes control away from local governments, and it also... it is a one-size-fits-all for... to solve a problem that the local governments are in a better position to solve, and quite frankly, it is not conducive to producing, to actually, for real, producing affordable housing. You mentioned that a studio unit under the Live Local Act would have to rent for, you know, near \$3,000. For a lot of people in Miami-Dade County, that is not affordable. And just imagine, foxes building hen houses.

[32:26] You know, would you trust a group of foxes to build a hen house? Well, that's exactly what we have done, where we are trusting for-profit developers to build affordable housing. And at just 40... 40% of the total units, that is a paltry amount. If the idea was really to solve our affordable housing crisis, it would be 100% affordable units. We're not gonna... we are not going to fill the gap, or make a dent into the deficiency of affordable units that we need, which is, I believe, around 90,000 at that rate.

[32:59] **Daniel Ciraldo:** Thank you, Rob. No, those are good points. So.

[33:02] **Rob Piper:** Oh, I'm sorry, I didn't mean to interrupt, but let me, let me add, as far as what to do, we repeal this law. My opponent is busy trying, just like Senator Calatayud, my opponent, Commissioner Lopez, is trying to distance herself from her complicity in this law. She's saying, well, I didn't have a choice to sponsor it. I was asked by the Senate President in order to sponsor this in the House. But make no mistake, she still voted for it. Go ahead.

[33:27] **Daniel Ciraldo:** So you are running against, is she the incumbent currently at the county?

[33:34] **Rob Piper:** Yes, she is. She was appointed in, late last year, without a vote, without a special election, and so now she is, she is running to be elected in this race.

[33:45] **Daniel Ciraldo:** Okay, and do you also feel that real estate is impacting these races, and how has your race, have you found it challenging, going up against some of these influences?

[33:58] **Rob Piper:** Well, I would say housing, affordable housing is a factor in these races, and as far as challenging. Yes and no. I mean, I would say it is challenging to run against an opponent who has raised between anywhere close to \$1.5 to \$2 million via her actual campaign and her PACs, which is heavily funded by the developer interest. Trying to run against that is a challenge. I've only raised about \$13,000 so far, because I haven't taken a dime of developer money. So, as far as the challenges, it's trying to compete against that can be a challenge, but however. The... The voters are angry. They have seen what this... what this law, this Live Local Act, has done to their neighborhoods, and they are... they're no... they're not fooled by the idea that the only way that we could solve affordable housing is by giving developers leeway to run roughshod over our zoning laws, over our historic preservations, under this false promise of affordable housing. And it is a false promise. So... The challenge, running against all the money, but then again, it's not very challenging when you have grassroots support backing you and uplifting you and forcing the conversation and not letting these politicians run away from their culpability in these laws.

[35:18] **Daniel Ciraldo:** Wow, that is amazing. Thank you, Rob. I didn't realize that. So you said, and I believe you were endorsed by the Miami Herald, is that correct?

[35:26] **Rob Piper:** Yes, I was endorsed during the preliminary election on August 18th, and now they're re-

endorsing me for this general election on November 3rd.

[35:34] **Daniel Ciraldo:** Well, that's pretty amazing because given what you said about the fundraising, you know, that it is, you know, relatively smaller amount, but your message seems to have come through with them. So congratulations on that. And so is there any way folks can learn more about your campaign?

[35:57] **Rob Piper:** Absolutely. Yes, my website is www.robpiheretoserve.com. Rob Piper here to serve.com one word. When you go to that, just click the button. I'll take you to the main site and you can learn more about the Live Local scam. If you wish to donate, there's a donate button. Coming into this home stretch, we need all the, all the investment we could possibly get to counteract the Vicki Lopez's... her... her ad buys, as well as her ability... her... her... Her actions to try and run away from her responsibility for this law.

[36:36] **Daniel Ciraldo:** All right. Well, thank you, Rob. I'm sure a lot of folks are are listening and and and and also thank you for your service as well.

[36:46] **Rob Piper:** It is my privilege.

36:47 How the law passed, 2023 to 2026

[36:47] **Daniel Ciraldo:** All right, well, we're gonna continue now on, and it looks like we're making pretty good time, so we will have a little more time for questions. I did see already some questions about how the law was made. So just at a high level, it was passed in 2023, and honestly, it was relatively bipartisan. So, you know, most of the Republicans and most of the Democrats did vote for it at the time. Did they know the impacts that would happen? Did they know all of these things that we've shown you would happen? I don't think so. Then in 2024, there was another amendment that tightened certain things, so put even more restrictions on the cities. In 2025, They wanted to make it very clear there's definitely no board review for any project. And they also retroactively removed the height cap that Miami Beach was trying to put on of 150 feet. But they did do one thing that we should give some credit for, which they did add a provision about National Register properties.

[37:58] That, there could be measuring height from within 3 quarters of a mile. and facade replication. So in the case of the Bancroft, when you saw the renderings, the Bancroft is still there. That is likely a result of just the fact that they are still required to retain that Art Deco building. That wasn't in the original law, but it's still to be determined how the facade replication will work. And then even this year, they expanded it to apply to counties, cities, and school districts, as well as large church sites. And it also prevents cities from having setbacks and other things. The final vote is there 98-4 in the House, and 35-0 in the Senate. So again, it's pretty much bipartisan, but probably because, hopefully, because they have no clue what they're voting on. How could they vote on this? But that's also why we all need to be educated on it, so next time they do vote, we tell them.

[39:07] you know. No.

39:09 What a fix could look like, and asking candidates to commit

[39:09] **Daniel Ciraldo:** So what might a fix look like? So we asked folks when they registered questions, fixes, and here's some interesting, ideas. And you guys, like, thumbs up, et cetera, if you agree. Exempting barrier islands and historic districts. So, you know, rather than a one-size-fits-all for the whole state, maybe places like Miami Beach. and other barrier islands might not have the same exact rules in place. Let a city opt out as long as it has its own housing plan. So, back to the local control, where each city picks its own

way to meet the housing goal. There's no bill yet, but that's an option. Somebody said in our February chat. Zoom about maybe measuring height within the district, not within a mile. I'm not sure that would work, you know, for Miami Beach, but it's something.

[40:05] And then I really like these two ideas about counting 40% of the floor area, not just 40% of the units. And we saw, like, with that 1920 Alton on Sunset Harbour, that it's basically these tiny, 14 tiny-ish units, and then a bunch of mega units. So, probably when the law was written, the intent of workforce was, like, if you put 40% of the building workforce, you could go a little taller. You know, I think people might get behind that, but not what it ended up, what we're seeing in Miami Beach. Also, there should probably be a minimum size for the workforce homes. you know, like maybe a studio should be a certain size, just like finding a way to ensure that these are quality homes, you know, maybe they're not right on the alley or in some back area. We want people to live with dignity. So, one option for all of you is that we can ask candidates, just like we happen to have two today, you know, what are your positions if you do get elected? Will you... Work on this with us.

[41:17] I feel like it's sort of like when you're dating someone, when it's an election, get them to, like, commit to certain things before you give your vote, because now is about the only time sometimes that they really will listen to us.

[41:30] **Rob Piper:** Well, I've, I. Oh, you want me to chime in?

[41:33] **Daniel Ciraldo:** Sure, Rob. Yeah, sure.

[41:36] **Rob Piper:** Because I've already committed my decision. I'm... I'm gonna work with the... my counterparts up in the... up in the state legislature and the state senate to repeal it completely. Again, I don't... I don't see how Tallahassee can even, with a straight face. try to tell municipalities how to solve the affordable housing crisis, when over decades, they've been draining money out of the Sadowski Fund, and then they lit. essentially lit \$1 billion on fire under the idea of emergency funding for Alligator Alcatraz. It's just... this... this... there's no... I don't see any fix to this law. The Miami-Dade County already has plans to solve affordable housing, and it can still do more. It can build nonprofit development capacity within the building department in order to convert the naturally occurring affordable housing that we currently have, that we... the capacity that we currently have.

[42:26] Unlike my opponent, I actually give affordable housing to Miami-Dade residents. I have two accessory dwelling units on my primary on my primary residence that I rent out at below market rates. So. There's... the county can incentivize landlords to do that, that are, say, cash poor, but house rich. And they can... that... that's an incentive that can be done without having the Tallahassee dictate to counties how they should be solving this crisis.

[42:54] **Daniel Ciraldo:** Absolutely, you know, I think... I think most of the people on this call are in agreement. Now, the question is, so by the way, for the folks watching the slides, we made this slide, I hope it's helpful. What are each of the races, and who are the candidates? You know, we need a village of folks going to these people. By the way, even, I think. like Rob's race, Commission 5, I think SoBe West, there's a debate soon. So at every opportunity, try to get everybody you know, Rob, we heard very clearly, and we're very grateful for that. We want to hear what will Vicki do, we want to hear what will Lucia do, and every other name. And by the way, we want it written down, recorded, whatever, so that we can come back to them and keep them, you know, on the straights. So, so that's so important.

[43:54] Take a screenshot of this if you'd like, and also next week.

43:59 Next week: 10 Live Local items on the Commission agenda

[43:59] **Daniel Ciraldo:** I saw a question about what's going on. Next week, actually, I think partly due to all of the concern about this, the. City Commission has 10 items on the agenda about Live Local, so take a look at this, whether it's an urging, the mayor, has something interesting about a push with other mayors to repeal or amend it. Four of the commissioners are looking at exploring the legal challenge with City of Miami. Now, that's been deferred several times, so we've got to push on the mayor to hear that item. Commissioner Suarez and Fernandez have an item about asking for an outside legal opinion on whether Five Park really does establish the height or not. And then there's several others regarding transparency. For example.

[44:55] I like this, the one the mayor has, C7AF. Let the Commission know when an application is first filed, because currently, the Commission only finds out, and we only find out as a public, when it's approved. That's a big issue, right? We've got to know a little bit sooner, in a 6- to 12-month process about it, especially since there is no public hearing. So, as you can see, there's 10 items, covering different areas, and here are the commissioners behind those items, so whatever you can do to encourage them, to work together, I think it's important. Right to the Mayor and Commission. about these items and your support of it. If you are near one of the buildings we spoke about, let us know in the chat. It's always good to see, like, people that are specifically impacted, especially if it does get into a legal challenge down the road. And also share this with your neighbors. I'll be sending out the recording and the slides, and

46:05 Q&A: what can we do?

[46:05] **Daniel Ciraldo:** We'll email those, so we all have to be kind of in the loop. So now, thank you all for listening. This is now the final part, the questions. And what I'm gonna do is ask folks that have a question to raise your hand. That way I can see... If you want to ask it here, and while you do that, I'm gonna... do a couple of the questions that we got. Some of them were very similar. First of all. What can we do? What is happening on Wednesday? How can we fight back on the Live Local Act? I think we did touch on a lot of that as far as encouraging commissioners, getting the folks running for office, or trying to keep their jobs on the record about what specifically they will do if they have the honor to go or stay there.

[46:54] Following the Hillsborough County Court case, and it looks like. I don't see Commissioner Wostal on there, but we are... just so grateful that a Commissioner would do that. Take it to the next step. And also, let's make sure we're pushing the neighborhood associations and other groups to make sure their positions and their oppositions are on the record. So, in the meantime, I'm going to go with our first question.

47:24 Q&A: unit-size rules, sewer and infrastructure capacity

[47:24] **Charles:** Hey, Daniel, and hi, everyone. Thanks for, organizing this. So, I guess I have two questions. First, I guess three. One, can you all hear me?

[47:34] **Daniel Ciraldo:** Yes.

[47:35] **Charles:** Okay, great. The questions are... I believe that Bal Harbour or Surfside banned something called a poor door, which was basically a separate entrance for their affordable housing units, so you don't have, like, you know, the nice people... the expensive units go in one nice door, and the affordable housing units go in another door. So the first question is, are there things that we can change, which is allowed, by the way, in zoning, so are there things that we could change, like minimum units. size that would make the Live Local developments be less. profitable, and less appealing for developers to make. So, for instance, and obviously we wouldn't do this if you had a minimum unit size of 1,000 square feet. Actually, I don't know if this is obvious. If you had a minimum unit size of 1,000 square feet, that then becomes

unprofitable, to make Live Local buildings, right? And they wouldn't do it. So I'm curious, Daniel, is there anything, like, just ask the question first, anything like that, I'd love to understand. Can we do stuff like that? And the second question is.

[48:38] From what I understand, there's something like they also have to get approval for like sewer capacity or infrastructure capacity. capacity, and... is it possible to, like... I mean, are we doing enough as a city to really, check, is there capacity on our streets for another 500 units, or is there capacity in our sewer system for another 500 units? I see we're digging up the streets everywhere, it makes me think that our sewers can't take the capacity. So what are we doing on that, like, administrative sign-off for capacity checks that I think Live Local gives us. Those are my two questions, and thanks again, Daniel.

[49:18] **Daniel Ciraldo:** Those are great questions, Charlie. So as far as I know, and I did, by the way, I had reached out to planning department with a bunch of questions, but I did not hear back from them in time, but that was one of them. As far as I know, all of the underlying city rules regarding sewer capacity have to be met, but I believe that could be done through a financial payment. And so it's not necessarily something that would stop what they're trying to do, but it would make it more expensive. And then as far as having sizes of units, etc, from my understanding, a lot of that is preempted, with the existing language, but maybe that is something that can be amended in the future. All right, Bruce, welcome.

[50:07] **Bruce:** Thank you, Daniel, for hosting us. It was basically a similar question regarding sewage capacity. But one thing in considering sewage capacity. If they just consider each building's impact on its own. What they really need to do is consider the whole Flow, if they have, like, 10 new buildings going on. How are they all going to impact? Do they consider, or does the city look at all the projects at once and say how all these are going to be affecting... it's going to be overwhelming. I understand the very tip of South Point has, like, a large capacity, a 60-inch pipe, but as you go up further north, where the stuff gets pushed down, it's only 30 inches and even smaller, and there's drainage basins that are completely inadequate.

[50:50] And the city really needs to do an entire infrastructure study for this. Is that separate from planning as far as state goes, sanitation? So if there's sanitation, it may be the way, I think, to stop this stuff, but your opinion.

[51:06] **Daniel Ciraldo:** Yeah, you would think, like, I think concurrency and all those other requirements, you would think they would have to comply with that, and it's a good question, I will... I'll see what I can find about that, but my understanding is it's essentially something that could be written, you know, through a payment, but like you said it needs to be a comprehensive look at the whole neighborhood. How many high-rises can Miami Beach sustain? I remember growing up here, and my dad used to say, if you dig a few feet down, you'll get the water. And, like, that's what we all knew here, that we were on a barrier island. And now it's like, how many 500 foot buildings can we... can we put here? And yeah, I think you're right, there's probably a limit, that we... we have to look at, absolutely.

[51:53] **Gloria:** Of course, there is a limit.

[51:55] **Bruce:** One quick addition. Are we filing any federal environmental laws that might... maybe also stop some of this?

52:04 Q&A: "Miami Beach is what's left," and speaking at the Commission

[52:04] **Daniel Ciraldo:** I think that's something that also can be looked into, you know, and that may be something we want to encourage the city and their well-paid attorneys to look into as well. Okay, Jessica, we're going to try to get you once more. I'm going to push unmute. Let's see. Okay. I don't see Jessica. Hey, how are you?

[52:38] **Jessica:** So sorry about the technical difficulties, Daniel and team. Thank you so much for giving me another quick chance.

[52:46] **Daniel Ciraldo:** Of course.

[52:47] **Jessica:** to share. So, I'll be really quick this time. Not sure what came through successfully the last time. Daniel and I have known each other for a couple years. I thanked him. I know that that went through because I saw some of the applause, symbols shot out, so that's great. What I was saying was the builders have already taken over all up and down coastal Florida, so Miami Beach is what's left, in essence, when you get down into South Florida. You think Sunny Isles, you think Dania Beach, you think Deerfield Beach, you think most of Fort Lauderdale coastal line. coastline, all of those places have been intensely developed. So, Miami Beach is the icing on the cake, if you will, for these developers and builders that are greedy, they are fueled by greed, so they only see dollar signs with lots and lots and lots of zeros.

[53:41] At the end, you know, of the numbers, this is the way that they see the world, in dollar signs. They operate based on greed, as we all know, most of us know, and dollar signs, not communities. What, what we really are and neighborhoods, they don't see us for what we really are, so a big part of preservation and conservation at large is. making people see us as we are, a community, a neighborhood, a beautiful, thriving place. You ride your bike up and down the roads of South Beach, or many places throughout Miami Beach, and you're gonna see neighbors out talking, kids riding their bikes. Kids playing soccer. I mean, it's an amazing place and it's worth saving. Hence, you have so many people on a call at 5:00 on a Sunday afternoon. So bravo to all of us.

[54:32] That was one thing I was gonna say. Sunset Harbour, so sad. I'm over there every couple weeks. I do a little contract work over there in the harbor on a boat, and it is so dead. People are moving out. The people that do live there full-time, because of all of the construction, nobody wants to breathe it. Who wants to breathe dust and tiny particle debris that get into your lungs? Apt timing, almost lastly, for this Zoom, Daniel, since we do have the Commission meeting on Wednesday. Sutnick Hour is a great opportunity to go, guys, and talk your two minutes. It's so vitally important just to say, hey, I really like Our neighborhood the way it is, I really don't want to see more big buildings, please. I'm a taxpaying resident. I'm a registered voter. I live here. Even that simple can make a big impact and be polite.

[55:23] A lot of our job guys, that's my last comment, is that of an educator. We are educating the public just like Daniel does. He doesn't get too angry. He doesn't. You know, he's very calm, so this is the way we all need to strive to be when we're talking with people about these issues, because that way we engage more people, rather than push people away. And I struggle with that myself sometimes, because I'm really passionate about these issues. So that's all I was going to say. And thank your commissioners. Thank your mayor when they are doing things you agree with. I've also learned that goes a long way. Just like he was saying. So yeah, that's all. Thanks again, and thanks for letting me talk when I switched computers.

[56:05] **Daniel Ciraldo:** Well, thank you so much, Jessica. And for those who do not follow Jessica, she has an amazing page. And maybe you could put the link into the chat because I might say it wrong, but I believe it's Save SoBe Architecture.

[56:19] **Jessica:** I can, if you like.

[56:20] **Daniel Ciraldo:** I can do that. She's walking and taking the most beautiful photos of our neighborhood. And so thank you, Jesse. I know Barbara Capitman is looking and is very happy to have somebody like you who is caring so much amongst many others. We really, really need need that passion. So thank you.

[56:41] **Jessica:** Yeah, I pray to Barbara for guidance sometimes and a host of other strong women just say, bless your souls, bless your memory. Please help me also in my path. So yeah, guardian angels for all of us.

56:54 Q&A: living beside a Live Local site on West Avenue

[56:54] **Daniel Ciraldo:** That is great. I see Maria Rosario, and she is asking. How do I speak? So Maria, if you can click to unmute, we can recognize you.

[57:06] **Maria:** Hello?

[57:08] **Daniel Ciraldo:** Oh, hi, Maria!

[57:09] **Maria:** Hi, I don't know how to see myself. I'm using my phone, but I don't need to see myself. So anyway, [home address removed] for 14 years. I've been an owner here, and I love this neighborhood, and I have currently an open view. So. at the same time that this disaster of a monster building will be built, that not only will block my view, but it'll block the whole side of the views that we get from south. All those balconies in my building get blocked. It also blocks the sun of our pool. The sun now will... we will get it, like, midday. But... And I'm highly allergic to dust, so we won't be able to use the balcony while the 3 to 5 years, maybe more, while that construction's happening. Then... West Avenue, on the other side of what they're already building, my building is sandwiched in of West and the alleyway that they will be using to build the monster building. So we have the monster building going up, basically, on the lot and the alleyway. Then we'll have West eventually.

[58:18] ripped up. So my question is, how are us folks supposed to breathe, supposed to live, and how are we also supposed to get out. when we have to leave South Beach to get to work, if West is gonna be closed, and Alton's gonna be closed. Like, the people that are sandwiched in between West and Alton. Cannot live. It's gonna be so much dust, so much noise for us. who are on disability, or who work from home, or are just home, whatever the case is, a Monday through Friday, 8am to 5pm, jackhammering, jackhammering, dust particles, dust particles, on Alton, and also then West, whether they coincide together, or they're gonna... Build one, and then 6 months later, you're back into, you know, debris all over again.

[59:05] It's going to kill us all. All that amount of dust. I lived through 9-11. I know what... what my... some of my dear firefighters are still struggling with till this day, because they said the air quality was good, and it was not. And we are going to have the same exact situation here. The same exact situation here. And so, for that reason alone, this all needs to go. The raising of the street needs to happen. How are we saying we're shrinking, so we're paying all this money to raise the streets, and on the next very block, we're building monster buildings?

[59:43] **Daniel Ciraldo:** Maria, thank you. Thank you so much for your comments. I did have a question. I don't know if you could see the slides, but is this a building you are referring to?

[59:52] **Maria:** 845 is the building, 845 Alton.

[59:56] **Daniel Ciraldo:** Is where you are, but...

[59:58] **Maria:** [home address removed] but we share, we share the same alley. So my alley that where we have our five guests.

[1:00:05] **Mark:** Hello.

[1:00:06] **Maria:** Shares the parking lot to that lot.

[1:00:09] **Daniel Ciraldo:** Okay, so it looks like, I think it's the one on this slide, which 60 feet allowed, and...

[1:00:18] **Maria:** Yes. And so now our building completely gets hidden. You can't even see us.

[1:00:24] **Daniel Ciraldo:** Yeah, absolutely. So you must be on one of the buildings over here.

[1:00:29] **Maria:** [home location removed]

[1:00:39] **Daniel Ciraldo:** Okay, so it's sort of... I don't know if you can see my mouse, but it's sort of... or the folks that see the pink square under today, it's basically right above that. And yes, Maria, you have touched on one of the reasons why zoning exists in the first place, is for people in a community to know what is allowed, where they own property, or where they want to live, what are the nuisances, how can they be abated, how can we ensure that the scale and the quality of life and the safety and health are protected. And thank you for bringing that up, Maria, because I actually think this Live Local, it's not even just a zoning crisis, it's a public safety crisis. Correct. And I was there at Champlain. After the collapse at Champlain, when I was asked by the press to go and talk about building maintenance, and let me tell you, when I saw that.

[1:01:31] I thought, you know what? We can't ever let this happen in this way again, and now to see that we have dozens that are being proposed, it's really scary, and I'm sorry that you're going through that, Maria, and I think it's another example of why the Live Local is wrong.

[1:01:51] **Maria:** Yeah, and I looked... I looked into trying to get it revoked, and, like, what it would take, and it would literally need to be the governor that would, like, veto it. It would be, like, nearly impossible, because it is a state thing, but it is not impossible. I agree, when you said earlier about, like, that other, county, like, suing the state of Florida, I think if more joined that and made it almost like a class action suit, they would have to wake up and pay more attention. So I say, we join that. I say we fight until we cannot fight, because they're gonna kill us with the air that we breathe regardless. So if I'm gonna die, I'm gonna die with a big fight on this one. I left New York City because of all that jackhammering, and all of it. Like, it was just not a good quality of life, and I came here specifically to get away from this, and now we're calling South Beach the Fifth Borough. That's the new nickname.

[1:02:48] The Fifth Borough. That's what we're calling it. It's so awful. And pardon my thing, I'm Italian and I'm very passionate and this is so upsetting.

1:02:59 Closing comments and wrap-up

[1:02:59] **Daniel Ciraldo:** No, I'm so sorry what you're going through, Maria. Please, please keep us posted. I'm gonna move on though to somebody named N. N, please announce yourself.

[1:03:11] **Attendee:** Oh, hi, sorry, yeah, I just joined very quickly. Can you hear me and see me? Yes.

[1:03:20] **Daniel Ciraldo:** Yes.

[1:03:21] **Attendee:** Okay, great.

[1:03:23] **Mark:** Yeah.

[1:03:24] **Attendee:** Maria, I totally feel your pain. And I agree. And I think, I don't know, my takeaway today is that there might be some instruments for our county commissioners to use. So the election of our county commissioner is going to be very important. And of course, like our state legislators, the people that we send to Tallahassee, this is going to be very important in this election for us all to decide who we want in Tallahassee. And I personally don't think we've been properly represented. I personally don't want politicians who are funded by millions of dollars from corporations and lobbyists. And yes, I had a question

on Sutnick. I thought it was three minutes. Is it two minutes to speak? Because I do agree with the person who made that point, like showing up to Sutnick is very important. Thank you.

[1:04:19] **Daniel Ciraldo:** Yeah, so Sutnick is at the discretion, I believe, of the mayor, but depending on how many people are there, it's 2 to 3 minutes. And I do want to underline the importance of that, what Jessica said earlier, that... and by the way, Maria, I know you're probably very busy with your life, but going to Sutnick and saying some of what you said. right there, the commission, I think, could be very powerful. We will, though, by the way, be sending the video recording to the commissioners. But keeping this top of mind, I think that's all that this is about, why I wanted even to organize this, was to just say, okay, we last met in February. Things are a little different now, but we're also in an election. And I see there's some press here on the line.

[1:05:06] I'm grateful for that. And, you know, hopefully we'll just continue to have this topic top of mind. And, work together for all of that. So, on that note, I'm gonna wrap up. Sorry that we went a little bit late, but thank you all for coming, and I'll be sending out the recording. Please stay tuned to the email and the various social media channels, and hopefully we could do something about this and get back to living our regular life and not be constantly on the defense. All right, thank you all, take care.

[1:05:45] **Mark:** So pissed off.

[1:05:49] **Jessica:** Bye-bye. Thank you.