

Miami Neighborhoods United
Miami 21 Outreach Project

**Public Input:
Approvals & Notices
An Analysis: Part 6**

For info contact: MNUoutreach@MiamiNU.org
or call 305-856-3077

Miami 21 - Public Input: Approvals and Notices

A Permit is required to build or change any building or “use”.

The approval process depends on the type of permit and any special request(s) in the Application.

Currently, all Applications of importance are approved by the City Commission or can be appealed to the City Commission - *our Elected Officials*.

Currently, neighbors and neighborhood associations must be notified of applications and decisions.

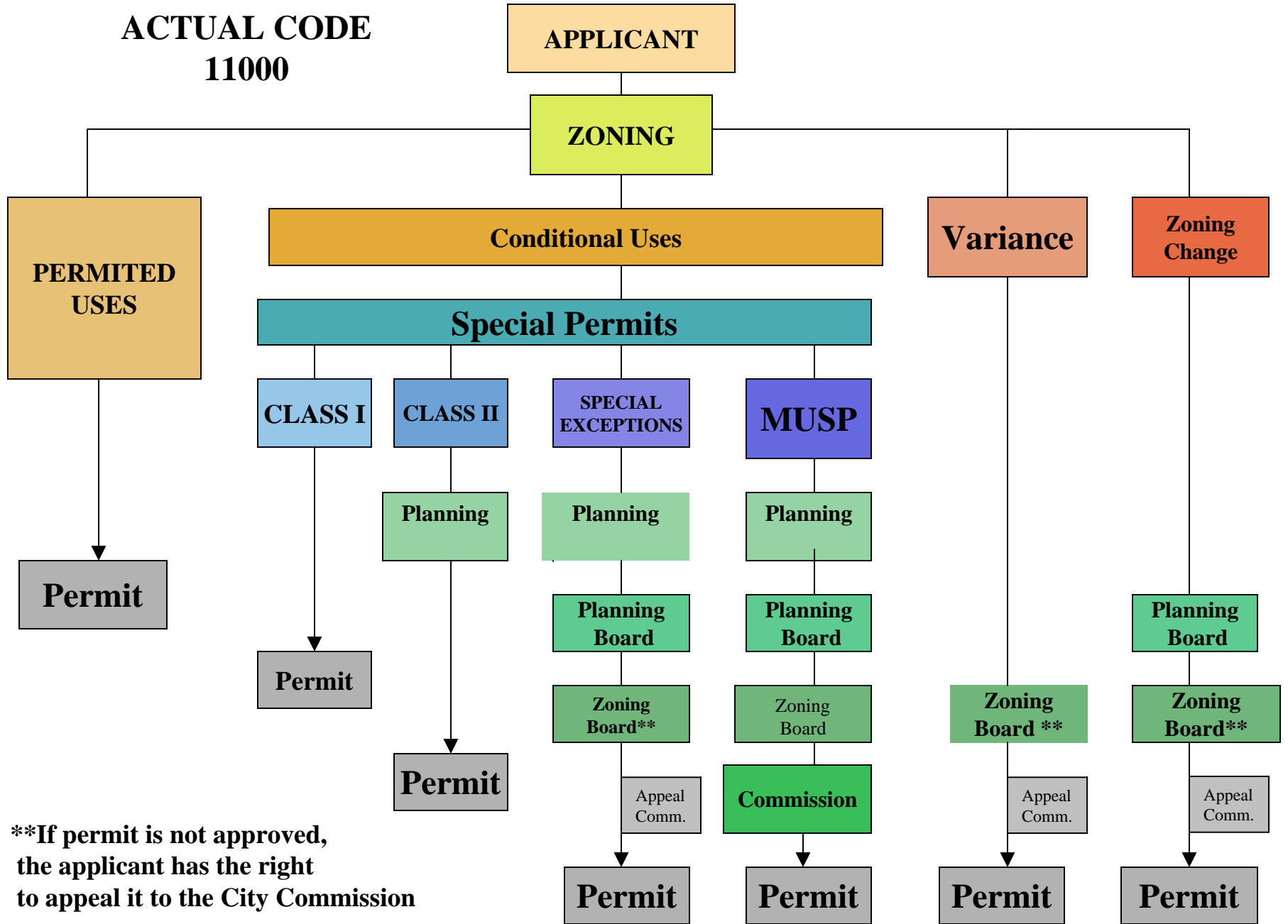
Public Input is allowed at:

Planning Board Meetings

Zoning Board Meetings

City Commission Meetings

**ACTUAL CODE
11000**



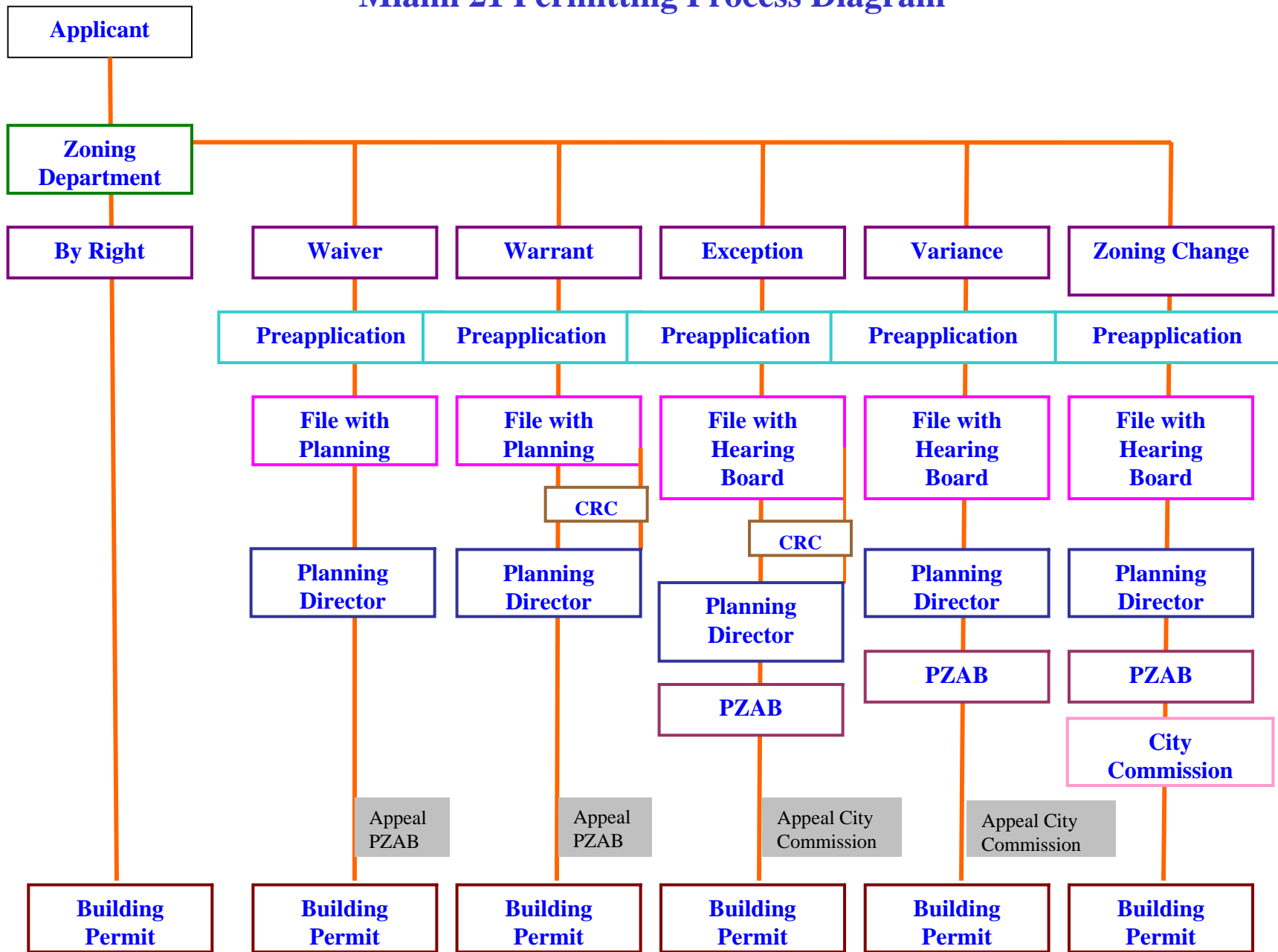
****If permit is not approved,
the applicant has the right
to appeal to the City Commission**

Miami 21 - Public Input: Approvals and Notices

Miami 21 proposes major changes for permit approvals and appeals.

- See the Chart on the next page for the steps proposed.
- Major issues previously requiring public hearings will be decided by the Planning Director.
- For most of the actions to be decided by the Planning Director, there is little or no decision criteria.
- Some Appeals to the City Commission are eliminated.

Miami 21 Permitting Process Diagram



Miami 21 - Public Input: Approvals and Notices

Notice Requirements & Public Input

How are you supposed to know when a neighbor is going to change something which might affect you?

Under current code, neighbors must be given notice of certain Applications.

Under current code, neighborhood associations must be given notice of certain Applications.

Neighbors and associations can then go to public meetings to support or oppose Applications = ***Public Input***

Miami 21 - Public Input: Approvals and Notices

There have been many complaints the the current Application process needed improvements - it did not have enough Notices and Public Input.

Miami 21, instead of improving Notices and Public Input, has “simplified” the process by:

- removing or reducing required Notices to neighbors and neighborhood associations
- eliminated a public Board
- eliminated appeals to the City Commission for Waivers and Warrants
- eliminated current 1305 protections for neighbors

Public Input will be seriously reduced!

Miami 21 - Public Input: Approvals and Notices

- No Notices regarding “Special Area Plans” (Large Projects!).
- Waiver and Warrant should be appealable to City Commission.
- If NET administrator does not give timely notice of approvals or decisions, Public Input by Appeal is Not Allowed!
- Appeal time limit too short - should be increased to 20 days.
- Some changes requested by MNU have been verbally agreed to by the Planning Director, but have not been incorporated into a draft of Miami 21.
- Other technical problems not corrected.

Miami 21 - Public Input: Approvals and Notices

Non-conforming properties (if your property does not meet all Miami 21 Code requirements):

If you are not 100% conforming with all the Miami 21 Rules or if you have any Non-Conforming issues, then additional steps are required for approval.

This would include:

- Repairing your roof, wall, fence
- Additions or improvements to your home
- Rebuilding your house from storm or fire damage