

C4 F REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO  
DISCUSS ALLOWING THE INSTALLATION OF SECURITY GATES AT REBECCA  
TOWERS, A SENIOR HOUSING FACILITY IN MIAMI BEACH.  
Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Alex Fernandez

DATE: April 23, 2025

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO DISCUSS ALLOWING THE INSTALLATION OF SECURITY GATES AT REBECCA TOWERS, A SENIOR HOUSING FACILITY IN MIAMI BEACH.

### **RECOMMENDATION**

Please place on the April 23, 2025 City Commission agenda a referral to the Land Use and Sustainability Committee to discuss allowing the installation of security gates at Rebecca Towers, a two-building senior housing facility in Miami Beach, to enhance safety and security for its elderly residents.

Rebecca Tower North is a thirteen-story elderly-designated Section 8 New Construction building, constructed in 1979, with 200 units (120 efficiencies and 80 one-bedrooms). Rebecca Tower South is a thirteen-story elderly-designated Public Housing building, constructed in 1975, with 200 units (120 efficiencies, 72 one-bedrooms, and 8 two-bedrooms). Both towers serve residents 62 years of age or older who are income eligible, with tenants paying approximately 30 percent of their adjusted income in rent in accordance with U.S. HUD regulations. Each tower has a long-established Resident Council (Rebecca Towers South in 2000 and North in 2002), and the waiting list for both buildings is currently closed.

Specifically, I would like the committee to discuss, with the aid of the City Administration, the following:

- Allowing security gates to be installed at Rebecca Towers to protect the safety and well-being of senior residents.
- Any land use, zoning, or permitting issues associated with the installation of such gates.
- Potential design considerations to ensure pedestrian and emergency access.
- Coordination with the Housing Authority and other relevant city departments.

### **BACKGROUND/HISTORY**

### **ANALYSIS**

### **FISCAL IMPACT STATEMENT**

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

## **FINANCIAL INFORMATION**

## **CONCLUSION**

### **Applicable Area**

Citywide

**Is this a “Residents Right to Know” item,  
pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond  
Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,  
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

### **Department**

Office of Commissioner Alex Fernandez

### **Sponsor(s)**

Commissioner Alex Fernandez

### **Co-sponsor(s)**

### **Condensed Title**

Ref: LUSC - Installation of Security Gates at Rebecca Towers Senior Housing. (Fernandez)

### **Previous Action (For City Clerk Use Only)**