



BAYSIDE RESIDENTS ASSOCIATION (BRA)

NE 60th St. to NE 72nd St., Biscayne Blvd. to Biscayne Bay, Miami, FL 33138

BAYSIDE RESIDENTS ASSOCIATION (BRA) BOARD ORGANIZATIONAL MEETING MINUTES

Date: Wednesday, July 15th, 2026

Time: 7:07 – 8:22 PM

Location: Legion Park Community Center

Present: Shane Graber, Mariella Lopez De Albear, Ana Miranda, Sonia Desai, Jocelyn Maldonado

Absent: James Sanderson, Brandon Berretta-Paris

I. CALL TO ORDER

- Meeting commenced at 7:07 PM
- Audience introductions
 - Eddie Marti Kring, Director for Office of Mayor Eileen Higgins—oversees community enhancement project delivery and would like to help coordinate with any community projects Bayside may have
 - Osvaldo Lewis, Community Projects Coordinator for Office of Mayor Eileen Higgins
 - Kendrick Meek, Congressional candidate—came to listen, meet all of us, and see how he can help down the line
 - Background as an attorney, has worked at the White House and on Capital Hill, has been practicing in South Florida for 3 years (land use)

II. UPDATE FROM NEIGHBORHOOD RESOURCE OFFICERS (OFC MILAN & SGT GARCIA)

- No reported criminal incidents in the last 30 days
- They have increased patrol in the area and want to continue those same efforts in the future
- Very few tickets written re speeding and parking, 8 total past month
- Continued engagement with FedEx and UPS to improve ingress and egress on 69th Street, three recent interactions with them to move their trucks
 - However, they have also noticed that private citizens parking improperly in that area has caused traffic so they are attempting to control this
 - Board member Shane Graber noted that removing the parking spot between the two entrances may improve the situation
- Announced Community Police Academy for any community members who may want to join, provided flyers with full information
 - Begins in August, usually 2 days a week
 - They will show you what various departments do including drone, RTCC (Real Time Crime Center), K9, SWAT, etc

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- Board Member Shane Graber noted that this is where he learned crime prevention basics which discourage interest in your house such as mowed lawn/well-kept landscaping, front porch light on at night, light on inside the house, etc; counterintuitively, his experience has been that people with fenced front yards experience more crime
- Board Member Sonia Desai noted that officers parking around the neighborhood at night including at park really makes the area feel safe and deters bad behavior
- Suggested that any community members who wish to volunteer can serve part-time on community patrol
- Encouraged all community members to reach out to them for any security issues big or small
- Audience member questioned whether there will be traffic increases as a result of new residences at Adela and how police will mitigate
 - Officer stated that it is too soon at this point to say but that there will a plan to deal with additional traffic
- Board Member Ana Miranda stated that problem areas for Bayside are the dead-ends bordering Biscayne Blvd, including on 70th Street where there had been issues previously but they seem to have improved
 - Officer Milan stated that they began monitoring that area daily

III. UPDATE FROM COMMISSIONER KING'S STAFF (DIEGO LAZCANO)

- **NE 71st Drainage Exfiltration Project**
 - Cost estimate \$508k and the project is construction-ready
 - Construction will likely begin August/September
 - Board are reviewing landscape plan July 20th and will communicate with neighborhood.
- **Baywood Seawall**
 - Assessment to improve existing damaged 600 feet of seawall is complete
 - Cost will be approximately \$8.5 million, which is the pricier of two options on the table but is the more comprehensive fix
 - Funding for actual design and construction still needed, anticipating possible grant award to City in which case money would be available to begin design by the end of the year
- **Adela Project Promised Monies**
 - Board Member Shane Graber asked about the developer agreement to provide essentially \$1 million in funding to the HOAs of the affected communities—have those funds already been transferred and how much is going to each HOA
 - Diego does not know the breakdown but will follow up, but the developer is ready to make payments so that they obtain all permits and stay on their timeline

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- **Baywood Barge**
 - Board Member Ana Miranda noted that the Baywood Barge sank, polluted the bay, and is now floating again after the water was pumped out which resulted in an oil spill in the bay
 - Owner accepted less expensive fix of voluntarily turning in boat to FWC hands for removal
 - Diego noted that this is a State not City issue because it is in state waterways
 - The State must remove the vessel
 - He is not aware of cost of removal or timeline of removal
- **Prescott “Private” Street**
 - Road is private with public easement for anyone to access

IV. CHEVRON WATER CONTAMINATION

- Board Member Ana Miranda recently discovered that the Chevron gas station south of us on Biscayne has been leaking petroleum into the environment and invited **Jessica Johnson and Bryant Hollenbeck** from Morningside Collective to provide background from their research and inquiries
- Board Member Ana Miranda previously provided their website to the WhatsApp as it has information on this issue and who to contact to conduct testing (morningsidecollective.org)
- Jessica presented the following information:
 - Morningside community, which is very close to the Chevron, has been very concerned especially as related to wells, drinking and irrigation, which may be impacted especially as people have gardens where they grow food, or fruit trees
 - Also very concerning because there is only a 970 foot distance between the gas station and the Biscayne Bay
 - Best information has come from DERM, Florida Department of Health, and FDEP
 - There is no true delineation of the areas impacted by the petroleum, though the expectation is that it is affecting southeast of the Chevron
 - Chevron has been in active remediation; however, latest report is that spread has continued
 - They have fixed the tanks and brought everything into compliance
 - Monitoring devices are being added to neighborhood to measure petroleum plume
 - Jessica noted that Morningside residents have been reporting a number of drug-resistant bacterial infections at seeming high rates and they wonder if this is a result of the leak; per her research, there have been peer-reviewed studies linking petroleum-contaminated water and soil to drug-resistant bacteria but no epidemiological studies yet

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- Properties with wells are particularly vulnerable and can contact DERM for testing, refer to the Morningside website for contact information
- Board Member Sonia Desai inquired, since it is unknown if the petroleum leak affects the Bayside neighborhood which is north of the Chevron, whether concerned residents can test the water themselves
 - Jessica agreed and stated they did not trust others to test and did themselves, appears there are certainly testing kits to do so
- Board Member Shane Graber noted that as a result of new tax law, lots of gas stations will be taking advantage to upgrade their tanks

V. HISTORIC BAYSIDE COMMITTEE/HEP/RENOVATION PROCESS (BOARD MEMBER SHANE GRABER)

- New house on 70th street where original design looked like “a box with a beret” but after consulting with BRA Historic Committee, have updated their design to a more mid-century modern design which will go in front of the HEP board in September
 - Sadly, they’re selling the home because the process has been so long for them; had they reached out to BRA originally the committee could have guided them through the process on a fast track
- Simple garage conversion at 770 NE 70th Street received approval
 - Anyone who wants to do a garage conversion, really just need to put proper matching windows at the opening of the garage, and lift the floor
- New build happening on 68th Street, very creative, also received approval
 - Follow the rule that if you tear down and rebuild, it should be interesting, not just a box!
- 747 NE 72nd Street just sold, this is a little 2 bedroom house with a two story separate guest house
 - Architect submitted plans for two-story addition, but it did not look right so BRA provided redesign suggestions which were accepted by architect
 - New design will go before HEP board in September
- Another house on 69th street, two story covered in hedges, will be doing a massive addition in the back but it will not really be seen from street
 - Excited about project *except* that they want to fence the front yard
 - This will NOT be approved—front yard fences are not allowed in this neighborhood and the BRA committee will be there to oppose that aspect
- It is obvious that more 4 and 5 bedroom homes are needed so there needs to be a delicate balance between historic preservation and modern needs
- **For any resident who wants to do a remodel or renovation, the best way to expedite the process and get approval from the HEP board is to contact Shane!**
 - shane@graberrealty.com (note in subject line “BRA Historic Committee Request”)

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- **Previously, there has not been the level of support that should be given to neighbors to help push through appropriate renovations and designs; that is no longer the case**
- There has also been confusion where residents have reached out to the other association, but the HEP board only recognizes BRA
- “We’re here to help our neighbors, but also to help them save time”
- It is important to build homes now that will be remarkable and important to preserve 50 years from now

VI. SOCIAL EVENTS/COMMUNICATIONS COMMITTEE UPDATE (BOARD MEMBERS SONIA DESAI AND JOCELYN MALDONADO)

- July 4th part was successful but room for improvement
 - DJ was excellent, great turnout of people, kids, dogs
 - The food truck which failed to appear was a big disappointment
 - However, consensus seems to be that the July 4th event from earlier years, which was a potluck experience, engendered more community engagement
 - Next year there will be more time to plan, and these suggestions will be incorporated
- Social Committee Chair needed
 - As became clear during July 4th and future events, BRA needs to fill the Social Chair position ASAP as the previous person moved out of Bayside
 - Please email Sonia at secretary@bramiami.com if you are interested
 - We have had one person show interest so far, but we welcome multiple people to join the committee as we are expanding the volume of social events
- **Thirsty Third Thursdays**
 - This is a new **monthly** social event that BRA will be hosting every (you guessed it) third Thursday of the month beginning **August 20th** at various nearby venues
 - Happy hour event, plan is to have BRA pay for some basic appetizers and then the restaurant will have discounted drink prices for all residents in attendance
 - We have a contact at Phuc Yea and believe the first event will be held there
 - Will be working on methods to advertise the event to the neighborhood
- **Comments, questions, concerns, suggestions–please submit to secretary@bramiami.com**
 - Have been providing this email stating please send topics that we should focus on, but have only received an email from one person
 - Emailed issue was from Manuel Seco highlighting increased air traffic noise above neighborhood and lack of response from officials to his inquiries

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- Board Member Jocelyn Maldonado emphasized that we want more engagement from our neighbors and that she remembers a time when more people came to meetings
 - Please let us know what we can do to improve and what issues need to be addressed in the community
 - Join the board and various committees to improve our community
 - Spread the word that this Association exists for those neighbors who may not be on the Whatsapp

VII. RESILIENCE AND ENVIRONMENTAL UPDATE (BOARD MEMBERS ANA MIRANDA AND MARIELLA LOPEZ DE ALBEAR)

- Board Member Mariella Lopez De Albear discussed tree canopy preservation which is being destroyed by overdevelopment
 - Pushing to educate developers on how to preserve Miami's environment in the manner that other cities have been successful
 - Must work around nature, enhance it, and mitigate harm rather than destroy
 - More trees, shade, and permeable land needed
 - Thanks extended to Mayor Higgins, Commissioner King, and other persons for their engagement
- Board Member Ana Miranda emphasized that neighborhood resiliency requires canopy for heat control but also need flood control
 - This will only increase property value
 - 30 years ago everyone was chopping everything down and laying concrete everywhere; now there is recognition that green space and trees preserve value and home protection
 - City programs are beginning to explore passive parks as flood mitigation

VII. SECURITY AND TRAFFIC CALMING MEASURES COMMITTEE (WILL BRESSLER)

- Has been a resident for 1.5 years and is leading the neighborhood watch effort
- Two-pronged approach for neighborhood security: (1) work with police; (2) neighbor-driven prevention
- Preventative measures that we should be taking:
 - Lighting improvements
 - Active participation in neighborhood chats of any observed security concerns—"if you see something, say something"
 - Get to know your neighbors to the left and right of you, across from you
 - Welcome packet for new residents has been helpful in connecting neighbors
- Will is the civilian point-person for the Bayside neighborhood and works with our neighborhood resource officers
 - **Report all emergencies to police first, but please also contact Will with all neighborhood security and traffic alerts and concerns**

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- wbressler22@gmail.com (note in subject line “BRA Security Notification”)
- The better informed we are about **all** possible security issues, the better we can address these concerns in the future and with our assigned officers
- In answer to question, noted that Flock camera is physically still on 69th but is no longer operational
- Illegal dumping and median update
 - Broken windows theory–visible disorder invites more disorder
 - The illegal dumping that is happening on the median on 71st street is a quality of life and safety issue
 - Bulk pick up rules need to be followed, batteries need to be legally disposed
 - There are very real repercussions to improper dumping including city fines
 - Sunday before Monday bulk pick up is when these items should be placed outside
 - Will be working on reminding existing residents and educating new residents

VIII. GENERAL BOARD BUSINESS

- Treasury Report:
 - **BEGINNING BALANCE MAY: \$6925.21**
 - Additions:
 - Dues from Roberto Ricciuti \$40
 - Deductions:
 - WIX recurring monthly service May \$24
 - WIX recurring monthly service June \$24
 - DJ for 4th of July (postcards) \$600
 - **ENDING BALANCE: \$6317.21**
- Minutes from March 18th, 2026 unanimously approved
- Next meeting will be September 16th

Meeting adjourned at **8:22 PM**

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