

## MBNA Meeting Summary - Quick recap

The MidBeach Neighborhood Association held an emergency meeting to discuss the controversial Fountain Blue water park development and its associated state legislation. The community expressed strong opposition to the legislation, which would bypass local Historic Preservation Board authority and allow large-scale developments near the beach. Commissioners Alex Fernandez and Joe Magazine provided context about their limited ability to influence the Historic Preservation Board's decisions due to legal constraints. The conversation ended with a discussion of the upcoming Beachfront Management Plan, with residents encouraged to provide feedback by March 10th on important issues including sargassum management, dune erosion control, and water quality concerns.

- [MBNA members: Continue sending emails and, if possible, switch to social media \(tagging relevant officials and stakeholders\) to increase public pressure regarding the Fountain Blue legislation, as advised by Commissioner Fernandez and others](#)
- [MBNA members: Call, leave voicemails, and contact legislative offices \(including the governor's office, Senate President, House Speaker, and bill sponsors\) to express opposition to the legislation, as encouraged by Commissioner Bhatt](#)
- [MBNA members and property representatives: Review the Beachfront Management Plan draft and submit detailed feedback via the Microsoft Form or, for longer comments, directly to the city clerk by March 10th](#)
- [Oscar Vasque/MBNA: Submit detailed or lengthy feedback on the Beachfront Management Plan to the city clerk \(and coordinate with Amy Knowles/Anamarie to ensure it is part of the public record\)](#)
- [Anamarie/MBNA: Coordinate with city staff to ensure all member feedback on the Beachfront Management Plan is submitted and not lost, including possibly breaking submissions into topics](#)
- [Luis \(Commissioner Magazine's office\): Send information about the county's condo special assessment program and \\$15 million allocation to MBNA/Susanna for distribution to members](#)
- [Susanna Santoro: Connect with Luis and be added to the relevant text message group for condo working group updates](#)
- [Avra/Esteban/MBNA: Arrange for a representative to attend the DOT/fire/transportation walk at Collins Avenue and 38th Street at 7am the following morning, and post in MBNA chat for volunteers](#)
- [Anamarie/Alicia: Confirm and communicate the final date \(likely April 25th or 28th\) for the annual in-person MBNA meeting](#)
- [MBNA members: Continue to send photos/reports of homelessness issues to the city as requested by Anamarie, to support systemic follow-up](#)
- [MBNA/Anamarie: Collect and send any additional feedback on the Beachfront Management Plan as more information is gathered from members](#)
- [MBNA members interested in serving on the Executive Board: Respond to the nomination form by end of March](#)

## MidBeach Water Park Bill Concerns

The MidBeach Neighborhood Association held their March 2026 membership meeting to discuss various local issues. The meeting focused primarily on concerns about a House bill and Senate bill related to a water park project that would bypass the Historic Preservation Board. Alicia Casanova, the Vice President and Beach Walk Working Group Chair, expressed significant frustration about the situation, noting that the issue had consumed extensive time and effort beyond just the water park concerns. The meeting also included updates on transportation projects, with plans to discuss homelessness initiatives in detail at the next in-person meeting in two weeks. Several elected officials were in attendance, including County Commissioners Vicki Lopez and Steinberg, and City Commissioner Joe Magazine, who praised the neighborhood association's advocacy work.

## Opposing Senate Bills on Local Control

The meeting focused on concerns regarding Senate Bill 208 and House Bill 399, which would strip Miami Beach of authority over large destination resorts like the proposed Six Flags water park at Fountain Blue. Mark Weiss, founder of Stop Six Flags FB, explained that these bills would effectively eliminate local government control over planning, zoning, and historic preservation decisions, making Miami Beach's local boards obsolete. The group discussed public safety concerns, including traffic and emergency response issues, as well as water and power infrastructure impacts. Susanna raised concerns about the privatization of development benefits while socializing the costs to residents, emphasizing the need for legal action to protect Home Rule.

The meeting focused on concerns about a proposed 10-story water park development in Miami Beach. Anamarie expressed strong disappointment with the city's handling of the situation, criticizing leadership for failing to oppose the project adequately and for not mobilizing community resources. Randy highlighted the impact on historic preservation, while Susanna questioned the granting of variances to the project. The discussion emphasized the need for better representation of resident interests and accountability at multiple levels of government.

