PALM VIEW NEIGHBORHOOD STUDY

February 2020

MIAMIBEACH

KCI

Overview

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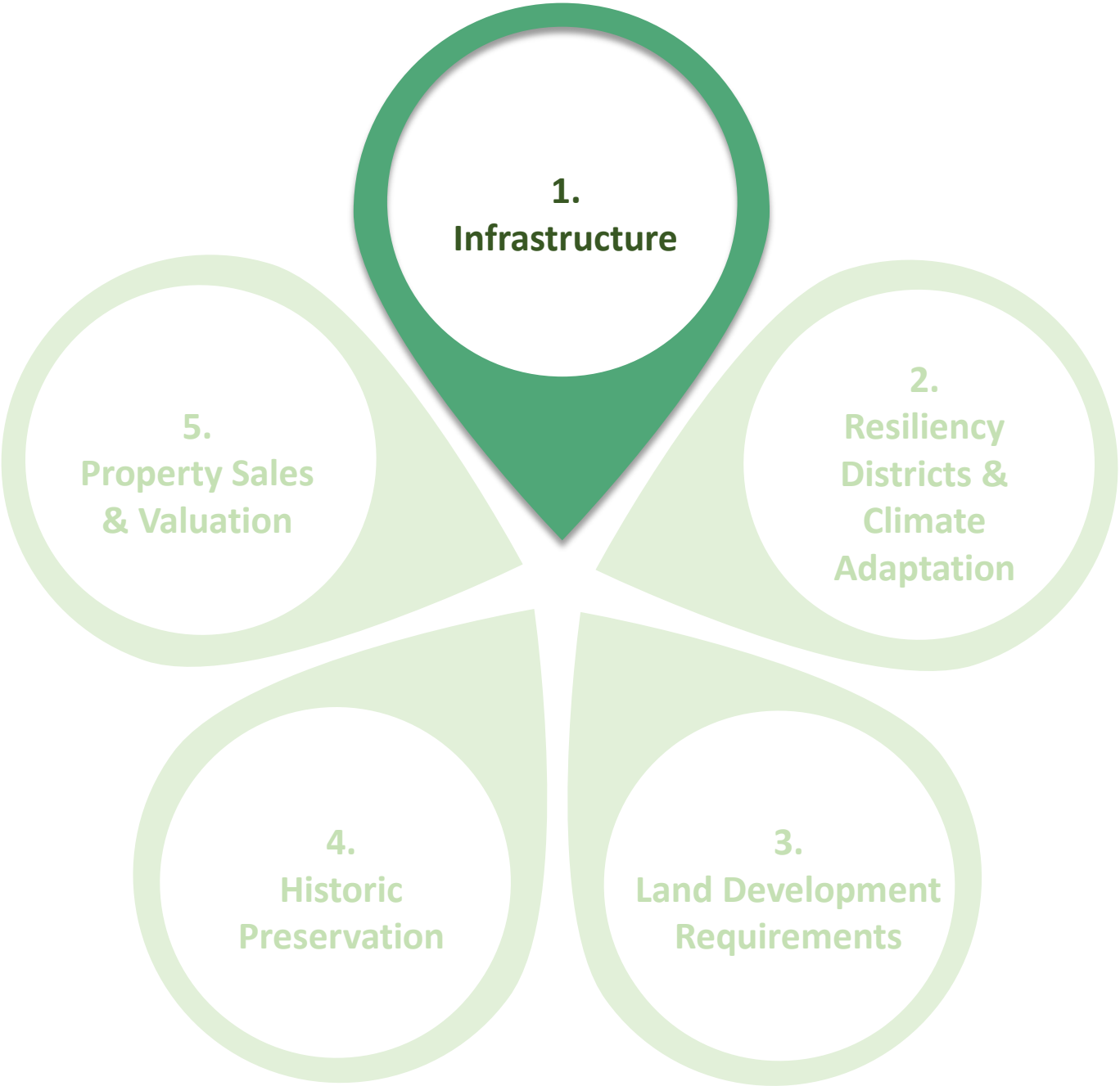
Infrastructure
2.
Resiliency Districts & Climate Adaptation
3.
Land Development Requirements
4.
Historic Preservation
5.
Property Sales & Valuation

Public Outreach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Summary of Findings: Infrastructure

- The City has a 30 year sea level change (SLC) planning horizon for stormwater.

- Jan. 2020: The current water table in adjacent Collins Canal is 1.7 feet.
  - Sept. 2015: King Tide high water elevation at the Collins Canal was 2.1 feet.
  - Sept. 2019: Maximum water elevation at the Collins Canal was 2.08 feet.

- Existing neighborhood roadway elevations vary from lower than 2 feet to 3.7 feet.
  - Lower than 2 feet:
    - Michigan Ave (17th St – Collins Canal)
    - Jefferson Ave (18th St – Collins Canal)
    - 19th St (Jefferson Ave – Meridian Ave)

Summary of Findings: Infrastructure

- The number of ditch bottom and curb inlets is insufficient, based on the documented nuisance flooding that occurs during typical summer rainfall events.

- Within Palm View, there are 8 foot wide green pervious areas on both sides of the roads.
  - Along 19th St, the green strip is 2.5 feet wide.
  - Raised D-curbs separate the green pervious areas from the adjacent roadway.
    - These curbs block the path of street stormwater runoff to the pervious areas, preventing them from properly functioning as drainage swales.

- The neighborhood's stormwater system is an independent gravity-based stormwater system.
  - 2 outfalls flow into Collins Canal on the north end of the neighborhood.
  - Currently, there are no floodgates on the inlets.

- There will be impacts related to future sea level rise, specifically to the Collins Canal, with a projected sea level rise of 2.58 feet to 6.75 feet by 2060.[1]

1. 2015 Southeast Florida Regional Climate Change Compact Unified Sea Level Rise

Recommended Key Strategies

CHAPTER 1: INFRASTRUCTURE		IMPLEMENTATION TIME FRAME		
	STRATEGY	1-3 Years	3-6 Years	6+ Years
1A	***Address nuisance flooding by maximizing existing infrastructure*** » Provide additional curb or driveway inlets would reduce localize nuisance flooding in areas with missing inlets. » Modify D-curbs around roadside green/landscape areas, so that does not block the path of street stormwater to these areas. Roadside green areas could accommodate some of the street stormwater and reduce standing water after rain events. » Provide additional surface storage by creating roadside swales, Bio-swales, etc. For example, existing roadside raised green areas can be graded as shallow swale and street water can be directed to these areas. » Establish a schedule to regularly clean the existing drainage conveyance system as Siltation clogs pipe and inlets, which impact the effectiveness of the Neighborhood drainage pipe system. » Locate new mobile drainage pumps close to the Neighborhood outfalls that can assist the master drainage system during heavier storm events by dumping rainwater promptly out of the Neighborhood.	X		

Recommended Key Strategies

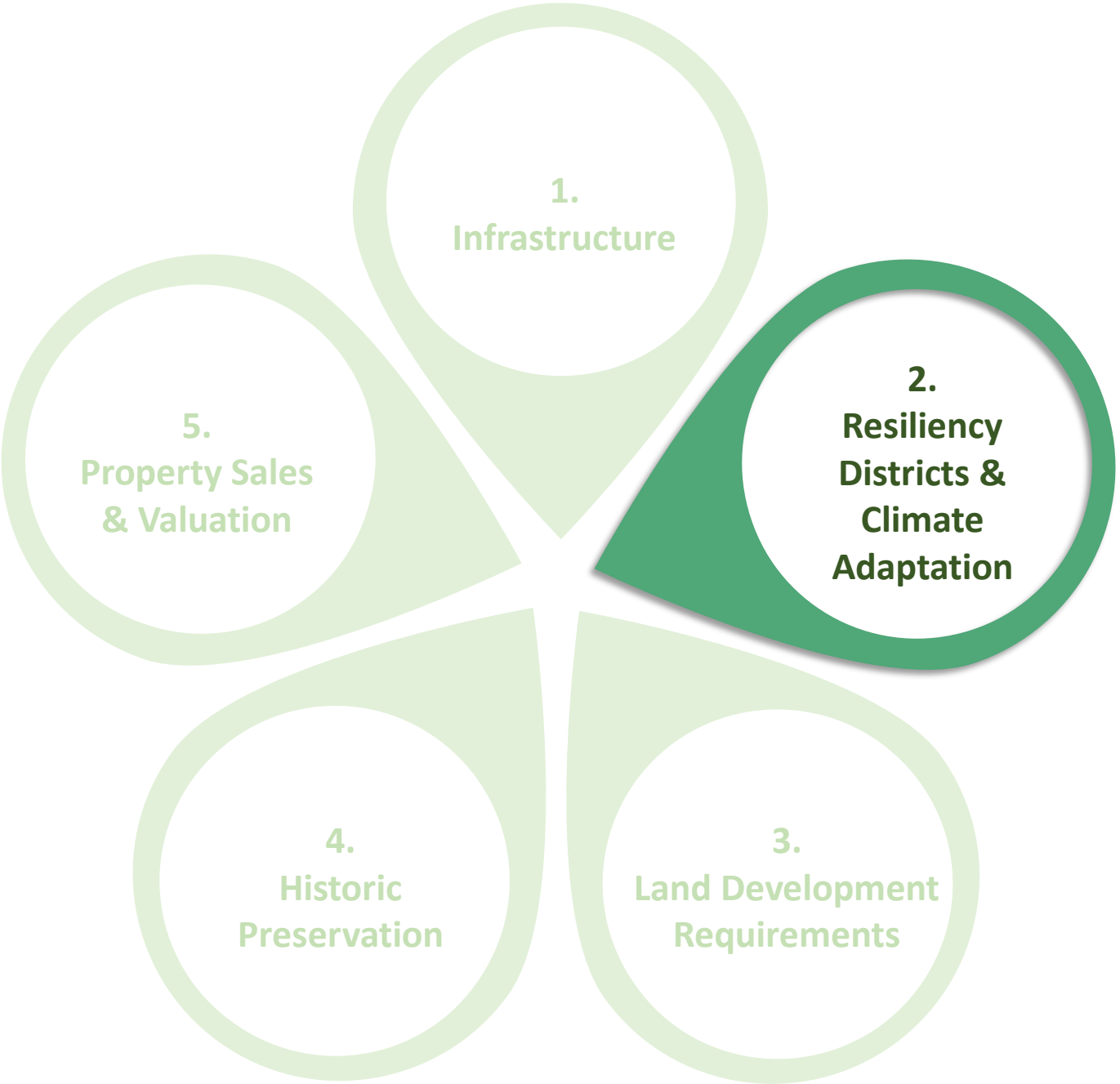
CHAPTER 1: INFRASTRUCTURE		IMPLEMENTATION TIME FRAME		
STRATEGY		1-3 Years	3-6 Years	6+ Years
1B	***Design a neighborhood park with a stormwater co-benefit in the neighborhood.*** » A park that also provides a stormwater component is blue/green infrastructure concept that allows for the utilization of a park area for both neighborhood activities and for water storage. This type of park may include a lined berm for water retention/detention, a natural or wetland component and public use. » The parking area of the house of worship on Michigan Avenue, as well as the vacant residential lot along Collins Canal, within the neighborhood, are potential locations to site the park.		X	

Recommended Key Strategies

CHAPTER 1: INFRASTRUCTURE		IMPLEMENTATION TIME FRAME		
STRATEGY		1-3 Years	3-6 Years	6+ Years
1C	***Implement City Center basin study recommendations on Palm View neighborhood area. Upsize some existing pipes and install Canal Pump station/ #52 as recommended. According to AECOM's City Center Basin study model, after installing this pump flooding situation will be significantly improved.***			X
1D	***Establish site design requirements in the Resiliency District that consider sea-level rise projections and encourage property owners to elevate structures or utilize ground floor areas as non-livable spaces to mitigate the potential increase in flooding related to sea-level rise.***			X
1E	***Raise roadway elevations in the neighborhood to mitigate increase flooding related to sea-level rise.*** » The roadway elevations in this neighborhood are very low at approximately 2 feet NAVD. These existing roadway elevations should be raised without causing additional flooding issues to the adjacent residential buildings where feasible. Raising of roadways should be guided by the recommendation of the City's Stormwater Master Plan that is currently being updated to address this issue.			X

Recommended Key Strategies

CHAPTER 1: INFRASTRUCTURE		IMPLEMENTATION TIME FRAME		
STRATEGY		1-3 Years	3-6 Years	6+ Years
1F	***Require that Infrastructure improvement projects are designed to incorporate the anticipated range of sea level rise for the region and for the expectant life of the proposed improvement.***			X
1G	***As part of the next stormwater master plan, increase the height requirement for the crown of the road so that it is equivalent to the City's stormwater standard for private development where feasible. The Neighborhood roadways should be increased in height to prevent flooding at the crown of the road during a 10-year 24-hour design storm event for 8.75 inches of rainfall.***			X
1H	***Encourage Seawall replacement and maintenance.*** » Encourage private property owners to comply with the City's seawall height maximums when they replace existing seawalls. The City should also improve its portion of the seawall along the Collins Canal.			X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What is a Resiliency Zone/District?

» A relatively new planning concept based upon the traditional principles of establishing zoning overlays or "districts" where criteria incorporate climate adaptation regulations, processes, and criteria.

"A special improvement district, precinct, neighborhood, or corridor designated in official planning documents for comprehensive risk management and upgrading so that it is more resilient in the face of a variety of predictable and unpredictable extremes."

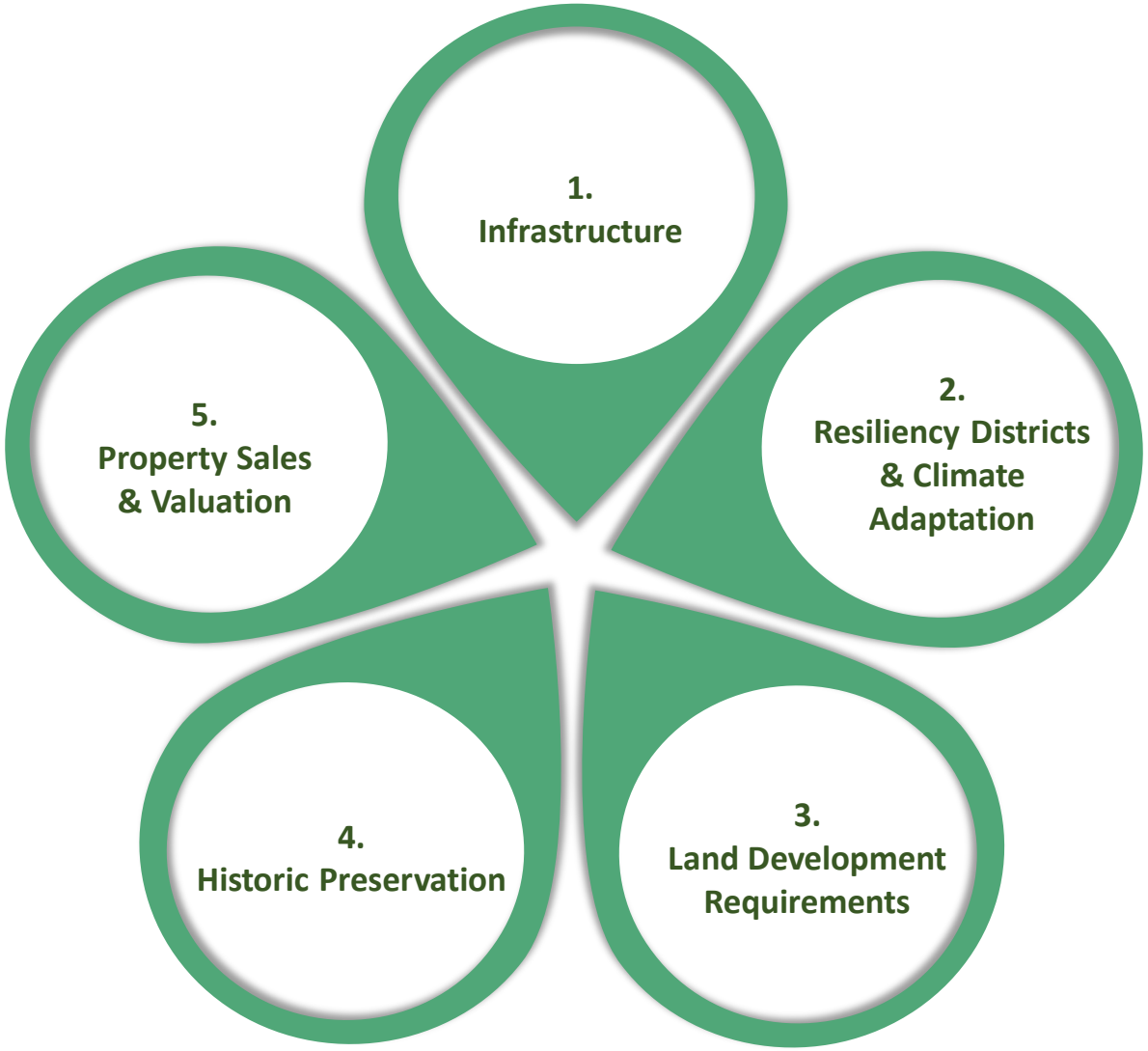
– CERES[2]

2. CERES is a United States-based organization that advocates for the adoption of sustainable business practices and solutions to build a healthy global economy. CERES Insurance Program is working with leaders and investors in the insurance industry to set new standards and expectations that can enable insurers to plan for emerging climate risks while moving companies and individuals toward low-carbon activities

Summary of Findings: Resiliency Districts & Climate Adaptation

- To date, very few jurisdictions have created such resiliency districts.
  - Miami Beach has an opportunity to set the standard.

- Design Standards for Resilient Historic Structures



Design Standards for Resilient Historic Structures

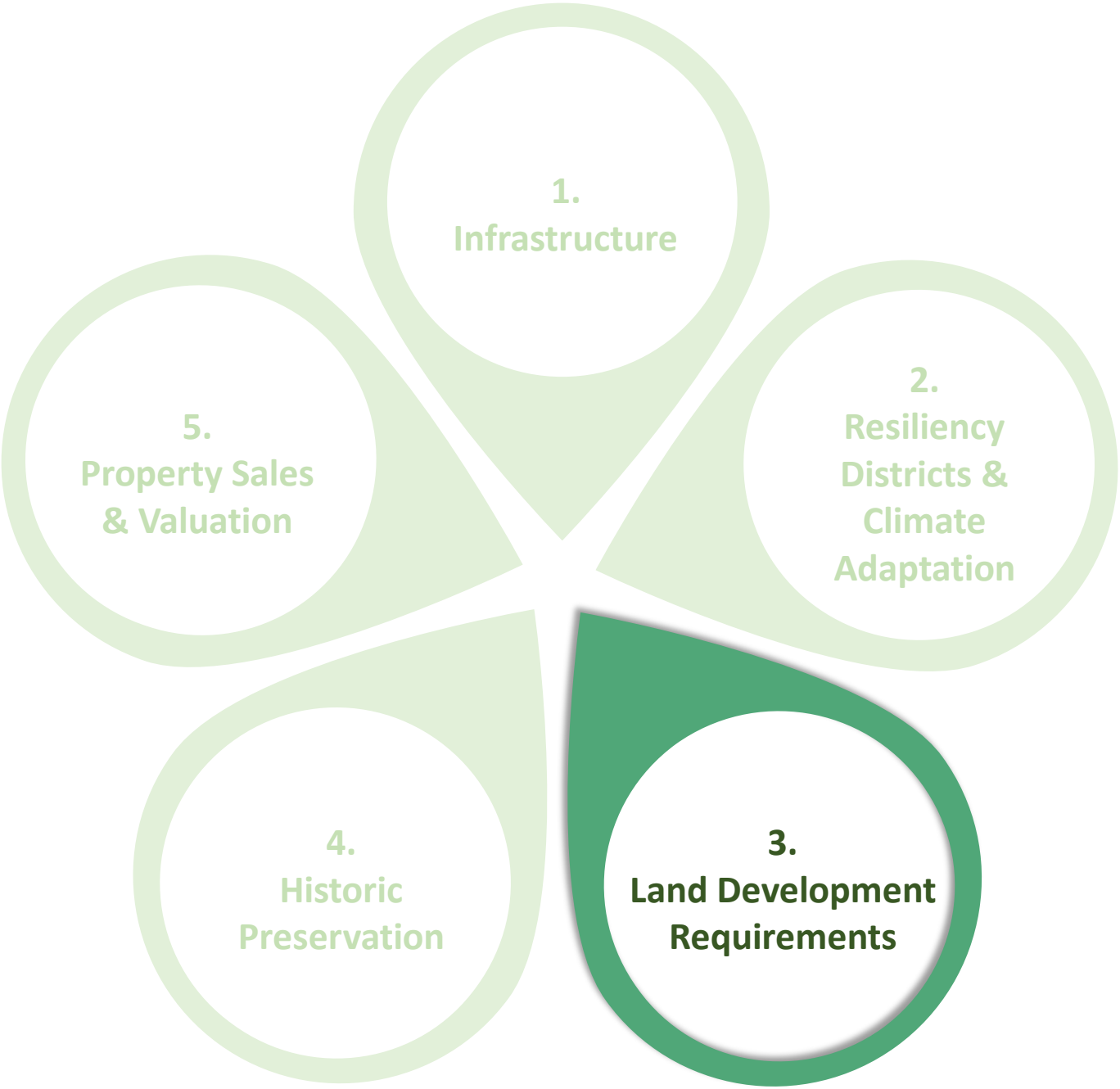
- Elevated entryways in front or back
- Sunken gardens or shared retention
- Adaptation - elevation, materials, aesthetics
- Adaptations in the back versus the front
- Mitigate transitions in height by the use of planter walls
- Maintain existing historic hardscape features such as planter walls, fences, and gates
- If building elevated, maintain a piazza entry at ground level
- Historic material and details kept at the pedestrian level
- Consider the effects of sister properties within their context
- Significant elevation changes should create the appearance of an additional floor that proportionally relates to the floors above and fenestration patterns on the streetscape
- Elevated mechanical systems
- Implementation or administrative provisions of zoning code should include Implementation matrix should include strategies that include historic resources in the context of hazards or creation of an “annex,” similar to how all other sectors are addressed

Recommended Key Strategies

CHAPTER 2: RESILIENCY DISTRICTS & CLIMATE ADAPTATION		IMPLEMENTATION TIME FRAME		
	STRATEGY	1-3 Years	3-6 Years	6+ Years
2A	***Establish a Palm View or Miami Beach Resiliency District with the locally preferred scope, goals, and strategies that include the following concepts:*** » Implement an overlay or district concept that addresses zoning and infrastructure design criteria or building standards. » Establishing special assessments or use fees as a funding mechanism if necessary to fund capital improvements in conjunction with the overlay or special district concept. » Identify appropriate regulatory documents to adopt the district and/or overlay concepts, including the City's comprehensive plan, land development regulations and/or building code. » Adopt Coastal Resilience and Neighborhood Resilience Overlay Districts, citywide or at the neighborhood level, in the zoning code with criteria that incentivize or prescribe resilient building standards. » Utilize the "Neighborhood Resilience" approach as a "pilot" for the Palm View community to capture resilient requirements for new development, retrofits and historical elements that allow a flexible approach to approval of building standards. » Employ the CERES strategic planning framework as a guide in creating a Palm View or Miami Beach Resiliency District.	X		

Recommended Key Strategies

CHAPTER 2: RESILIENCY DISTRICTS & CLIMATE ADAPTATION		IMPLEMENTATION TIME FRAME		
STRATEGY		1-3 Years	3-6 Years	6+ Years
2B	***Further enhance the resiliency of new construction within the City and the Palm View Neighborhood:*** » Develop development review criteria for a Resiliency "Quotient," "Score," or "Evaluation" process based on the Norfolk, Virginia "Resiliency Quotient" that provides a transparent and defined process for measuring the resiliency elements of a project. » Review FORTIFIED, RELi or other applicable resiliency-based construction standards or certifications to require such ratings/certification or for example, provisions to incorporate into an overlay or district. Consider coupling these standards with expanding the City's existing sustainability fee reimbursement scale to include resiliency elements.	X		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Summary of Findings: Land Development Requirements

- Palm View consists of a mix of single-family and multi-family land uses.
  - Single-family residential development accounts for the majority of the total land area of the neighborhood.
    - This is consistent with the historic development pattern in the neighborhood's core.
  - Multi-family developments are located along the edges of the neighborhood.

- The neighborhood is in close proximity (within a 10-minute walk) to commercial areas.

Recommended Key Strategies

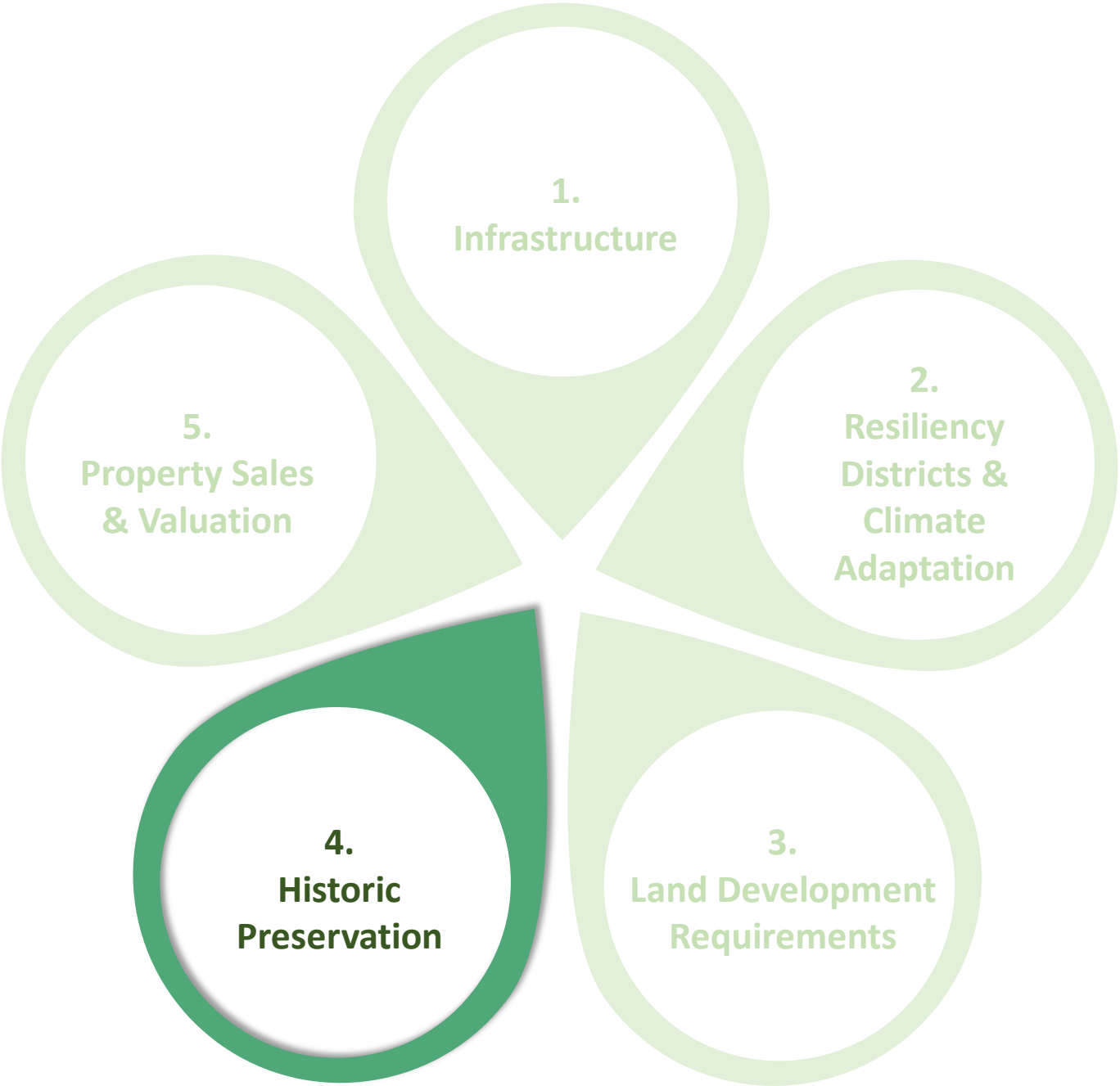
CHAPTER 3: LAND DEVELOPMENT REQUIREMENTS		IMPLEMENTATION TIME FRAME		
STRATEGY		1-3 Years	3-6 Years	6+ Years
3A	***Allow for accessory dwelling unit additions through the adoption of the City's Comprehensive Plan amendment, or as a component of the recommended Resiliency District*** » An accessory dwelling unit (ADU) would allow for the development of an additional attached or detached unit that is 50% of the size of the principal structure (main house) in a single-family future land use and district.	X	X	

Recommended Key Strategies

CHAPTER 3: LAND DEVELOPMENT REQUIREMENTS		IMPLEMENTATION TIME FRAME		
STRATEGY		1-3 Years	3-6 Years	6+ Years
3B	***Create a new Zoning District and Future Land Use Category to allow low intensity duplex and townhome infill development (subject to a referendum).*** » Limit density to 12-14 units per acre, which would allow for approximately 2 units per lot (0.17-acre lot size). » Regulate intensity through massing and scale requirements (e.g. lot coverage, building height, floor to ceiling height, & setbacks) with no set Floor Area Ratio (FAR). » Require duplex or townhome-style infill development within the existing single-family area. » Not applicable to the portion of the neighborhood within the Coastal High Hazard Area along the Collins Canal and Lenox Avenue (See **Appendix B**). These properties would need to be evaluated for entitlement increases on a case-by-case basis to ensure that a workforce or affordable housing component is part of the development approval for consistency with the City's Comprehensive Plan. » A diversity of modern architecture is encouraged.	X	X	

Recommended Key Strategies

CHAPTER 3: LAND DEVELOPMENT REQUIREMENTS		IMPLEMENTATION TIME FRAME		
STRATEGY		1-3 Years	3-6 Years	6+ Years
3C	***Develop a zoning overlay as component of a resiliency district to address architectural style, compatibility and stormwater for infill properties developed with townhome or multi-family structures.*** » An overlay would allow for the establishment of clear requirements to review the compatibility of new development with the neighborhood's historic development pattern and scale of the single-family homes.	X	X	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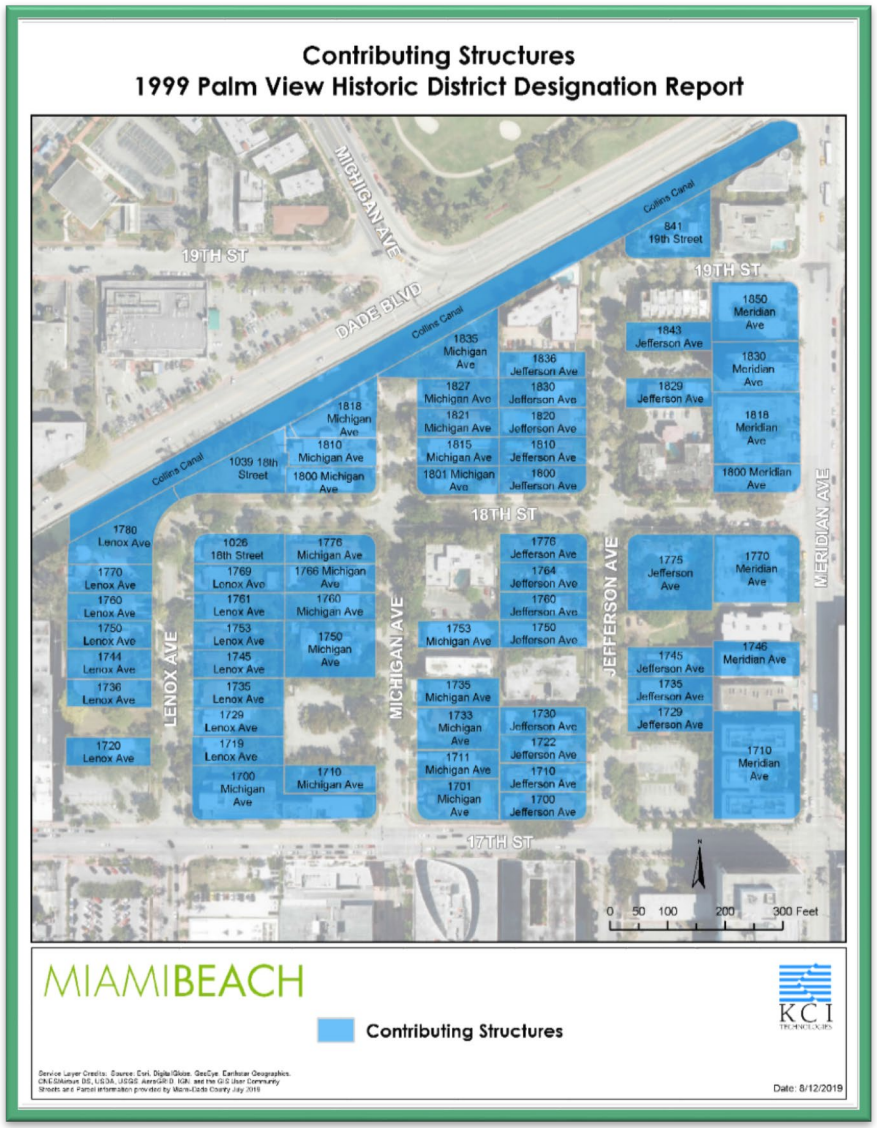
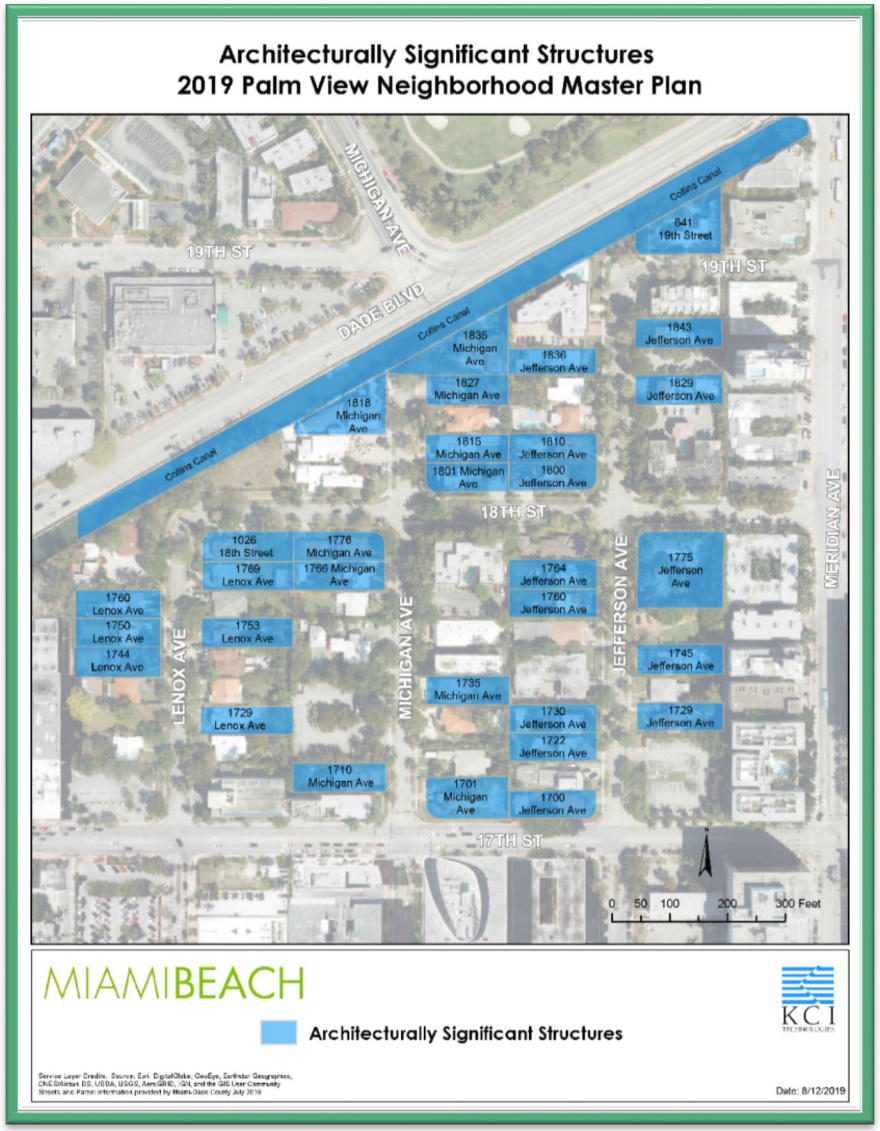
Summary of Findings: Historic Preservation

- 10 different architectural styles are present within the neighborhood.
  - Mediterranean Revival is the most predominant architectural style within the neighborhood.
- Period of Significance is not established
  - Architectural styles from 1920s – 1960s
- Of the 74 structures in the historic district, 64 were deemed contributing.[3]
- The Carl Fisher era of design and construction is the neighborhood's most significant time period.[4]
- The structures within the Palm View neighborhood that have the highest level of architectural detailing and artistic value are those associated with the Carl Fisher era of design and construction.
- When reviewed in the context of the Carl Fisher era of design and construction, many properties within the existing historic district boundaries do not meet the designation criteria.

3, 4. 1999 Palm View Historic District Designation Report

Map Comparisons





Historic Palm View Subdivision

» 1999: 63 Contributing Structures

» 2019: 32 Architecturally Significant Structures

THE MIAMI METROPOLIS, WEDNESDAY, JANUARY 4, 1921 PAGE

Putting Their Money Where It Will Grow

During the year 1920 the sales of real estate at Miami Beach have exceeded all expectations. This is a distinct recognition of the solidity of investments where so much development is under way.

IT MAY BE INTERESTING TO LOOK OVER A FEW OF THE SALES:

John H. Hanan's ocean-front home sold at $150,000.

Harry C. Stutz's home on the bay front sold at $60,000.

Gulf-front home sold to Hugh Anderson of Miami, for $30,000.

Collins avenue home sold to C. R. Cumaiks, Cleveland, Ohio, $36,000.

Gulf-front home sold to O. H. Sohring of Sohring, Ohio, for $32,000.

Collins avenue home sold to Fred G. Crosby, Milwaukee, for $30,000.

El Mar Apartments sold for $50,000.

R. B. Gautier home to George L. Howard, connected with the government shipping board.

Bungalow at 1210 Collins avenue bought by F. N. Bawn, formr owner of the Biscayne hotel.

Bungalow at 1003 Collins avenue to Guy Livingston, secretary of the Miami Chamber of Commerce.

Two-story house at 1016 Collins avenue to Mr. Grote of Pittsburgh.

Two-story house at 922 Collins avenue to D. L. Bartholomew of New York.

Bungalow at corner of Collins avenue and Eighth street to John F. Friedman of Minneapolis, Minn.

Two-story house at 1017 Collins avenue to Armstead Brown, counsellor for the Florida East Coast Railway Company.

Two-story house at the corner of Collins avenue and Eleventh street to A. M. Green of Mexico, Mo.

Two-story house at 1317 Collins avenue to O. W. Burch of Holyoke, Mass.

Bungalow at 1120 Collins avenue to J. H. Born of Chicago.

Two-story house at 1325 Collins avenue to F. A. Nestico of Chattanooga.

Bungalow at 811 Collins avenue to John L. Christ of Miami Beach.

Two-story house at 1327 Collins avenue to W. E. Norton of Miami Beach.

In addition six lots were bought by Harry Race of Boston; three lots in Block 48 were bought by Mrs. Elizabeth Morton of Sioux City, Ia., and George E. Kline sold six lots of Block 30 to Dade county.

First building permit of last year was issued to the Hotel Flamingo for a $750,000 building.

An apartment house containing 22 apartments was started by H. George Fink on the second day of January; completed July 1, 1920.

Ocean-front home, north of John H. Hanan's, started on the third of January; designed by

C. L. Brinsmade, 1006 Lenox avenue, house, $9,000.

Frank H. Osborne, ocean-front home near 18th Street, $40,000.

H. S. Bastian, Miami avenue, bungalow, at $12,000.

Robert Ralston, home at 1004 Miami avenue, $10,000.

Lee M. Nelson, home, 1610 Lenox avenue, at $9,000.

Thomas L. Jackson, house, 1614 Lenox Avenue, $9,000.

John V. Morbella, Lincoln Garage, $30,000.

V. T. Leal, house on 19th Street, $10,000.

E. I. Frant, house on 18th Street, $7,500.

J. C. Andrew, West Point, Ind., house, 1340 Collins avenue, $35,000.

C. J. Felber of La Crosse, Wis., two lots on James street, on which he has built a beautiful home, $7,500.

Ralston, Ralston & Smith, Lincoln Road frontage, $90,000.

Mrs. Katherine E. Talbott, bay frontage, on which their home has been built, $70,000.

George E. Merrick, ocean front, $25,000.

Lily O. Thompson, ocean front, $25,000.

August Geiger, Lincoln Road frontage, $80,000.

Some of the most notable lot sales of the year are shown in the records, as follows:

In Fisher's first subdivision	*$165,000*
In Commercial subdivision	*$200,000*
In Gulf Course subdivision	*$200,000*
In Palm View subdivision	*$170,000*
In Par Grove subdivision	*$[illegible]*
In Island View subdivision	*$70,000*

Sales by the Miami Beach Bay Shore Company include these items:

Ocean-front subdivision, lying north of Snowden's and running from Flamingo Bay to the ocean, $150,000.

Pine Tree Drive subdivision, on west side of Flamingo Bay fronting east, $50,000.

Mid-Gulf subdivision, complete, between the Miami Beach golf course and the Bay Shore Country Club course, $278,000.

Visit Miami Beach and see for yourself the gigantic development under way. The most rapidly growing city in the world. Investment opportunities Which you cannot afford to neglect. Call at our offices on Lincoln Road for information.

The Alton Beach Realty Company
The Miami Beach Bay Shore Co.

Miami Beach Improvement Co.
The Miami Ocean View Company

Recommended Key Strategies

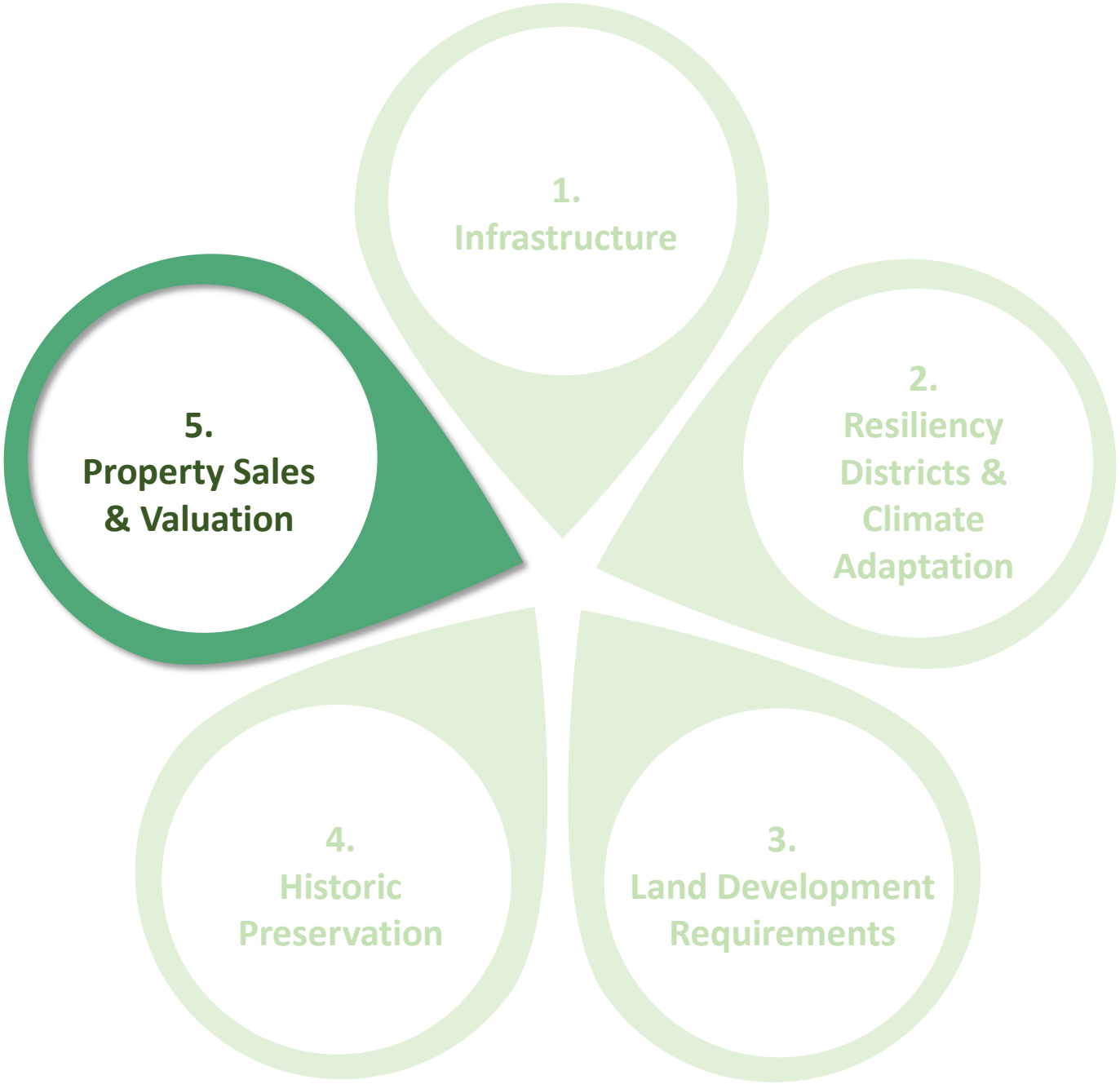
CHAPTER 4: HISTORIC PRESERVATION		IMPLEMENTATION TIME FRAME		
	STRATEGY	1-3 Years	3-6 Years	6+ Years
4A	***Redefine the Palm View Historic District Designation Report period of significance.*** » The City should reassess the architectural significance and period of significance for the Palm View Historic District and amend the Palm View Historic District Designation Report. It is recommended that after a full assessment of the Historic District the amended Designation Report redefine the period of significance to the Carl Fisher era of design and construction and include only those properties identified on Map 2/Architecturally Significant Structures. » Additionally, the Historic Properties Database should be updated to reflect a change to "noncontributing" for those properties not included on Map 2 (Architecturally Significant Structures). » The amendment of the period of significance and evaluation of structures based on architectural significance reflect a more flexible approach to historic preservation. This approach highlights architecturally and historically significant structures and a tiered approach to historic preservation. The change in contributing/noncontributing status will allow for redevelopment of individual lots that have less architecturally significant structures which will contribute to the climate adaptation efforts in this report.	X	X	

Recommended Key Strategies

CHAPTER 4: HISTORIC PRESERVATION		IMPLEMENTATION TIME FRAME		
STRATEGY		1-3 Years	3-6 Years	6+ Years
4B	***Utilize the resiliency district concept to incorporate incentives for the preservation of architecturally significant structures in the neighborhood.*** » If de-designation of the Palm View Historic District is approved, the City should encourage and incentivize property owners to pursue the designation of individual Carl Fisher era pre-1942 architecturally significant structures: » Incentives should encourage adaptation and resiliency as well as preserve significant architectural features. » These incentives could enhance current incentives that exist in the Land Development Regulations for individually designated single-family homes (Section 118-591(g)).These existing incentives include: » A streamlined designation process; » A waiver of the historic designation application fee; » Administrative approval of additions not visible from the right-of-way and some building modifications; and » Single-family property ad valorem tax exemption. This program is also available to single-family properties as part of a historic district.	X	X	

Recommended Key Strategies

CHAPTER 4: HISTORIC PRESERVATION		IMPLEMENTATION TIME FRAME		
STRATEGY		1-3 Years	3-6 Years	6+ Years
4C	***De-designation of the Palm View Historic District*** » Based on the above analysis that the Palm View neighborhood is most closely associated with the Carl Fisher era of design and construction and the lack of a contiguous boundary for a historic district comprised of Carl Fisher era structures, it is recommended that the Palm View Historic District be considered for de-designation. » Per Section 1.06 of the City of Miami Beach Charter, de-designation of a historic district requires to be approved by a majority of the voters in a citywide referendum. The scheduling of a referendum vote must first be approved by resolution by the City Commission or a petition of ten (10) percent of the qualified electors of the City. » A new resiliency district would allow for the infill of vacant lots and/or the replacement of structures constructed post-1942, or noncontributing structures.	X	X	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Summary of Findings: Property Sales and Valuation

- Market analysis areas are smaller within the City of Miami Beach than in western Miami-Dade County.
- Single-family residential lots in the neighborhood have an estimated land value of approximately $1,000,000.
  - The neighborhood's land value is much higher than the relative land values of the two Miami Beach neighborhoods used to compare sales data (Ocean Beach Subdivision and the Fairgreen/Orchard Subdivision).
- Palm View's assessed market value has remained relatively stable over the last 3 years.
- Some residents expressed concerns of low sales volume and property values during the neighborhood outreach process.

Recommended Key Strategies

CHAPTER 5: PROPERTY SALES & VALUATION		IMPLEMENTATION TIME FRAME		
STRATEGY		1-3 Years	3-6 Years	6+ Years
5A	***The City should request from Miami-Dade County Property Appraiser the creation of a new market analysis area, comprising of just the Palm View neighborhood.***	X		
5B	***Conduct a market analysis of property valuation and sales after short and medium term strategies have been implemented if property sales are still a concern.*** » This more detailed analysis is recommended if the proposed regulatory changes do not impact sales.			X

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THANK YOU!

Heidi Siegel, AICP | Director of Planning

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