

From: [Madan, Rogelio](#)
To: [Herrera, Miriam](#)
Cc: [Garavito, Alejandro](#); [Gonzalez, Jessica](#)
Subject: FW: Planning board - July 25 Meeting - #5 PB23-0614. ADU Regulations in the Palm View Historic District
Date: Monday, July 24, 2023 11:18:12 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Miriam,

Can you please share the email below with the PB members and add as a public comment for the file?

Thanks,
Rogelio



Rogelio A. Madan, AICP
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We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community

From: president@PalmViewNeighborhood.com <president@PalmViewNeighborhood.com>
Sent: Monday, July 24, 2023 11:12 AM
To: Madan, Rogelio <RogelioMadan@miamibeachfl.gov>
Subject: Planning board - July 25 Meeting - #5 PB23-0614. ADU Regulations in the Palm View Historic District

The item mentioned above is going to be in front of your planning board tomorrow July 25.

This is an important resolution for the residents of Palm View. Probably the most important one in the last 20+ year.

In 1999, the neighborhood was downzoned from RM1 to RS4 and designated as historic. Owners of single-family homes are faced with strong restrictions in an area with an elevation that drops to less than 2 feet. Most homes have no foundation and are just sitting on sand.

It was suggested that most home should be raised, but the cost remains extremely high (several \$100,000s) and could trigger a requirement to bring these old properties up to the current code which would be adding even more to the cost.

Some residents are being forced out of the neighborhood as they can't keep up with the maintenance and insurance cost. Others are questioning the value of any renovations, not knowing how long these homes can survive with this very low elevation. Some structures are already meeting the definition of demolition by neglect.

None of the private sea walls have been fixed or elevated creating flood areas which requires the use of a high vehicle to leave home. As the County raised the seawall of the canal, Palm View is now twice as exposed as it used

to be to strong flood issues.

The Sewer and storm water system is already failing in part of the neighborhood and unfortunately Palm View is only #29 in the priority list established by the city to upgrade infrastructure and elevate the streets. This means that we are, in the best-case scenario, decades away from getting the assistance we need.

We believe that based on previous experiences in other neighborhood, the additional dwelling unit should be up to 600 square feet to meet a demand for the rental market and to avoid micro units.

If passed, this resolution would have several benefits not limited to the residents of Palm View:

1. Allow owners of homes in the Palm View Historic District to generate additional income to continue preserving their existing homes faced with increased maintenance cost, restrictions due to Historic District restrictions, sea level rise related cost and insurance cost.
2. Offer additional affordable housing/work force housing in South Beach/Miami Beach at no cost to the city.
3. Contribute to reduction of traffic by providing housing to nearby businesses.
4. Provide affordable or free housing to young adult children or other relatives.
5. If this program is successful, it could be extended to other historic districts or historic homes to support preservation and offer an alternative to demolition.

We strongly urge you to vote in favor of this resolution and appreciate your consideration.

If needed, I can be reached at 305 308 5770.

Stephan

Stephan Ginez
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