



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Item 2
COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee

FROM: Jimmy L. Morales, City Manager

DATE: October 20, 2020

TITLE: **DISCUSSION REGARDING THE PALM VIEW NEIGHBORHOOD STUDY**

ACTION REQUESTED:

Discuss the item and provide a set of recommendations for consideration by the full City Commission.

ADMINISTRATION RECOMMENDATION:

Conclude the item and provide a recommendation to the City Commission.

HISTORY:

On March 18, 2020 the City Commission referred the discussion item to the Land Use and Sustainability Committee (LUSC) and Historic Preservation Board (Item C4 W). On June 30, 2020 the item was deferred to the September 22, 2020 LUSC at the request of Palm View residents.

It is anticipated that the Historic Preservation Board will discuss the plan at their October 13, 2020 meeting.

ANALYSIS:

In 2019, the firm of KCI (formerly Keith & Schnars) was retained by the City to develop a comprehensive 20-year plan for the Palm View neighborhood. KCI has held several public meetings and has received input from key stakeholders, representatives from the Miami-Dade County Property Appraiser's office, as well as City staff from Planning, Public Works, Environment and Sustainability and the Office of Resiliency.

The final draft of the Palm View Master Plan was presented at a public meeting held on February 18, 2020. A copy of the presentation can be found on the City's website at the following link: <https://www.miamibeachfl.gov/city-hall/planning/studies/>. A copy of the full report is also attached.

The Palm View Neighborhood Study includes an analysis of incremental changes that have occurred in and around the Palm View Neighborhood over the past two decades, discusses the impacts these changes have had on the neighborhood and provides for a series of recommendations. The plan is divided into five chapters as follows:

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

Each chapter includes short, mid and long-term recommended strategies intended to increase investment and resiliency within the neighborhood. In summary, the recommendations include improving existing infrastructure, creating a resiliency district, changing allowable land uses and reevaluating the local historic district designation.

It is important to note that while the area could be studied for potential rezoning to allow for new multi-family uses, this option would require an amendment to the City's Comprehensive Plan and an amendment to the Land Development Regulations. Additionally, voter approval would be for any increase in FAR.

Finally, the designation of all or part of the Palm View District would require both legislative action by the City Commission, as well as voter approval. Specifically, a repeal of the Ordinance designating the Palm View Local Historic District (Ord. 99-3186) would require a ballot referendum pursuant to City Charter Section 1.06 (c).

The administration is seeking input from the LUSC regarding the strategies in the Palm View Neighborhood Study, prepared by KCI. After the LUSC and the Historic Preservation Board provide their input and recommendations, the item will then go before the full City Commission for specific policy direction.

CONCLUSION:

The Administration recommends that the LUSC discuss the item and provide a recommendation to the City Commission.

Applicable Area
South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?
Yes

Does this item utilize G.O. Bond Funds?
No

Departments
Planning

ATTACHMENTS:

Description	Type
 Palm View Neighborhood Study and Consultant Recommendations	Memo