

# Sunset Harbour

## *Setting a Neighborhood Vision Plan*





# Overview: *SHNA Meeting on Height Ordinance & Neighborhood Vision Plan*

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The Sunset Harbour Neighborhood Association (SHNA) held a meeting to discuss the proposed Height Ordinance and the concept of a Neighborhood Vision Plan on Wednesday ,October 21

SHNA includes the Palau, South Tower, North Tower, Lofts and Sunset Harbour Town Homes HOA's. Twenty-one (21) people attended the Zoom Meeting organized by Sara de los Reyes and Bruce Backman (South Tower) and moderated by Linda Diamond (Palau). Mike Rubin/Marcela Sardi prepared and presented the concept for an NVP. Mike is an urban development advisor to cities and a former ULI National Council Chair, Marcela is an award-winning designer.

The attached document summarizes the proposed concept and discussion for a Neighborhood Vision Plan (NVP) to be developed through 2 to 3 workshops with the SHNA's, interested community members and representatives of the City and the Commission.

In Summary:

- There was broad consensus that the City **not** impose a uniform height increase which was viewed as insensitive to the character of the Sunset Harbour neighborhood, and it was further agreed that the 75' height was inappropriate for Sunset Harbour based on a variety of factors
- The general view was that a lesser height increase could be acceptable depending on the area, but only by linking it to specific criteria to be determined through the workshops
- There was also agreement that Sunset Harbour's development requires a clear vision supported by the identification of specific development criteria in addition to height considerations, such that development proposals are prepared and reviewed in relation to neighborhood requirements
- The process proposed is to have broad community participation over several workshops to define the NVP, with City and Commission participation, with the resulting NVP criteria to be integrated in relevant City documents guiding development in Sunset Harbour

## Overview: *Sunset Harbour Neighborhood Context*

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The Sunset Harbour Neighborhood is characterized by a mix of development issues, improvement opportunities and unique contextual conditions, which should be reflected in the development of the proposed Neighborhood Vision Plan (NVP):

1. Alton Road serves as the edge to the neighborhood where well-designed buildings of 65' could serve as a visual and sound buffer; Alton requires substantial sidewalk improvements and tree planting
2. West Avenue which is particularly unsightly due to the FPL facility and poorly redeveloped warehouse buildings, serves as the primary connection to the West Avenue neighborhood. Fresh Market and Publix are exceptions serving as attractive neighborhood anchors/amenities. Redevelopment opportunities for West Avenue should be articulated in the NVP as the entire length of the street detracts from the quality of the neighborhood environment
3. Bay Road is developing as an attractive 1-sided dining promenade that provides a sense of distinctiveness to Sunset Harbour that is difficult to find anywhere else on Miami Beach. Its continued vibrancy should be a priority for the NVP with potential to extend this ambience south of 18<sup>th</sup> Street
4. Purdy Avenue has long provided a sense of place, with its planted islands, view out to the Bay, Maurice Gibb Park, its 1-sided retail and dining street, and the primary residential addresses of the neighborhood
5. 20<sup>th</sup> Street is a primary gateway to the community, with a well-defined urban fabric along the northside of the street, and the need for development improvements along the southside of the street across from Palau
6. 18<sup>th</sup> Street provides a direct connection to Dade Boulevard and acts as a secondary entry off Alton Road; 18<sup>th</sup> has the potential of extending the ambience of the neighborhood with new higher density development that supports the contiguity of the street environment east and west of Sushi Garage
7. Dade Avenue serves as the southern edge of the Neighborhood and a primary point of access; like Alton well designed buildings could provide an edge and buffer, with a step-down requirement for the property east of the Lofts



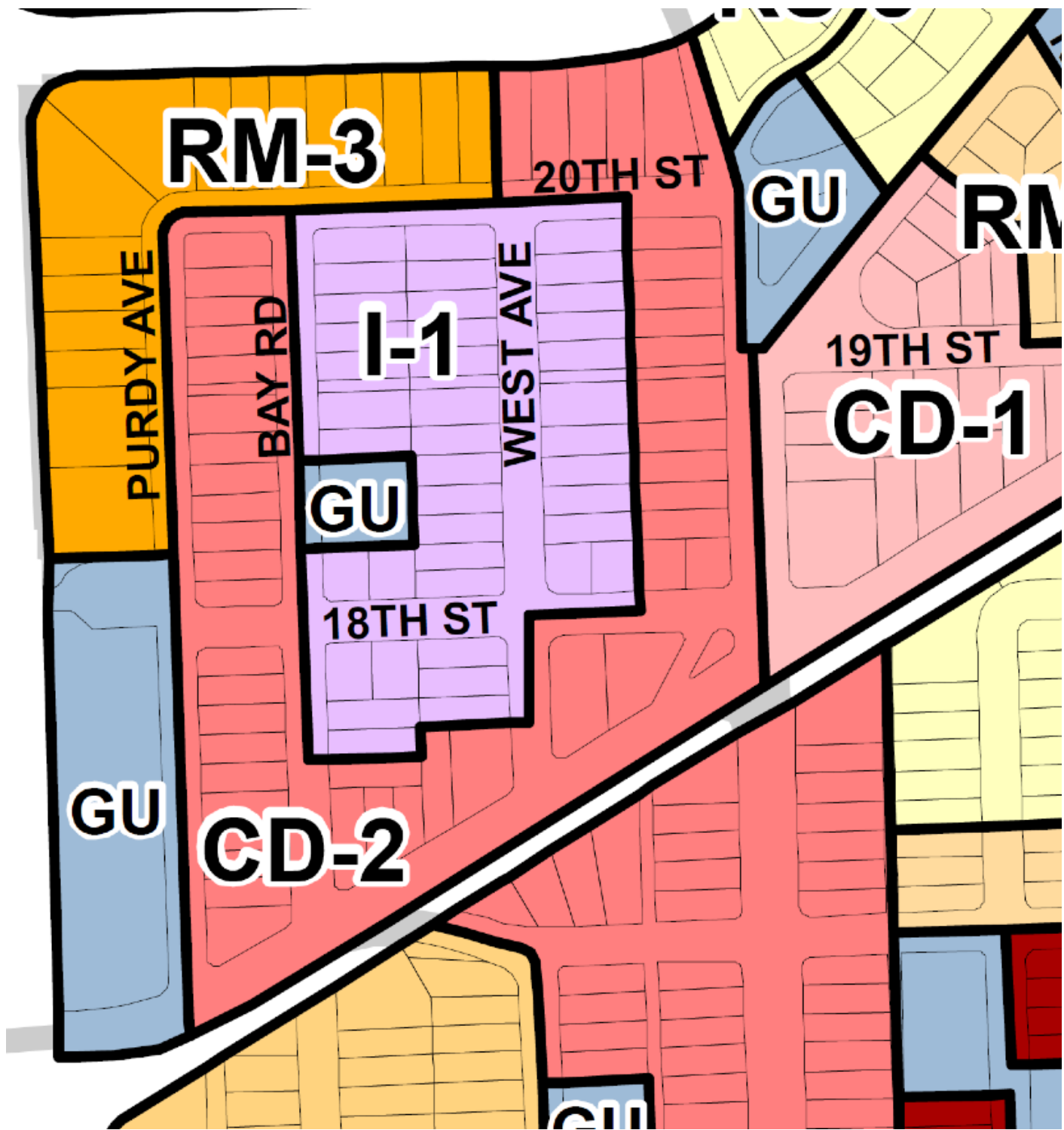
# Sunset Harbour Neighborhood Context





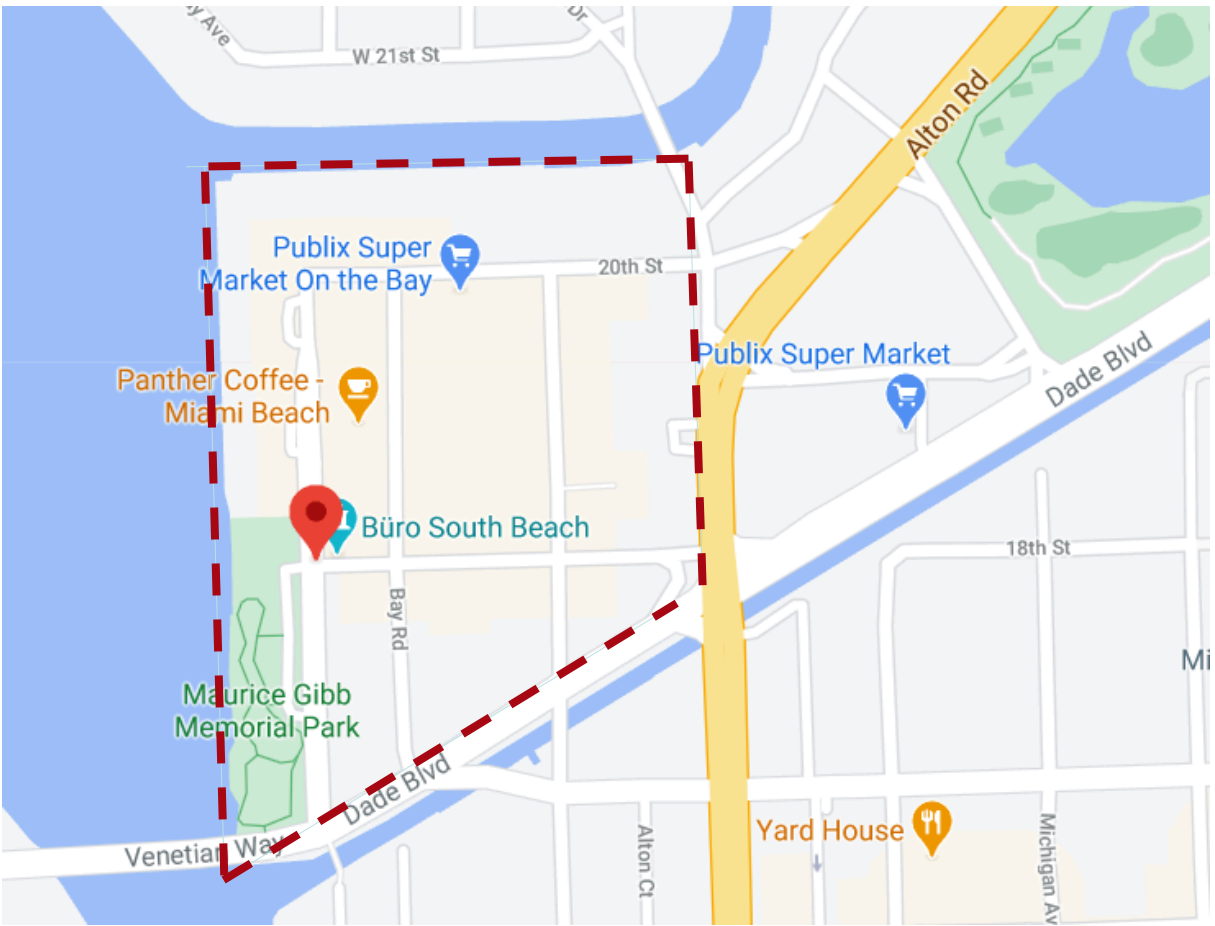
# Sunset Harbor Existing Zoning

Zoning needs to be updated to reflect new economic realities and Neighborhood Priorities to be define through the NVP workshops



## ZONING DISTRICTS

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| RS-1 Single family residential                 | CD-3 Commercial, high intensity                                |
| RS-2 Single family residential                 | I-1 Urban light industrial                                     |
| RS-3 Single family residential                 | MXE Mixed use entertainment                                    |
| RS-4 Single family residential                 | HD Hospital district   |
| TH Townhome residential                        | MR Marine recreational   |
| RM-1 Residential multifamily, low intensity    | GU Civic and government use                                    |
| RM-2 Residential multifamily, medium intensity | CCC Convention center district                                 |
| RM-3 Residential multifamily, high intensity   | RM-PRD Multifamily, planned residential development district   |
| CD-1 Commercial, low intensity                 | RM-PRD-2 Multifamily, planned residential development district |
| CD-2 Commercial, medium intensity              | WD-1 Waterway district   |





# Height Ordinance & Envisioning the Future of the Sunset Harbour Neighborhood

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- As a neighborhood we have consistently been faced with making incremental decisions on neighborhood-defining project proposals without a specific Urban Plan or Vision for Sunset Harbour that sets the context for our wants and priorities
- The lack of a vision for the neighborhood that informs our decisions works to put us in a reactive and often defensive position; while constraining our opportunities to improve the quality of community life and the environment that defines Sunset Harbour's distinctive character
- Sunset Harbour is a unique neighborhood, distinct from the West Avenue Corridor or South of 5<sup>th</sup>, comprised of 7 blocks bounded by water to the west and north, and Alton Road and Dade Boulevard bounding the south and east
- Our development, from an unseemly enclave of auto repair and body shops to a one-of-a-kind residential neighborhood with unique dining offerings, boutique shopping, a waterfront park and improving street scape, has been fortunate overall, due to a mix of entrepreneurism and efforts among the Neighborhood Associations
- Addressing the Height Ordinance and future development proposals requires an overall vision for Sunset Harbour that sets out specific criteria that support the character of the neighborhood and enhance the quality of life.
- The creation of a Neighborhood Vision Plan (NVP) through a series of workshops with Sunset Harbour community participants, with City and Commission participation, is viewed as critical to ensure development criteria align with the priorities and improvements sought to enhance the quality and vitality of the neighborhood



# Height Ordinance & Envisioning the Future of the Sunset Harbor Neighborhood

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- The Height Ordinance is intended to address several issues impacting the City including tax base losses, post-Covid challenges to Miami Beach's recovery, and related shifts in retail, dining and leisure sectors.
- The character of Sunset Harbour was challenged prior to the pandemic with new REIT ownership of key properties, rent increases and tax burdens impacting the boutique retail shops and dining venues that are instrumental to the distinctiveness and street animation of Sunset Harbour
- The City claims development prospects have also shifted to mixed use projects with a mix of office, residential and commercial uses, driven in part by the recent movement of home offices, partnerships and professional offices to Miami Beach.
- Office floor-to-ceiling requirements are higher than residential properties by about 2 feet, due to the need for ceiling-based AC and ventilation requirements, which have been amplified in relation post-Covid user demands. Additionally to maintain an animated street environment requires street facing podiums that house retail and dining, and parking decks that cover the additional vehicles related to building occupancy. Both these factors impact building height. These projects provide neighborhood benefits in the form of increased daytime activation and spending, while providing an evening parking source for neighborhood restaurants
- However office based MXD's can also detract from the quality of the neighborhood without specific provisions in the Ordinance that customize the zoning to specific neighborhood conditions and link the development to incentive requirements tied to neighborhood improvement priorities



## A Starting Point: Height Ordinance & Envisioning the Future of the Sunset Harbor Neighborhood

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Starting assumptions, including the rejection of the proposed 75' height increase, and consideration of a 65' Height Increase as discussed during the meeting with issues to be further evaluated by neighborhood participants during the NVP workshops.

An illustrative plan presented during the meeting (adjusted based on the discussions on slide 9) will be further modified and given additional definition through the NVP workshops such that areas designated for a 65' height increase, as well as 50-55' zones, would include specific development requirements and neighborhood improvement priorities. Several starting assumptions as noted below will be further evaluated through the workshops:

- *The 65' height increase, as shown in the draft plan, would likely be concentrated along Dade Boulevard with a step-down provision for the property located immediately east of the Lofts, and along Alton Road with a step-down provision for property immediately located south of Palau/20<sup>th</sup> Street (to a 50' step-down in case of Palau).*
- *It is assumed the heights negotiated for Palau Sunset Harbour Condominiums and the Sunset Harbour Townhouses would remain the same based on precedent agreement with Sunset Islands 3 and 4*
- *Development criteria along sections of West Avenue would likely support projects with additional height, but would require special provisions to improve and redress the deplorable street environment (e.g. the poor condition of the FLP boundary wall and plantings, lack of consistent street planting, narrow sidewalks)*
- *Traffic mitigation is becoming a neighborhood concern including peak periods of volume, higher speeds of transit especially along West Avenue, pedestrian safety concerns and the distribution of parking resources. Mixed Use/office projects should provide parking resources that support variable demand between daytime office use and evening dining demand*



# A Starting Point: *Sunset Harbour Neighborhood Height Zones (Illustrative Only)*



- Up to 65 feet based on meeting neighborhood incentives and design requirements
- Up to 50-55 feet along West Avenue, east side of Bay Road and designated parcels along 18<sup>th</sup> Street based on meeting neighborhood incentives and design requirements
- Maintain current heights in designated zones
- Street Improvement Zone A: al fresco dining
- Street Improvement Zone B: Green Wall, sidewalk widening, shade tree planting
- Other Street Improvements to be described by zone
- Sunset Rd. Street Scape improvement /Piazza



# Illustrative Provisions and Requirements to be developed over NVP Workshops

## Delineation of Height Zones (Illustrative only!)

- Proposed maximum height zone reduced to 65' with specific development requirements/improvements and limited to properties facing Alton Road with scale-down requirement south of 20<sup>th</sup> Street; and facing Dade Boulevard with scale-down requirement east of The Lofts block
- Proposed 50'-55' height zone limited to east side of West Avenue from 20<sup>th</sup> Street to 18<sup>th</sup> Street; south side of 18<sup>th</sup> Street between West Avenue and Purdy; west side of Bay Road between 20<sup>th</sup> Street and 18<sup>th</sup> Street
- *Preserve height zone* for Publix, and block from 20<sup>th</sup> Street along both Purdy and Bay Road up to "Sardinia Property"; as well as Fresh Market site
- *Set-Backs and/or Step-Backs* required for all developments facing residential properties or on 2-sided streets (e.g. Bay Road, West Avenue, Purdy Avenue)

## Defining Neighborhood Incentives (illustrative only!)

- Developer incentives to include both property specific requirements and possible general pooled improvements to neighborhood
- *Al Fresco Dining Zones* to support restaurant performance and street ambience
- *Street Scape enhancements such as:* tree planting, FPL green wall, bike lane, undergrounding of utilities
- *Funds for Operations* (e.g. street cleaning, enhanced park maintenance; security)
- *Street animation commitments* through podium or street level design
- *Retail and dining best efforts curation* commitment (to support initiatives for unique-to-the neighborhood offerings)
- Support for Neighborhood Sea Rise initiatives



# Height Ordinance & Deco Proposal

- The Deco Proposal seeks additional height allowance to 75' to support a mixed-use program with office comprising 60% of allocated GLA. The consensus, consistent with the height discussion, is that maximum height should be limited to a 65'
- It was noted that the Deco proposal includes a mix of proposed neighborhood benefits that would be requirements for the height increase. Proposed benefits should include commitments such as :
  - *Street Scape improvements/landscaping*
  - *Mid Block Paseo*
  - *Curated Dining and Retail Podium*
  - *Wave inspired façade design with reference to the Bay*
  - *Parking management plan*
- The Deco project may provide a precedent for other proposed MXD buildings (office/residential/retail-dining) by exemplifying assets and amenities that provide net benefits to the neighborhood; and by providing 60% dedicated office use





# Comments Following Meeting

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Comments concerning 65' Development Zones: In exchange for increasing height allowance to 65 feet for future construction that meets a 60% office space allocation requirement, it was proposed the following conditions be imposed as a pre-requisite for any developers availing themselves of the variance:

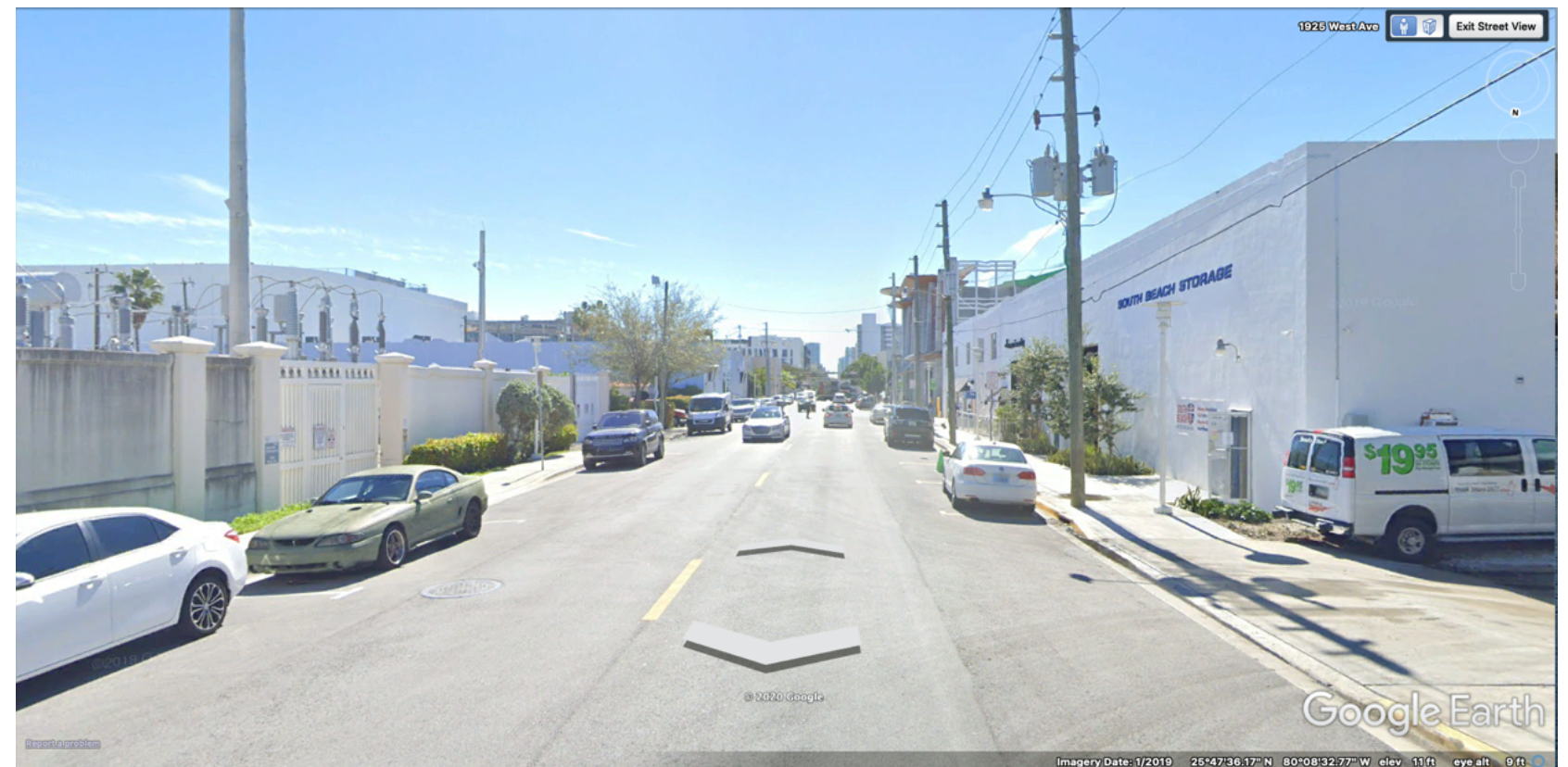
- 65 feet tall to roof height but roof amenities and utilities (parapets, stairwells, elevator shafts, HVAC, etc.) cannot exceed an additional 10 ft. above the roof line
- Any rooftop amenities or utilities must be clad with decorative elements (to be approved by neighbors) as well as privacy screens and noise quieting efforts when applicable
- No sound amplification on any rooftop
- No lighting systems (i.e. spotlights, disco lights, etc.) that project beyond the footprint of the building or more than 10 feet above the roof line....general consensus
- Rooftop activities to be determined with specific development criteria
- No government services....general consensus that focus should be a uses that contribute to the tax base and to economic vitality of the neighborhood
- These Neighborhood Improvement Priorities might include: specific street level improvements around the property; set-back requirements; street level animation via podium level tenants; curation of target tenant types accretive to quality of life in neighborhood; and/or commitments to funds-for-operations related to identified neighborhood needs. The specific Neighborhood Improvement priorities would be based on the specifics of the project and its location.
- Developer Requirements/Neighborhood Improvement Priorities will be conditions of approval for any MXD/Office development above 65'



# Sunset Harbour Neighborhood Vision Plan: City of Miami Beach Support & Participation

Seek the support and participation of the City of Miami Beach for Neighborhood Vision Plan (NVP) process and recommendations as basis for defining integrated development criteria (height, set-backs, etc.) and related neighborhood improvement priorities in Sunset Harbour

- Conduct Street and Block specific audit of neighborhood issues and improvements
- Identify challenges faced by neighborhood restaurants, retail shops, wellness studios, etc.
- Identify resident priorities for neighborhood enhancements, amenities, improvements
- Overlay of permissible development heights based on specific neighborhood designated areas/zones and linked to specific urban development criteria
- Work with City and Commission representatives to identify methods of incorporating NVP goals and criteria into City documents/plans guiding development within Sunset Harbour





# Sunset Harbour Neighborhood Vision Plan: Requested Support from City of Miami Beach

Issues to be addressed through the workshops will include:

- Neighborhood improvements including targeted street scape enhancements for all 7 of Sunset Harbour's streets; e.g., landscaping, utility undergrounding, al fresco dining carve outs, etc.
- Building height definition by area/zone integrated with specified urban design requirements and improvement priorities (e.g., modifications to CD2, I1 perimeters and parameters)
- Roof top treatment criteria and requirements
- Targeted tenant/business curation and unapproved businesses for MXD projects
- Neighborhood traffic issues and management criteria
- Parking resource and MXD demand period management criteria
- Parcel plan aggregation per designated zoning areas

*Based on the recommendations developed through the NVP Process, the Sunset Harbour Neighborhood Association would look to the City of Miami Beach to create appropriate Development Guidance Instruments, such as a Revised Zoning Plan, an Illustrative Neighborhood Urban Plan, and any related instruments required to support the vision for Sunset Harbour*

