



## Neighborhood Resiliency Projects Advisory Committee

### Committee Members

Clare McCord, Chair  
Curt Dyer, Vice Chair  
Galen Treuer  
Alon Alexander  
Ronald Starkman  
Karin Matos

City Liaison  
Amy Knowles

**TO: Members of the Neighborhood Resiliency Projects Advisory Committee**

**DATE: June 17, 2024**

**SUBJECT: Minutes of the Neighborhood Resiliency Projects Advisory Committee on June 17, 2024 Meeting**

**Present:** Curt Dyer, Clare McCord, Ronald Starkman, Karin Matos

**Absent:** Alon Alexander, Galen Treuer

**City Staff:** Amy Knowles (Liaison), Deborah Tackett, Noel Webber

**Commission:** Commissioner Laura Dominguez, Commission Aide to Lauren Dominguez – Aron Soriano

**Guest:** John Stuart (FIU)

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### **CALL TO ORDER AND WELCOME**

Welcome by Clare McCord, Chair.

### **COMMITTEE BUSINESS**

#### **Approval of Minutes**

C McCord motions to accept the minutes from the May 29, 2024 meeting and C Dyer seconds. Minutes approved.

C Dyer brings up potentially misleading social media posts and their impact on communications plans about current and future projects in the City.

### **DISCUSSION ON STATE'S RESILIENCY AND SAFE STRUCTURES ACT**

C McCord welcomes Debbie Tackett, Historic Preservation Planner with the City of Miami Beach, to the committee. D Tackett provides an update on the Resiliency and Unsafe Structures Act from the Florida State Legislature, which was passed this year.

The legislation states that any building located seaward of the Coastal Construction Control Line (CCCL) nonconforming with current regulations may be demolished. However, new buildings must go through local board reviews. This bill exempts the national registered historic Art Deco district between 6<sup>th</sup> Street and 23<sup>rd</sup> Street. Other historic areas can be demolished without historic review. Many other coastal communities were carved out of this legislation.

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D Tackett expected a rash of demolition permits to start coming through. That has not happened yet. So far, the legislation is being used by condo associations to negotiate redevelopment. They are reaching out and discussing what they can start demolishing and trying to negotiate for more Floor to Area Ratio (FAR) or higher height limits for a new development.

C Dyer comments that some buildings are being replaced with lower density developments. D Tackett agrees that there are more ultra luxury developments coming in along the oceanfront. R Starkman asks about the concern that owners have about being forced out of a property and whether they have the ability to vote in their HOAs or boards. D Tackett comments that if 60% of units decide to sell, then they will be forced to leave, but that misinformation is also driving this fear.

C McCord asks if there is any lobbying being done with the State to soften this. Once Art Deco district was carved out of the legislation, public resistance to it diminished. C McCord asks how this legislation relates to resilience of buildings and if the buildings are actually unsafe or if it is just being used to get rid of older properties. D Tackett notes that anything built prior to the year 2000 would be nonconforming. During recertification, buildings need to be brought to more conformity. But these structures are all along the ocean, which is the highest point of the beach. So, this legislation does not necessarily seem to be focused on resiliency since the more vulnerable properties are on the western side of the city.

R Starkman asks about the 40% affordable unit threshold that allows developments to ignore use, density, and height regulations related to the Live Local bill. D Tackett explains Live Local applies to commercial and mixed-use developments. However, for Live Local, it would require the demolition to go through the HPB, but would NOT require the new construction to be reviewed by HPB. J Stewart notes that residents are also using Live Local as leverage in negotiations.

Commissioner Dominguez clarifies the only Live Local development that has come across her desk is the Clevelander. And notes Sunset Harbour is currently being evaluated by some developers. The commission recently did a field trip to FDOT to discuss traffic plans and the FDOT secretary, Stacey Miller, said Miami Beach is at capacity. There is a disconnect between density legislation and transit capacity. A Knowles says that this capacity is specifically focused on evacuation routes. D Tackett says that Live Local preempts density restrictions.

**FIU ARC 6356 CLASS: HISTORIC PRESERVATION, SEA LEVEL RISE, AND INSPIRATIONAL RESILIENCY VISIONS OF MIAMI BEACH IN 2070**

J Stewart gives a background on his class and talks about how he met the late Commissioner Mark Samuelian to discuss a plan that provides a resilient architectural future for Miami Beach. The class brings 16 students to Miami Beach each year to study resilient architectural visions that respond to sea level rise in 2070. The class stresses the importance of visualization to provide a basis for conversation.

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The class starts by looking at a city block and relating the block of buildings to its historical and cultural context. The class then pulls the building cards for each building. The building cards stopped being created in the 1970s and included information on the architect, developer, year built, materials, etc. The class focuses on the relationships of the architects, contractors, and owners that influenced the design, architecture, and construction of the building.

The class then focuses on sea level rise projections, the Mean Higher-High Water (MHHW), and other geological information and relating that information to a specific datum. The class uses local zoning codes and the Miami Beach Adaptation Calculator to determine local heights for average current ground elevation and future local elevations.

C Dyer asks how MHHW is determined and how we determine how often areas of the City are flooded. A Knowles clarifies that the City's mark for when flooding occurs in Miami Beach is 1.7 to 1.8 feet.

J Stewart's class partners with local academics, city professionals, architects, and other local experts to conduct the class and teach the students. The class also references Miami Beach's Buoyant City study. The project then idealizes an updated building footprint that is adapted for the current MHHW and the future MHHW in 2070.

C Dyer asks how green roofs affect insurance rates and roof warranties. J Stewart notes that these conversations are brought to the students in the class and a discussion on policy is launched. The students use ChatGPT as a virtual client for the class.

J Stewart explains the hope for this class is the images created can be shared with local stakeholders and residents to envision a path forward. D Tackett chooses which blocks are used for the class, usually they are conducted in Flamingo Park due to the diversity of the building typologies on each block.

J Stewart says this class teaches students that historic preservation can include a new vision for how the building can be used. C McCord asks if these concepts can be incorporated in buildings right now. J Stewart clarifies that a lot of the concepts envision a future policy environment.

The City has a Visioning Workshop webpage that will be updated with J Stuart's presentation.

R Starkman asks about how much water elevation can be structurally withstood in the buildings. J Stewart explains that it depends on the structural integrity, the construction materials, and the methods used to construct the buildings.

C McCord says sharing this information is very important and would like to serve as an ambassador on behalf of the class.

**STAFF UPDATES**



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- N Webber and A Knowles provide an update on the Private Property Adaptation (PPA) program. This program incentivizes flood mitigation for private property owners through a \$20,000 grant which includes a \$2,500 flood risk assessment and up to \$17,500 in matching funding for flood mitigation projects.
  - o Applications for the 2024 cohort took place from February 15 to April 2.
  - o 48 applications were received; about 40 were accepted.
  - o Accepted applications include 2 commercial properties, 9 multifamily properties, 4 historic buildings, and 5 low-to-moderate income properties.
- A Knowles discusses the beach walk tree planting project, in which 600 trees will be planted. This project is funded by the G.O. bond and is expected to be completed by the end of the summer.

### **CURRENT/FUTURE PROJECT UPDATES**

- Public Information Officers will be discussed during the meeting on July 17.

### **PUBLIC COMMENT**

- No public attended

### **ADJOURNMENT**

CK Matos makes a motion to adjourn and R Starkman seconds.