

MBUS/SLSC Public Meeting:

- As part of each discussion we started with a graph of sea level change up until 2100 – as a planning tool that the city is using to develop their strategies. These are developed by SE FL Climate Change compact and are used as a way to figure out how to implement solutions. Common point of reference to move forward on SLR projects. Of course, these vary based on different factors...
- Summaries in document at the top of each section just explain the section and frame it
- Document separated into 7 sections
- Section 1: Historic Buildings:
 - More effort to refurbish than to simply tear down and rebuild?
 - TRUE
 - Homeowners are willing to raise building to allow parking underneath and would be willing to invest to do so if city would allow
 - That is possible – there is one home being built on venetian islands that is up high and there are parking of cars underneath. Problem is that it's an RM1 district – Century Lane on Belle Isle – not designated
 - Todd: Look at what St Augustine is doing – they are raising historic houses along intercostal waterway – all private homes
 - Distinguish between private homes and multifamily homes, commercial properties, etc.
 - These may have to be addressed differently
 - Matisse: Chicago 100 years ago raised the city and those were multifamily homes
 - Many homes with basements have pumps
 - No one else has seen home with basements and pumps in Miami beach??
 - Someone lives in a multifamily building which has a small basement and a sump pump in it – some of the multifamily homes/hotels may have these
 - Refurbishing is thought to be LESS EXPENSIVE than new construction (with some key exceptions)
 - Great area of research – look at building permits and how much these actually cost based on circumstances
 - Hard to give a price tag to keeping a historical building around
 - Land is what's expensive
 - Matisse: 1930's/40's there was a higher elevation than concrete slab buildings from 1950's – so price will depend on type of building too
 - Historic designation – why and how do we designate?
 - Todd: St Augustin has very historic neighborhoods and what happened after last year's flooding after the hurricane, people were not permitted

to alter anything so they took it unto themselves to lift their homes with cinderblocks and now the city is allowing people to build things up. – Todd will send photos – but it didn't change the nature of the street architecture. It's flat land not hilly. Now there are going to be zoning laws so we'll see where that goes.

- Key Biscayne homes compared to Miami Beach?
 - Is Key Biscayne good or bad?
 - It's bad that these historic homes are being torn down to be replaced with much larger new homes. Part of the concern is that they're tearing down small structures for larger ones. The size of the home, not the style, is driving this.
 - Is the core value, the fact that it's smaller or older? Is it the size or the history?
 - The key value is that the existing home fits into the neighborhood and the new homes don't fit in – function of both size and design/style. Key issue isn't either size nor style, but how the home fits into the fabric of the neighborhood.
 - Also a question about the runoff and rain handling with these larger homes – ground coverage, how much is permeable.
 - About how we deal with change as well –
 - Daniel: Yes, but our “sense of place” is what roots us. There is a constant that does connect us all, so when new construction comes that's out of scale there's a reaction because it doesn't fit within that sense of place.
 - Matisse: Yes, but when you look at European cities there is adaptation – to demographics, population, changes in behavior toward commercial centers, and mode of travel. And there is still change and a “sense of place” so it's not just a finite identity – it grows and changes
 - Matisse: Rome – every excavation destroys the fabric that people know, but they are digging to find something even older with the sense that the idea that what's older is better- but it was changing the city so much that now much of that is archeological dig sites. Where do architects start building and where do archeologists start digging?
 - Todd: But Florida is so young – there is a “scale dependency” about losing stuff. Some things that are old to us are 80 years old, but in Europe old is hundreds of years, not dozens
 - Matisse: What is considered historic by some is not considered historic by many or all.
 - What are historic buildings to us:
 - Charleston – Freedman cottages, 1 story buildings in many neighborhoods. Taking these homes and jacking them up

to accommodate for SLR and flooding, so in the neighborhood you see some short ones and some tall ones that have been changed – so we should figure in what we’re doing with the old stuff to make it more resilient too, not just what the new stuff is doing.

- Matisse: But then there’s Denver – has the development helped the preservation or has the preservation need spurred the development
- Existing code restrictions (land use historic districts) don’t allow it to be adapted to SLR – building 948 Meridian
 - Adam: There are hundreds of buildings in Miami Beach that have a lot of flooding damage. There’s not balance to it – there just needs to be adaptation because there’s no way to save it otherwise. Not really up for debate to keep it the way it is – economics are not there to preserve the buildings – too expensive to raise the building.
 - Lady in Orange Sweater: This (above) is what I want to hear because this is what I’m trying to balance – there are always discussions about how much money it takes to preserve. I want to know about the financial impact it takes to keep these buildings maintained – how much in rent, etc. These buildings are very expensive to maintain so I don’t know what the balance is to keep preserving and to be able to charge necessary rents, etc to break even.
 - Daniel: There’s gotta be a return to do it, otherwise he wouldn’t keep doing it – I’d like data to see the numbers to actually see how much money there is or isn’t...
 - Matisse: This is not a zero-sum game. About a year and a half ago the city of Miami Beach allowed a rezone for adaptive release on Harding Ave for short term rentals – now, that’s the only place that you have investment. Because we found a solution that may not be forever but is a short term solution. Economic side – cost for multifam unit is \$4400, in Miami Beach it’s \$8990 – twice as much to maintain. But to answer Daniel – yes, there is a difference between the two buildings we’re looking at – they have a very different economic model
 - Daniel: Back to the question of value – value in a rental is one thing – if it can’t be profitable, then it won’t function. But value in a historic building that has been converted into a condo is something else – because you’re talking about people’s homes and there is value in owning one’s homes. And an owner of a home is going to be willing (to a limit) to invest in elevating their property or whatever it takes to keep that property functioning in the face of SLR. Public buildings have a different way of calculating value etc. We should talk about other values as well as economic values. If zoning doesn’t allow the elevation of buildings then we’re doomed. If it does it may not be profitable to elevate a rental

building but that doesn't mean that the owners of a condo aren't willing to make that investment

- Matisse: there is no distinction in terms of value for a renter or a homeowner. Miami Beach nature may be more transient than other places, but there are currently more renters than owners, so the value to them in a community whether they're a renter or homeowner the value is the same in that case emotionally. From an owner's perspective, if all condo owners are like minded they can make any decision, however it's easier to make a decision as a single owner.
- Todd: What I hear is that there is a data gap that we should be seriously thinking about...
- Daniel: Again, I'm not talking about value to renter, but value to owner. To owner, they think financially when evaluating the value of a property. If the owner isn't willing to maintain the building the renters will leave..
- Woman in orange: Another thing is the area where the street level is already rising and the impact to the properties that are now lower than the street. Raising the buildings to the new street level is another factor and an issue for owners to think about.
- Raising of streets
 - Matisse: Value of preservation: - if you have a legitimate preservation worthy structure – does this structure lose some of its intrinsic value if you raise it?
 - 1061 Meridian – the street is raised 2 feet so the building is now below. At some point they said they would fill in and make us the same level but then it would be too expensive, so now they're going to be building a wall.
 - After it was raised, there were 3 times where it really flooded and they were dry. In the past, it would flood but now it doesn't. But there are a bunch of pumps and stuff so maybe that's what's working.
 - Kirk: Coming from a landlord that values preservation – outside of sea level rise, there are a ton of amazing examples (like at 69th and Collins) where there's a historic structure and then a 17 story tower – it's very nicely done so there are opportunities whereby these can work together – you preserve what's important about a historic structure but also bring in value for landlords to increase their return –this is what we should be striving for.
 - Matisse – Golden Sands sits on the highest area of Miami Beach – other areas we're talking about are on the lowest areas of Miami Beach. So, the challenges are very different.
 - Flood.firetree.net – overlay of NASA and Google maps and shows you an approximation for how sea level will rise.

- Something to keep in mind is that these sorts of forecasts don't include the resiliency projects and adaptation measures that could be taking place
 - Thomas: I'd like to emphasize that architects don't build projects without using these forecasting maps. We call ourselves solutionists...
- Is raising the building the only way to mitigate SLR?
 - National Trust of Foreign Worth House - there are three main options, 1) raise, 2) move, or 3) combo hydraulic foundation. We don't talk about retreat but this may be cheaper and more ecological
 - Matisse: in Tel Aviv they were struggling with earthquake consequences – so at first they offered property owners additional floors if they reinforced their structures (to meet the new code) – this didn't work for 4-5 years. And then they decided to give 2.5 floors and there was a resurgence of preservation and there was an increase of value to the properties and an economic boom that they had never seen before - more housing units, affordability and bigger appreciation for historical properties. As soon as they got over the economic hurdle they came up with solutions to embrace the preservation.
 - There are specific zones that the Tel Aviv University with UNESCO surveyed and then the properties had to meet the requirement and now they are a historical UNESCO site.
 - Daniel: Above is exactly what has to happen in Miami Beach. The city is raising its streets but yet they maintain in place restrictions that don't even allow the elevation of historic structures and provides no incentives, The end result of that will be the complete loss of the historic heritage of the city of Miami Beach.
- How can we incentivize historical building resiliency?
 - Matisse: there are many disincentives to do things, which points to one avenue to do things. Because of the nature of our environment we have to find a way to adapt to it.
 - Adding height (floors) so that what's lost below can be regained above
 - Who is the opposition to allow raising buildings?
 - Matisse: No opposition. Elevation is allowed in the city – but it's the cost or risk that the building will not sustain the preservation.
 - Susie: City is allowing height to be measured from base flood elevation plus 1 foot – city corrected height zoning law
- How can a building that no longer looks like a historic building, still be historic? What does it take for a building to be historic? What do we want to preserve about a structure?
 - Adam: If you want to go beyond 50% everything needs to be up to new code – you end up trying to stay just below 50% - we talk about emotions all day, but in terms of return, for example, we burnt 11 million dollars to keep this building for our future generations, some building in Miami Beach have ROI below 2.

- Kirk: 1) Regarding the cost to making a historic building resilient, as a property owner, you hear so many different things. There are no real examples of having seen this in practice to know where the cost is. As a landlord, I know that if it's going to cost me \$\$ to raise my seawall and \$\$ to lift my property, but one thing I'm sure of is I won't get more rent because of it. There is a great value in historic districts, it brings in tourism and becomes an attraction, but if we're looking for solutions we have to find a way to adapt and bring in added value. We just haven't found them yet. 2) Another question I have, regarding adding onto a historic structure – whatever you add onto it should be clearly delineated with that historic structure, but then when you work with the master planners they presented sketches for adding height and had done the same style to match the original. That's good because you maintain the character, but where in terms of an approach, where do we fall on that?
 - Matisse: If you put a new roof on your house, you don't create more value you just make it livable and you have to look at resilience the same way. A request to Miami Beach homeowners was made to send elevation surveys and the consensus was that it would be 175 dollars a foot for elevation but none of them could assure the success of the raising – that you would be able to raise it without damage. These examples of success that we talk about are the exception that do not disprove the rule. 2) We also have a code issue – if you raise your building then it's no longer up to code. It's not just 1 reason but many that culminate to where we are. Let's say we agree to being a preservation historical district and we quantify how we relate to preservation. There are many different ways to preserve, so let's assume everything is preservation worthy so now we ask, how do we do it?!
 - Thomas: Not just the building but the infrastructure that makes the building livable too.
 - Out of this discussion we see the absence of how to create a public policy that also support historic preservation.
- There was a request from the city to come up with actionable items because the more we keep this in the public, the more likely we will be able to figure out how to frame it and come up with actions.
 - Susie: Thank you! I've been in the city 2 years in September and waiting for this conversation. Because when I got here I realized that this is an important issue. I've learned a lot from this discussion. I believe there is some common ground so thanks for putting these groups together, and I want to commit to working with FIU to continue this dialogue and keep working on that policy.
 - Matisse: Homestead conundrum, so there has to be a discussion in the complexity of different home owners.
 - Inventory of flooded buildings? We should get that info!

- Kirk: insurance companies sending letters about elevation certificates – is the city getting this?
 - Yes – the city started a process in which they made a decision to do elevation mapping but couldn't get elevation certificates so they asked for them – this ordinance is now stuck in public works. But the city has no way to get that if you send it to your insurance.
- Observer – architectural preservationist for the city. Big thing missing is creativity – there is an extreme opportunity to look at that... Having these discussions is important. So we have to think what would it take? You can't keep your building exactly as it is because Miami beach doesn't stay static. So let's be creative and figure out how to adapt.
- Matisse: if you look at Miami beach preservation and building it is “transitional” in its architecture. But we need to have the FAR discussion openly and honestly or we won't get anywhere.