

**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
GRANT WORK PLAN
DEP AGREEMENT NO.: R1923**

ATTACHMENT 3

Project Title: Historic District Resiliency and Adaption Guidelines

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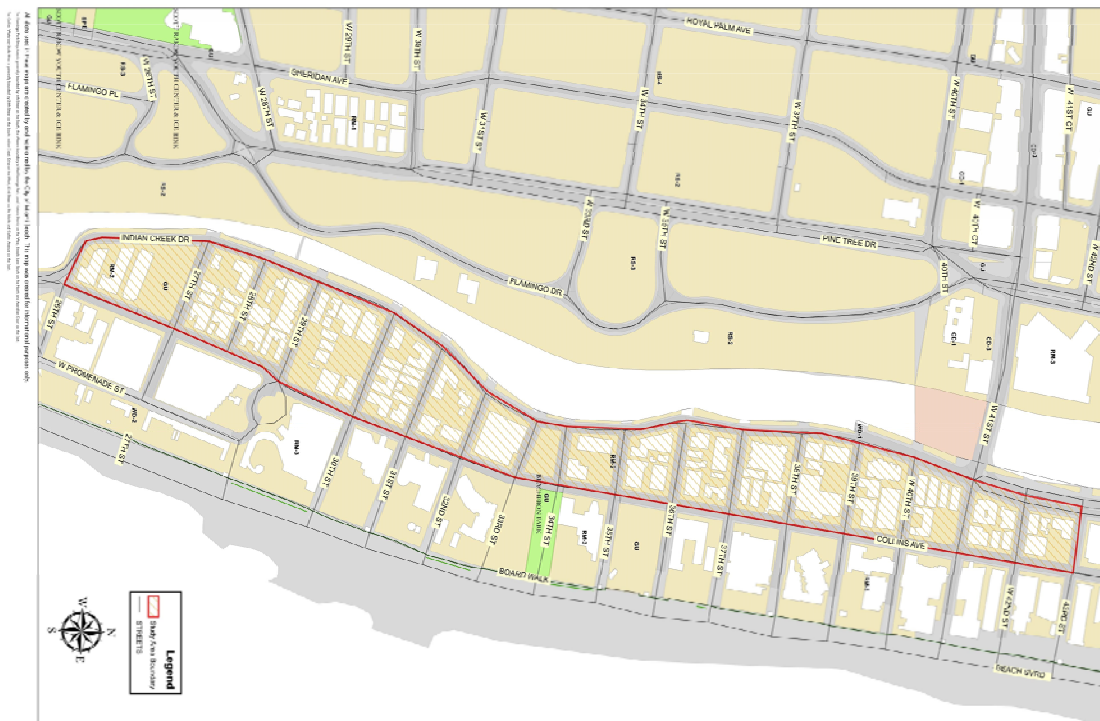
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PROJECT LOCATION: The project is located in Miami Beach, Florida. The Flamingo Park study area is generally bounded by 6th Street on the south, the western boundary of the Flamingo Park Local Historic District on the west, Lincoln Lane South on the north, and Meridian Court on the east. The Collins Waterway study area is generally bounded by 26th Street on the south, Indian Creek Drive on the west, 43rd Street on the north, and Collins Avenue on the east. Please see below GIS maps.



WORK PLAN

1. Project Summary: The City of Miami Beach (City) is vulnerable to the impacts of sea level rise, coastal flooding, erosion, and ecosystem changes. The City's iconic art deco buildings are representative of designated historic districts and are a draw for international tourism. Historic properties are at greater risk than buildings constructed under today's stricter building codes. To protect invaluable historic buildings and create innovative solutions that can be applied state-wide, the City will conduct a planning process that will produce resilience guidelines. The guidelines will present options for each type of construction, providing property owners with step-by-step actions and adaptation choices.

2. Project Description:

The City of Miami Beach (City) is implementing a multi-phase planning process to develop historic district resiliency and adaptation guidelines that will provide resilience recommendations to property owners in Miami Beach. The City completed Phase I of the process in 2018. During Phase I, the City collected information specific to each property within the study area, including ground floor elevation, site elevation, foundation type, foundation quality, and construction type. The City has also completed a draft table of contents and developed an organizational structure for the resiliency guidelines. The City has developed an outreach strategy to engage both City and Miami-Dade County stakeholders and has discussed potential impacts on City planning and zoning regulations.

The City is requesting funding for Phase II of the project, which represents the next step in the planning process following data collection. During Phase II, the City will define its resilience approach through comprehensive data analysis and research. The project will consist of public outreach, data analysis, research of best practices, current conditions, and existing and promising solutions, and defining the resilience approach. Examples of data to be analyzed include environmental, landscape, geology, and topography. Examples of research include that of similar public and private studies, academic studies, landscape and urban planning strategies, and cutting-edge and advanced technologies, all reviewed for relevant information worldwide. The City will review a multitude of solution options. Recent studies by the Urban Land Institute and Harvard University recommend the City increase its resiliency using blue and green infrastructure, also known as natural resource solutions. As such, the City intends to thoroughly investigate and emphasize the use of natural resource-based resilience strategies in the design guidelines. Preservation and conservation are cornerstones of the City's formally adopted Climate Action Plan and as such will be stressed in the guidelines, as appropriate.

Phase II will result in the production of a report and formal analysis which will be made publicly available on the City's website and in print. The City has a robust communication network that includes strong relationships with the business community and homeowners and a prominent social media presence. For example, the City's Twitter account has almost 100,000 followers. The City will use existing mechanisms to engage the public for participation in hands-on participatory feedback sessions and to disseminate the findings of the report. The public outreach strategy will include discussion at a minimum of three public meetings, which will be open to public comment, and both passive and interactive outreach strategies. The project will enhance the City's resilience by increasing public knowledge about sea level rise and contributing to the production of actionable recommendations that the public will use to proactively improve the resilience of their properties.

Phase III of the project, for which the City is not requesting funding, will consist of establishing scenarios and creating specific guidelines for each property type. The ultimate outcome of the multi-phase process will be a comprehensive set of tools that can be accessed through multiple vehicles including in print and online. The City intends to formally adopt the resiliency guidelines

and share them with its regional partners through existing collaboratives such as 100 Resilient Cities and the Bloomberg Mayors Challenge, which will broaden the reach of the project.

3. Project Need and Benefit:

- a. Explain the demonstrated need, which the project addresses.

The City of Miami Beach has the largest stock of Art Deco Buildings in the world. National and local protection allowed the Art Deco District to thrive and become the economic engine behind the rebirth of Miami Beach. Historically, the City has worked hard to preserve the intrinsic value that comes with Historic Preservation, but there is a new challenge with rising seas. Many of the buildings in the area were developed below the minimum elevation currently required by the Federal Emergency Management Agency (FEMA), making them susceptible to flooding with minimal sea level rise or heavy rainfall.

The proposed project addresses the need to preserve historic buildings throughout the City. The study area includes properties that are located within the western portions of the Miami Beach Architectural National Register Historic District/Flamingo Park Historic District and portions of Collins Waterfront Architectural National Historic District and Collins Waterfront Local Historic District. The City selected these neighborhoods because they are especially vulnerable to coastal flooding pursuant to the Southeast Florida Regional Climate Change Action Plan, Unified Sea Level Rise Projection, and they contain a significant number of historic buildings. Increasing resiliency to sea level rise is a critical function of historic preservation in Miami Beach, due to its extreme vulnerability. Many of the buildings in the neighborhoods in which the studies will take place contribute to the creation of the historic character that makes Miami Beach a major tourist destination, which in turn contributes greatly to the economy of the State of Florida. It is important to note that the City expects the guidelines to address vulnerabilities more broadly, to properties throughout the City and Miami-Dade County. In Miami Beach, the North Shore Historic District is an area that is also highly susceptible to sea level rise and is characteristically similar to the study area.

The entirety of the City is an Adaption Action Area (AAA), pursuant to Objective 14: Adaption Action Area (AAA) of the Miami Beach Comprehensive Plan Conservation/Coastal Zone Management Element. Policy 14.4 of this Objective provides that “the City will develop and implement adaption strategies for areas vulnerable to coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion and other impacts related to climate change or exacerbated by sea level rise, with the intent to increase the community’s comprehensive adaptability and resiliency capacities.” The aforementioned policy of the AAA provides clear evidence of the proposed project’s necessity and importance.

It is important to note that the historic districts included in the study have many different types of buildings within them, built with various means of construction, such as slab-on-grade or concrete columns and beams. Resiliency needs vary; solutions that may work for one type of structure may not work for another. The City needs to create a menu of options and design guidelines to improve the resiliency of each type of building, thereby strengthening the area overall. Rising insurance rates are a major challenge for property owners in Miami Beach and resiliency adaptations have the potential to reduce insurance costs. Additionally, it is incumbent upon the City to prepare amendments to its Comprehensive Plan and Land Development Regulations that will facilitate property owners’ ability to make improvements. Currently the City does not have the resources to address plan updates outside the proposed project.

In addition to the City’s needs, other planners, designers, consultant firms, agencies, communities, and homeowners lack a reference point from which they can establish planning and design guidelines that are specific to them. Many other coastal cities contain buildings that are of a similar

construction type to those within the suggested areas, and as such, the needs addressed by the proposed project are very relevant statewide and can facilitate their future planning processes.

- b. Explain how the proposed project meets the purpose of one or more of the Goals and/or Priority Areas for the funding source you are applying for.

The City of Miami Beach is in compliance with the requirements of Priority Area 1 and Priority Area 2 with the adoption of Comprehensive Plan Amendment “Miami Beach 16-1ESR,” which brought the City into compliance with the requirements of 2015 Florida Senate Bill 1094, entitled “Peril of Flood.” Additionally, the Comprehensive Plan Amendment established the entirety of the City as an Adaption Action Area.

The proposed project addresses Priority Area 3 and Priority Area 4. For Priority 3, the City is attempting to identify potential actions to address the vulnerabilities identified as part of the Adaption Action Areas amendment. The guidelines will provide property owners with actions that they will be able to take to make their properties more resilient, while informing the City on amendments to regulations that must be made to facilitate these actions. For Priority 4, the proposed project informs the development of tools to better inform the public as to the design guideline options that are available for their specific type of building, and better inform them as to the vulnerability of their property. The project will result in a publicly available report and data analysis that will inform decision-making at the individual level as well as by public officials and business owners. The City will address regional needs through the proposed project by creating a report that can be reviewed at existing regional collaboratives such as the 100 Resilient Cities Greater Miami and the Beaches Resilience Challenge

- c. Discuss how the project is feasible and can be completed by the Deadline.

The proposed project, Phase II, is expected to begin upon contract execution in June of 2019. Phase II is expected to take approximately six (6) months to complete thus ending by December 31, 2019, well in advance of the June 21, 2020 deadline. Because Phase I is complete, the City has already engaged the consultants it expects to partner with for Phase II and throughout the duration of the project. Having existing relationships in place will streamline the process. In addition, the City is already engaged in the procurement process and thus expects no delays with its implementation.

4. **Budget Summary:** Allowable budget categories and costs for this project are listed in the table below.

FIXED PRICE	Grant Amount Awarded
AGREEMENT TOTAL	\$75,000

5. **Project Timeline:** All tasks are to be completed and submitted no later than the Deliverable due date listed in the table below. Request for any change must be submitted prior to the current deliverable due date listed in the project timeline. Request are to be sent via separate email to the Department’s Grant Manager, with the details of the request being made and the reason for the request.

PROJECT TIMELINE			
Task No.	Task Title	Deliverable Due Date	Funding Amount
1	Data collection and analysis	01/10/2020	\$37,500

2	Defining approach	01/10/2020	\$37,500
Total			\$75,000

6. **Performance Measure:** The Department's Grant Manager will review the deliverables to verify that they meet the specifications in the Grant Work Plan and this task description, to include any work being performed by any sub-contractor(s). Upon review and written acceptance by the Department's Grant Manager of all deliverables under this task, the Grantee may proceed with payment request submittal. All deliverable documents must be provided in an electronic downloadable format.
7. **Consequences for Non-Performance:** The Department will reduce each Task Funding Amount by 5% for every day that the Deliverable(s) is not received on the specified due date in the most recent Project Timeline, for the Agreement. Should a Change Order or Amendment be requested on the date of or after the most current Deliverable Due Date, the 5% reduction of that Task Funding Amount will be imposed until the date of the requested change is received, via email by the Department.
8. **Payment Request Schedule:** Grantee may submit a request for the Task Funding Amount to be paid using the Exhibit C, after all Deliverables for that Task have been approved by the Department. Request(s) for payment must include the Exhibit A showing 100% completion of that Task and must be submitted within 45 days of the Deliverable Due Date.

Or

Grantee may submit one request for the Grant Amount Awarded, by using the Exhibit C, after the project is 100% completed. The request for the Grant Amount Awarded, must include an Exhibit A showing 100% completion for all Tasks, and must be submitted within 45 days of the Deliverable Due Date.

TAKS & DELIVERABLES

Task # 1

- A. **Title:** Data collection and analysis
- B. **Description:** Task 1 consists of the following: synthesizing the results of phase 1; gathering environmental data, including the South Florida Landscape, Geology, and Topography; identifying best practices, including identifying and reviewing public studies and implementation from cities worldwide, key studies by private organizations, academic studies, landscape and urban planning strategies used elsewhere, cutting-edge and advanced technologies used elsewhere; and rating the vulnerability of different types of structures. The City will conduct a flood insurance analysis including the review of flood insurance programs, trends, and innovative approaches to flood insurance from other areas that are susceptible to sea level rise. The City will complete a historic buildings resilience framework and rate the vulnerability of historic resources, the methodology of which may mirror the Lifting Feasibility Rating system previously established. The City will consider the impacts retrofitting may have on historic resources.

- C. **Deliverable:** Detailed report of findings from data analysis identifying data sources, and explaining the methodology of the resilience framework and vulnerability analysis.

Task # 2

A. Title: Defining Approach

B. Description: Synthesizing research and data and defining the resilience approach; this includes specific approaches to resiliency and adaption, incorporating architectural, landscape, urban planning and engineering strategies, inclusive of developing historic buildings adaption/retrofit approach, a menu of options for building categories, and developing preliminary retrofit costs. This task includes such items as determining the building type categories and codifying short, middle, and long-term scenarios. Potential solutions for consideration (and technical areas to study) include, but are not limited to: flood proofing, increasing permeable areas, increasing natural resources including blue and green infrastructure, enhancing onsite water retention, raising structures, requirements/limitations of use at ground-level; repurposing existing floors, adjusting floor-to-ceiling heights, assessment of need to amend the land development regulations related to building heights and floor area ratio, and required utility adaptations. At this stage the City will also draft narratives to be included in the guidelines. The City will present its initial findings in public meetings and will request public input through active engagement, in addition to sharing information broadly through existing channels. A minimum of three public meetings will be held.

- C. **Deliverable:** Narrative report indicating approach to resilient guidelines and critical decision-making points, to include agendas, and sign-in sheets for all public meetings.