

**PRIORITY ITEMS 1**

# MIAMI BEACH

**COMMITTEE MEMORANDUM**

TO: Land Use and Sustainability Committee Members  
FROM: Eric Carpenter, City Manager  
DATE: March 11, 2025  
TITLE: DISCUSS AND REVIEW THE FINAL REPORT AND RECOMMENDATIONS OF THE 2024 AD HOC HISTORIC PRESERVATION ORDINANCE ADVISORY REVIEW COMMITTEE.

**RECOMMENDATION**

The Administration recommends that the Land Use and Sustainability Committee (LUSC) endorse the recommendations identified in the Final Report of the Ad Hoc Historic Preservation Ordinance Review Advisory Committee (Ad Hoc Committee), and send the item back to the City Commission for policy direction.

**BACKGROUND/HISTORY**

On January 31, 2024, at the request of Commissioner Alex Fernandez, the Mayor and City Commission (City Commission) referred a discussion (C4 H) regarding the establishment of an Ad Hoc Committee to the LUSC. On February 26, 2024, the LUSC discussed this proposal and recommended that the City Commission establish an Ad Hoc Committee for the purpose of reviewing current historic preservation regulations and making recommendations to the Mayor and City Commission.

On March 13, 2024, the Mayor and City Commission adopted Resolution No. 2024-32964 (and as subsequently amended by Resolution No. 2024-33193), creating the "Ad Hoc Historic Preservation Ordinance Review Advisory Committee".

On December 11, 2024, at the request of Commissioner Alex Fernandez, the City Commission referred a discussion to review the final report and recommendations of the Ad Hoc Committee (C4 F) to the LUSC.

**ANALYSIS**

The Ad Hoc Committee was tasked with a comprehensive review of the City's historic preservation regulations including the possible expansion of the certificate of appropriateness (COA) review criteria, as well as providing recommendations to improve and/or streamline the review process for projects located in historic districts or on individual historic sites. The Ad Hoc Committee held five (5) public meetings between June 27, 2024 and October 15, 2024. All meetings were noticed on the City's website and the meetings were in the evening, commencing at 5:00 p.m., to allow interested parties to attend or participate without interfering with regular work hours.

During its meetings, the Ad Hoc Committee heard extensive comments from City staff. The attached Final Report of the Ad Hoc Committee, which was unanimously approved by the Ad Hoc Committee at its regular meeting on October 15, 2024, sets forth the Ad Hoc Committee's recommendations to the City Commission concerning proposed amendments to the City's Historic Preservation Ordinance and processes.

The Committee's specific recommendations are set forth in Part B of the Report. The Administration recommends that the LUSC discuss these recommendations and provide feedback to the City Commission.

**FISCAL IMPACT STATEMENT**

No Fiscal Impact Expected.

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

**FINANCIAL INFORMATION**

Not Applicable.

**CONCLUSION**

The Administration recommends that the LUSC endorse the recommendations identified in the Final Report of the Ad Hoc Committee, and send the item back to the City Commission for policy direction.

**Applicable Area**

Citywide

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Planning

**Sponsor(s)**

Commissioner Alex Fernandez

**Co-sponsor(s)**

**Condensed Title**

Discuss And Review The Final Report And Recommendations Of The 2024 Ad Hoc Historic Preservation Ordinance Advisory Review Committee.