

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: February 26, 2025

TITLE: DEMOLITION PERMIT NOTIFICATION

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR AND CITY CLERK TO ACCEPT THE RECOMMENDATION OF THE PUBLIC SAFETY, NEIGHBORHOODS AND QUALITY OF LIFE COMMITTEE, AT ITS MAY 22, 2024 MEETING, DIRECTING THE ADMINISTRATION TO NOTIFY THE MAYOR AND CITY COMMISSION VIA A LETTER TO COMMISSION WHEN A DEMOLITION PERMIT IS SUBMITTED TO THE CITY PURSUANT TO THE "RESILIENCY AND SAFE STRUCTURES ACT" (FLORIDA STATUTE 553.8991).

RECOMMENDATION

The Administration recommends that the Mayor and City Commission (City Commission) adopt the attached resolution.

BACKGROUND/HISTORY

On April 3, 2024, at the request of Commissioner Laura Dominquez, the City Commission referred a discussion item (C4 X) to the Public Safety and Neighborhood Quality of Life Committee (PSNQLC) to consider a resolution requiring notification via Letter to Commission (LTC) of any demolition permit applications applied for within the City's historic districts.

On May 22, 2024, the PSNQLC discussed the item and recommended that the City Commission receive notification from the Administration via an LTC when a demolition permit is requested for a building within one of the city's historic districts pursuant to the Resiliency and Unsafe Structures Act. Additionally, Commissioners Tanya K. Bhatt, Alex Fernandez and David Suarez were added as co-sponsors.

ANALYSIS

On March 22, 2024, Senate Bill 1526, the Resiliency and Safe Structures Act, was signed into law by the Governor with an immediate effective date. The law prohibits local governments from restricting or preventing the demolition of certain structures located on a property in which all or a portion of such property is seaward of the coastal construction control line. Contributing buildings located within a historic district listed on the National Register of Historic Places prior to January 1, 2000 and buildings individually listed on the National Register of Historic Places are exempt from the law.

The City has fourteen (14) local historic districts, seventeen (17) individually designated local historic sites and four (4) National Register districts. Section 2.13.2 of the Land Development Regulations of the City Code (LDRs) requires Historic Preservation Board (HPB) approval, at a publicly noticed hearing, for the demolition of any structure located within a local historic district or individually designated as a local historic site.

The new state law now prohibits the City from requiring a property owner to obtain HPB approval prior to the demolition of a building located on a property seaward of the coastal construction control line. **This prohibition affects approximately 104 properties**, many of which contain multiple buildings and all of which are located along or near the ocean.

The following is a summary of the properties exempt from HPB review for demolition:

Ocean Beach Historic District

East side of Ocean Drive between 1st and 6th Streets (12 properties).

West side of Ocean Drive between 5th and 6th Streets (3 properties).

Collins Waterfront Historic District and Collins Waterfront Architectural District listed on the National Register of Historic Places

East side of Collins Avenue between 22nd and 43rd Streets (32 properties).

Morris Lapidus/ Mid-20th Century Historic District

East side of Collins between 44th and 53rd Streets (15 properties).

North Beach Resort Historic District

East side of Collins Avenue between 63rd and 71st Streets (17 properties).

Harding Townsite/South Altos del Mar Historic District and North Shore Historic District listed on the National Register of Historic Places

West side of Ocean Terrace between 73rd and 75th Streets (7 properties).

Bath Club Historic Site

5937 Collins Avenue (1 property).

Ocean Drive/Collins Avenue Historic District

Non-Contributing buildings only (17 properties).

In the event an application for a demolition permit is submitted for any of the properties identified above, the city may only review the permit for compliance with the Florida Building Code, the Florida Fire Prevention Code, and Life Safety Code. Pursuant to the attached resolution, an LTC will provide notification of these demolition applications.

A publicly noticed hearing before the HPB, as well as the approval of the board, will continue to be required prior to the demolition of any structure exempt from the Resiliency and Safe Structures Act.

The Administration is supportive of the recommendation of the PSNQLC as the LTC notification will provide additional transparency for all affected parties and the general public.

FISCAL IMPACT STATEMENT

No Fiscal Impact

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

Not Applicable

CONCLUSION

The Administration recommends that the City Commission adopt the attached resolution.

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 Laura Dominguez

Co-sponsor(s)

Commissioner Tanya K. Bhatt
Commissioner Alex Fernandez
Commissioner David Suarez

Condensed Title

Demolition Permit Notification. (Dominguez/Bhatt/Fernandez/Suarez) PL

Previous Action (For City Clerk Use Only)