



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner Laura Dominguez  
DATE: September 11, 2024  
TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO DISCUSS INCENTIVES FOR PROPERTY OWNERS TO RESTORE/REHABILITATE HISTORIC RESIDENTIAL APARTMENT BUILDINGS IN THE FLAMINGO PARK NEIGHBORHOOD.

**RECOMMENDATION**

Please place the above item on the September 11, 2024 City Commission meeting agenda as a referral to the Land Use and Sustainability Committee (“LUSC”).

The Flamingo Park residential neighborhood, generally bounded by Alton Road on the west, Washington Avenue on the east, Lincoln Lane South on the north, and 6th Street on the south, includes properties within the Flamingo Park local historic district and the Miami Beach Architectural District. Flamingo Park has many two- and three-story apartment buildings that are in need of repairs, restoration and rehabilitation. Many of these buildings are contributing structures.

I would like the LUSC to consider adopting incentives for building owners to completely renovate and restore these buildings. Possible incentives could include waivers of City fees (where permitted by law), assistance with the permitting process, and expedited permit review. These incentives should be limited to residential buildings with apartment rentals. By limiting the incentives to rental buildings, the City can ensure that the greatest possible number of residential units will benefit.

Eligibility should be limited to major renovation projects, including structural improvements, major roof repair/replacement, full window and door replacement, and mechanical improvements. Eligibility guidelines could take into account whether certain upgrades have already occurred (e.g., windows/doors).

The purpose of these incentives is to renovate/protect naturally occurring affordable and workforce housing in the Flamingo Park neighborhood while preserving the neighborhood’s character (consistent with the height, massing, and scale of existing buildings).

**BACKGROUND/HISTORY**

**ANALYSIS**

**FISCAL IMPACT STATEMENT**

N/A

**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**

**CONCLUSION**

**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**

Office of Commissioner Laura Dominguez

**Sponsor(s)**

Commissioner Laura Dominguez

**Co-sponsor(s)**

Commissioner Tanya K. Bhatt

**Condensed Title**

Ref: LUSC - Flamingo Park Restoration Incentives for Residential Buildings. (Dominguez/Bhatt)