

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, URGING FLORIDA GOVERNOR RON DESANTIS TO VETO SENATE BILL 1730 (2025), WHICH AMENDS THE LIVE LOCAL ACT, DUE TO THREATS POSED BY THE BILL TO EXISTING NATURALLY OCCURRING AFFORDABLE HOUSING IN MIAMI BEACH, THE POTENTIAL DISPLACEMENT OF CITY RESIDENTS, AND THE PROSPECTIVE DEMOLITION OF THE CITY'S HISTORIC BUILDINGS AND NEIGHBORHOODS; AND, FURTHER, DIRECTING THE CITY CLERK TO TRANSMIT A COPY OF THIS RESOLUTION TO THE GOVERNOR.**

**WHEREAS**, during the 2025 Legislative Session, the Florida Legislature adopted Senate Bill 1730, which included a number of amendments to expand the development incentives in the Live Local Act; and

**WHEREAS**, if signed into law, SB 1730 will allow developers to build Live Local projects at the maximum height allowed as of July 1, 2023, within one (1) mile of the project; and

**WHEREAS**, on properties throughout South Beach, including in the Miami Beach Architectural District, this amendment will allow Live Local projects to be built at heights ranging from 300 to 519 feet (30 to 50 stories tall), leading to significantly out-of-scale development; and

**WHEREAS**, this amendment overrides the decisions the City Commission made in 2023 and 2024, within the City's home rule authority, to limit the height of all new development – not just Live Local projects – in and around the National Register-listed Miami Beach Architectural District in South Beach; and

**WHEREAS**, the Bill also provides that local governments must administratively approve the demolition of existing buildings—including historic buildings—as part of Live Local developments, preempting the authority of the City's Historic Preservation Board to review development applications, and curtailing the public's right to appear before their government; and

**WHEREAS**, State Senator Shevrin Jones offered an amendment, which was incorporated in the final bill, that attempts to mitigate impacts to historic neighborhoods by allowing for local regulations relating to architectural design, such as façade replication, in order to better maintain an area's architectural identity; and

**WHEREAS**, however, even with this amendment, SB 1730 poses significant threats to both the availability of housing and the character of historic neighborhoods in Miami Beach; and

**WHEREAS**, by expressly requiring local governments to administratively approve the demolition of existing buildings – including residential and historic buildings – in connection with Live Local projects, the Bill endangers existing naturally occurring attainable housing and facilitates the displacement of City residents; and

**WHEREAS**, on May 19, 2025, the Wall Street Journal published the attached article, recognizing that SB 1730 "would allow developers to knock down hundreds of Miami Beach's iconic art deco buildings and replace them with rows of taller apartment buildings," and that "the

art deco neighborhood near the Atlantic Ocean generates more tourism revenue than any other part of the state but Disney World.”

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby urge Florida Governor Ron Desantis to veto Senate Bill 1730 (2025), which amends the Live Local Act, due to the threats posed by the Bill to existing naturally occurring affordable housing in Miami Beach, the potential displacement of City residents, and the prospective demolition of the City’s historic buildings and neighborhoods; direct the City Manager to authorize the City’s state legislative affairs staff and consultants to advocate, on behalf of the City’s residents, for a veto; and, further, direct the City Clerk to transmit a copy of this Resolution to the Governor.

**PASSED and ADOPTED** this 21st day of May, 2025.

**ATTEST:**

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Steven Meiner, Mayor

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Rafael E. Granado, City Clerk

(Sponsored by Commissioner Alex J. Fernandez)

APPROVED AS TO  
FORM AND LANGUAGE  
& FOR EXECUTION

*for* Wickliffe 5/20/25  
City Attorney NK Date