

C7 BE A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE AD HOC HISTORIC PRESERVATION ORDINANCE REVIEW ADVISORY COMMITTEE TO INCLUDE AS A PRIORITY FOR THE FISCAL YEAR 2026 BUDGET AN ENHANCEMENT TO FUND AN ADDITIONAL PRINCIPAL PLANNER POSITION IN THE PLANNING DEPARTMENT TO ASSIST WITH HISTORIC PRESERVATION REVIEW AND ANY NEW POTENTIAL INCENTIVES PROGRAM.

Applicable Area:

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: City Attorney Ricardo J. Dopico

DATE: April 23, 2025

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE AD HOC HISTORIC PRESERVATION ORDINANCE REVIEW ADVISORY COMMITTEE TO INCLUDE AS A PRIORITY FOR THE FISCAL YEAR 2026 BUDGET AN ENHANCEMENT TO FUND AN ADDITIONAL PRINCIPAL PLANNER POSITION IN THE PLANNING DEPARTMENT TO ASSIST WITH HISTORIC PRESERVATION REVIEW AND ANY NEW POTENTIAL INCENTIVES PROGRAM.

RECOMMENDATION

BACKGROUND/HISTORY

ANALYSIS

The attached Resolution has been placed on the City Commission meeting agenda at the request of Commissioner Alex Fernandez.

FISCAL IMPACT STATEMENT

The sponsor has requested that the City Administration be prepared to address the fiscal impact of this measure at the City Commission meeting.

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?

No

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

Prioritize for FY 2026 Budget, Additional Principal Planner. (Fernandez) PL

Previous Action (For City Clerk Use Only)

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE AD HOC HISTORIC PRESERVATION ORDINANCE REVIEW ADVISORY COMMITTEE TO INCLUDE AS A PRIORITY FOR THE FISCAL YEAR 2026 BUDGET AN ENHANCEMENT TO FUND AN ADDITIONAL PRINCIPAL PLANNER POSITION IN THE PLANNING DEPARTMENT TO ASSIST WITH HISTORIC PRESERVATION REVIEW AND ANY NEW POTENTIAL INCENTIVES PROGRAM.

WHEREAS, the City's Historic Preservation Ordinance was first adopted in 1982 and has been amended over time; and

WHEREAS, the current Historic Preservation Ordinance is contained within Chapter 2, Article XIII of the Resiliency Code, and includes regulations specific to the Historic Preservation Board's review of projects, maintenance of designated properties, demolition by neglect, issuance of certificates of appropriateness for demolition and design, and historic designation procedures; and

WHEREAS, the City has designated fourteen (14) historic districts, seventeen (17) individual historic sites, and thirty-one (31) historic single-family homes; and

WHEREAS, it is in the best interest of the City to periodically evaluate current historic preservation regulations to ensure the protection and enhancement of historically designated properties throughout the City; and

WHEREAS, on February 26, 2024, the Land Use and Sustainability Committee unanimously recommended in favor of the creation of the Ad Hoc Historic Preservation Ordinance Review Committee for the purpose of reviewing current historic preservation regulations and making recommendations to the Mayor and City Commission; and

WHEREAS, on March 13, 2024, the Mayor and City Commission, adopted Resolution No. 2024-32964, establishing the "Ad Hoc Historic Preservation Ordinance Review Advisory Committee" (Ad Hoc Committee) for the period ending on September 1, 2024, which period was extended an additional two (2) months pursuant to Resolution 2024-33193 adopted on July 24, 2025, to sunset on November 1, 2024; and

WHEREAS, the purpose of the Ad Hoc Committee was to conduct a comprehensive review of the City's historic preservation regulations and to make recommendations to improve/streamline the review process for projects located in historic districts or on individual historic sites; and

WHEREAS, the Ad Hoc Committee's primary objective was to provide recommendations to (1) incentivize the preservation of historic properties; (2) possible modifications to enhance the historic preservation review criteria; and (3) to improve and/or streamline the review process for projects located in historic districts or within individual historic sites; and

WHEREAS, the final report of the Ad Hoc Committee recommended that the City Commission consider funding one additional Planning Department staff member to assist with historic preservation review and any new potential incentives program, as the Ad Hoc Committee

believed establishing this new position would reinforce the City's continuing commitment to historic preservation excellence; and

WHEREAS, the additional staff member would require an enhancement to the Fiscal Year 2026 budget for a Principal Planner to assist the Historic Preservation and Architecture Officer with applicable programs including but not limited to historic properties database management, historic designation research and reports, the City's Historic Ad Valorem Tax Exemption program, and, certificate of appropriateness review.

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 accept the recommendation of the Ad Hoc Historic Preservation Ordinance Review Advisory Committee to include as a priority for the fiscal year 2026 budget an enhancement to fund an additional Principal Planner position in the Planning Department to assist with historic preservation review and any new potential incentives program.

PASSED and ADOPTED this 23rd day of April 2025.

ATTEST:

Steven Meiner, Mayor

Rafael E. Granado, City Clerk

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APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

4/18/2025
Date

NK