

C4 S REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE - DISCUSS
INCENTIVES FOR PROPERTY OWNERS TO RESTORE/REHABILITATE
HISTORIC RESIDENTIAL APARTMENT BUILDINGS IN NORTH BEACH.
Applicable Area:

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Tanya K. Bhatt

DATE: September 11, 2024

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE - DISCUSS INCENTIVES FOR PROPERTY OWNERS TO RESTORE/REHABILITATE HISTORIC RESIDENTIAL APARTMENT BUILDINGS IN NORTH BEACH.

RECOMMENDATION

BACKGROUND/HISTORY

There is naturally occurring affordable housing in areas of North Beach which is critical to maintain. These multi-family properties find themselves in a tough spot, however: providing workforce housing, but also being in need of upgrades to be able to offer tenants appealing and safe properties at a reasonable rent. They may also be caught in a situation where there is work to be done that is beyond their ability to find the funds for, and therefore find it tempting to sell out to commercial developers who would seek to tear down and rebuild or modify properties without sufficient care for the context of the neighborhood character, nor to the band of income to which these properties cater.

I would like to refer this discussion to LUSC to develop incentives to property owners specifically in North Beach to improve their properties without compromising the character of the neighborhood, nor overdeveloping and therefore eliminating this important inventory of housing stock. I would like the Administration to prepare recommendations and be prepared to discuss them, including but not limited to the ideas below. The goal is to help property owners do what is needed to rehabilitate their properties, not to permit out-of-scale development.

For property owners willing to do significant renovations to improve electrical & plumbing, install a/c, replace windows with hurricane windows, replace roof (if needed); maintain the scale of the building; commit to remaining as rental property; and voluntarily prohibit STRs in the building, the City could offer

- a fast-tracked and streamlined process at the Building Department and with the Historic Preservation Board;
- a single point of contact for the permitting and inspection processes AND for the HPB approval process who has the authority to provide functional guidance and make binding decisions;
- reducing or waiving City fees;
- help in identifying, applying for, and using for said projects any affordable housing grants that could be relevant for the project(s);
- help in navigating the process to obtain life safety variances which would allow the contributing building to retain its defining characteristics without impeding life safety concerns; and
- provide grants from our City's workforce housing funds to help defray costs.

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

North Beach

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 Tanya K. Bhatt

Sponsor(s)

Commissioner Tanya K. Bhatt

Co-sponsor(s)

Commissioner Laura Dominguez

Condensed Title

Ref: LUSC - North Beach Restoration Incentives for Residential Buildings. (Bhatt/Dominguez)