

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Steven Meiner
DATE: October 13, 2021

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE - DISCUSSION REGARDING THE REVIEW AND APPROVAL OF CERTIFICATES OF APPROPRIATENESS.

ANALYSIS

Please place on the October 13, 2021 City Commission meeting agenda a referral to the Land Use and Sustainability Committee ("LUSC") regarding the review and approval of Certificates of Appropriateness.

As part of the Planning Department's review of building permit applications, the approval of a Certificate of Appropriateness is required in connection with new construction or modifications to existing buildings located in locally designated historic districts. Depending on the scope of work proposed, a Certificate of Appropriateness may be approved either by the Historic Preservation Board ("HPB") or by staff. The HPB's jurisdiction is limited to the exterior components of the building or structure and public interior spaces.

If a project involves work that, pursuant to the requirements in section 118-563(d) of the City Code, can be approved administratively, for a staff-level Certificate of Appropriateness, the approved building permit, which was reviewed and signed off by the Planning Department, serves as the Certificate of Appropriateness.

I would like the Planning Department to provide an overview to the LUSC on the authority of the HPB and Planning Department staff, respectively, to approve Certificates of Appropriateness. I would also request that the LUSC examine the public notice requirements for Certificates of Appropriateness.

If you have any questions, please do not hesitate to contact my aide, Amadeus Huff.

SUPPORTING SURVEY DATA

N/A.

Applicable Area

Citywide

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

No

Does this item utilize G.O. Bond Funds?

No

Legislative Tracking

Commissioner Steven Meiner