ALEX J. FERNANDEZ
COMMISSIONER

MEMORANDUM

To:	Honorable Mayor and Members of the Miami Beach City Commission	**Date:**	September 14, 2022
From:	Alex J. Fernandez, Commissioner	**Subject:**	**INFORMATIONAL ITEM: INCENTIVES FOR THE RETENTION OF ARCHITECTURALLY SIGNIFICANT SINGLE-FAMILY HOMES**

In August, I assumed sponsorship of a discussion item previously referred to the Land Use and Sustainability Committee entitled: **DISCUSSION REGARDING PRESERVATION OPTIONS FOR EXISTING SINGLE-FAMILY HOMES IN MIAMI BEACH**.

The referred item was originally introduced by Commissioner Mark Samuelian. The referral included exploring incentives for the retention of architecturally significant homes. It is my understanding the LUSC memo summarizes current incentives and suggests potential additional ones.

Subsequently, on August 3, 2022, we received LTC 320-2022 with recommendations submitted by the Historic Preservation Board regarding incentives for the retention of architecturally significant single-family homes. These recommendations include:

1. Allowing for the transfer of unused development rights to other properties.
2. Allowing for the introduction of an accessory dwelling unit on the property.
3. Offering City infrastructure upgrades adjacent to the property including stormwater infrastructure and seawall upgrades.
4. Providing grant funding for resiliency upgrades through a Historic Preservation or Resiliency Fund.
5. Requiring any property owner seeking an increase in allowable Floor Area Ratio (FAR) to pay into a Historic Preservation or Resiliency Fund.
6. Reducing lot coverage, unit size, and height for all single-family development except in cases where an existing architecturally or historically significant home is being substantially retained and restored.

The purpose of this informational item is to inform the Mayor and City Commission that rather than initiating a new, separate referral for the above recommendations from the HPB, the City Attorney's Office has advised me that I can discuss these recommendations as part of the item that was already referred.

Thank you.

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