

Historic Preservation Board Review of Building Height Amendments

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ESTABLISHING A POLICY FOR THE HISTORIC PRESERVATION BOARD TO REVIEW AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS PERTAINING TO BUILDING HEIGHT INCREASES GREATER THAN TWENTY-FIVE (25) FEET WITHIN A LOCAL HISTORIC DISTRICT.

WHEREAS, on December 9, 2020, at the request of Commissioner Mark Samuelian, the City Commission referred a discussion item to the Land Use and Sustainability Committee (LUSC) pertaining to a recommendation made by the Historic Preservation Board (HPB) regarding the review of amendments to the Land Development Regulations (LDRs); and

WHEREAS, on January 20, 2021, the LUSC discussed this proposal and recommended that the City Commission adopt a Resolution to establish a policy for the review of future amendments to the City's LDRs pertaining to building height increases greater than twenty-five (25) feet; and

WHEREAS, amendments to the LDRs that pertain to building height increases greater than twenty-five (25) feet can have a significant impact on the built environment and established character of the City's local historic districts; and

WHEREAS, it is in the best interest of the City for the HPB to provide a recommendation to the City Commission regarding amendments that propose to increase allowable building height by an amount greater than twenty-five (25) feet within a local historic district.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby establish a policy for the Historic Preservation Board to evaluate and provide a recommendation to the City Commission regarding proposed modifications to the Land Development Regulations that increase building height by an amount greater than twenty-five (25) feet within a local historic district, as follows:

1. Review by the HPB shall take place at the next HPB meeting following referral by the City Commission. Review by the HPB need not occur prior to review by the Planning Board.
2. The HPB shall review and provide an advisory recommendation regarding the LDR amendment to the City Commission. Where applicable, the HPB's advisory recommendation shall be based upon the Certificate of Appropriateness criteria in Chapter 118, Article X of the City Code.
3. Any recommendation of the HPB shall be transmitted to the City Commission as part of the Commission Memorandum for First Reading.

4. The requirements of this Resolution shall be deemed to have been satisfied in the event the HPB fails, for any reason whatsoever, to review the LDR amendment and provide a recommendation to the City Commission prior to First Reading of the amendment.

PASSED AND ADOPTED this ____ day of _____, 2021.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM AND
LANGUAGE AND FOR EXECUTION



City Attorney NK Date 1-25-21