



# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

## COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: July 17, 2013

SUBJECT: **REFERRAL TO THE PLANNING BOARD –  
ORDINANCE AMENDMENT INCENTIVIZING THE RETENTION OF  
ARCHITECTURALLY SIGNIFICANT SINGLE FAMILY HOMES BUILT PRIOR  
TO 1942**

### ADMINISTRATION RECOMMENDATION

Refer the Ordinance Amendment to the Planning Board for consideration and recommendation.

### BACKGROUND/ANALYSIS

On December 12, 2012, the City Commission referred a discussion item to the Land Use and Development Committee, pertaining to amendments that would create additional protections from total demolition of architecturally significant single family homes. On February 13, 2013, the Land Use Committee discussed this matter and concluded that an incentive based approach for retaining architecturally significant single family homes would be the best approach, and directed staff to come back to the committee with an Ordinance.

On June 12, 2013, the Land Use Committee referred the subject Ordinance to the Planning Board.

The subject Ordinance proposes tangible incentives for the retention of existing Architecturally Significant single family homes. Additionally, the Ordinance provides for procedures and requirements that will allow replacement construction to be substantially more compatible with the surrounding context of an existing property in terms of scale, massing and overall size, thus better addressing the original, lower scale context of single family architecture on Miami Beach.

### CONCLUSION

The Administration recommends that the Mayor and the City Commission refer the proposed Ordinance Amendment to the Planning Board for consideration and recommendation.

JLM/JMJ/RGL/TRM

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Agenda Item C4F  
Date 7-17-13

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