



City of Coral Gables
CITY COMMISSION MEETING
March 28, 2023

ITEM TITLE:

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF CORAL GABLES, FLORIDA, RECOMMENDING OPPOSITION TO SENATE BILL 1346/HOUSE BILL 1317 AS WRITTEN AND STRONGLY ENCOURAGING THE CITY TO PROTECT ITS EXISTING HISTORIC FABRIC.

BACKGROUND:

Proposed Bill SB1346/HB1317, which is currently filed for the 2023 legislative session; classifies any structure not meeting the "FEMA new construction requirements" as "nonconforming" if located in a coastal high-hazard area. The Bill preempts local municipalities from regulating the demolition of "nonconforming" structures or structures condemned by the building official. The Bill also restricts redevelopment prohibitions on condemned/demolished buildings and prohibits requiring the replication of a demolished structure, or the limitation on the size or height of the replacement structure, or the maintenance of any of the demolished structure's elements. The Bill applies to all nonconforming structures in coastal high-hazard areas which fail to meet FEMA standards for new construction; any structure determined to be unsafe by a local building official; and any structure ordered to be demolished by a local government that has proper jurisdiction unless the structure is individually listed in the National Register of Historic Places or is a single-family home.

The Bill, as proposed, does not adequately protect locally designated historic sites or sites located within local historic districts.

ATTACHMENT(S):

1. **Draft Resolution**
2. **SB1346**