

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2023-\_\_\_\_\_**

A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF CORAL GABLES, FLORIDA, RECOMMENDING THE CITY COMMISSION OPPOSE SENATE BILL 1346/HOUSE BILL 1317 AS WRITTEN AND STRONGLY ENCOURAGE THE CITY COMMISSION PROTECT ITS EXISTING HISTORIC FABRIC BY ADDING THE BILLS TO THE LEGISLATIVE PRIORITIES

**WHEREAS**, proposed Bill SB1346/HB1317 is currently filed for the 2023 legislative session; and

**WHEREAS**, the proposed Bill classifies any structure not meeting the "FEMA new construction requirements" as "nonconforming" if located in a coastal high-hazard area; and,

**WHEREAS**, the proposed Bill preempts local municipalities from regulating the demolition of "nonconforming" structures or structures condemned by the building official; and,

**WHEREAS**, the proposed Bill, 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; and,

**WHEREAS**, 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; and,

**WHEREAS**, the proposed Bill does not adequately protect locally designated historic sites or sites located within local historic districts.

**WHEREAS**, a motion to the City Commission to oppose SB1346/HB1317 as written and strongly encourage the City to protect its existing historic fabric was made by Cesar Garcia-Pons, seconded by Michael Maxwell, and upon a vote (8-0), approved by the Historic Preservation Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE CITY OF CORAL GABLES:**

**SECTION 1.** The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

**SECTION 2.** That the Historic Preservation Board of Coral Gables recommends that the City Commission oppose Senate Bill 1346/House Bill 1317 as written and add it to the legislative priorities.

**SECTION 3.** That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS THIRTEENTH DAY OF MARCH, A.D., 2023.

---

ALBERT MENENDEZ  
CHAIR

---

WARREN ADAMS  
HISTORIC PRESERVATION OFFICER