

Section 8-115. Undue economic hardship.

A claim of undue economic hardship may only be asserted in conjunction with an application to the Historic Resources Department with an application for a Special Certificate of Appropriateness, in accordance with Section [8-106](#), which shall be considered by the Historic Preservation Board at a public hearing.

Application submittal and review requirements. The application shall be considered by the Historic Preservation Board within sixty (60) days of application submittal. Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The applicant filing the claim shall file a written application on the forms prepared by the Department. The application shall include an affidavit validating all submitted information. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include the following: property appraisals; archeological assessments; and historic assessments. The Historic Preservation Board may also require the applicant to provide additional information to assist in its findings and determination of undue economic hardship.

As a minimum, the applicant shall provide at time of application, the following information:

A. For all property:

1. The amount paid for the property, the date of purchase and the name of the previous property owner(s).
2. The assessed value of the land and all improvements thereon, according to the two (2) most recent Miami-Dade County property assessment records.
3. Real estate taxes for the previous two (2) years.
4. Annual debt service, if any, for the previous two (2) years.
5. All appraisals obtained within the previous two (2) years by the property owner or applicant in connection with the purchase, financing or ownership of the property.
6. Any property sale listing(s) of the property for sale or rent, price asked and offers received, if any.
7. Any consideration by the property owner as to profitable adaptive uses for the property.
8. Two (2) appraisals completed by two (2) separate State of Florida certified appraisers, completed within six (6) months of application submittal.

B. For income producing property:

1. Annual gross income received from the property and all improvements for the previous two (2) years.
2. The assessed value of the land and improvements thereon, according to the two (2) most recent Miami-Dade County property assessment records.
3. Annual cash flow, if any, for the previous two (2) years.