



Miami-Dade County Board of County Commissioners

Office of the Commission Auditor

Unincorporated Municipal Service Area
Committee Meeting

September 12, 2016
2:00 P.M.
Commission Chamber

Research Division

Office of the Commission Auditor
111 NW First Street, Suite 1030
Miami, Florida 33128
305-375-4354

Unincorporated Municipal Service Area Committee
September 12, 2016 Meeting
Research Notes

Item No.	Research Notes
1G1 SUB 161895	ORDINANCE RELATING TO HISTORIC PRESERVATION AND AD VALOREM TAXATION; AMENDING DEFINITION OF OWNER FOR HISTORIC PRESERVATION PURPOSES AS IT RELATES TO CONDOMINIUM AND COOPERATE PROPERTIES AND CERTAIN LAND LEASES; REVISING CRITERIA FOR APPOINTMENT OF HISTORIC PRESERVATION BOARD MEMBERS; PROVIDING FOR TERM LIMITS ON HISTORIC PRESERVATION BOARD MEMBERS; REQUIRING WAIVER OF SUCH TERM LIMITS BY ORDINANCE; REQUIRING TRAINING OF NEW BOARD MEMBERS; REQUIRING THE BOARD TO CONSIDER CERTAIN CRITERIA IN DECIDING WHETHER TO DESIGNATE CERTAIN SITES; REQUIRING DESIGNATION REPORTS TO INCLUDE ADDITIONAL FACTORS; PROVIDING AN AD VALOREM TAX EXEMPTION FOR CERTAIN HISTORIC PROPERTIES USED FOR COMMERCIAL OR NONPROFIT PURPOSES; MAKING TECHNICAL CHANGES; AMENDING SECTIONS 16A-4, 16A-6, 16A-10, AND 16A-18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE [SEE ORIGINAL ITEM UNDER FILE NO. 161263; SEE AGENDA ITEM NOS. 2D, 2E, 2F]
Notes	<p>The proposed ordinance incorporates the recommended amendments from the Mayor's Historic Preservation Advisory Work Group into the County's Historic Preservation Ordinance. Specifically, the proposed ordinance:</p> <ul style="list-style-type: none"> • Defines "owner" for condominiums and cooperative properties as the condo association, board, or the cooperative corporation for the purpose of who may request a historic designation for these properties, as the current Code does not contain special provisions in the circumstance of a building with multiple property owners such as condominiums or cooperative properties; • Adds additional professional fields to the list of those members of the community who may be appointed to the Historic Preservation Board; • Establishes term limits of two (2) consecutive four-year terms for Historic Preservation Board members, which cannot be waived by the BCC except by ordinance, and that all new Historic Preservation Board members receive orientation and training; • Adds the requirement that any proposed projects or planning information be added into the designation reports so that the Historic Preservation Board may consider them during a public hearing for designation; and • Introduces an additional tax exemption opportunity of up to 25 percent for owners of historic properties in the County's historic preservation jurisdiction that are commercial or are utilized by non-profit associations authorized under Section 196.1961, Florida Statutes. Currently, the Code only provides an ad valorem tax exemption for the rehabilitation of historic properties, not an exemption for a property simply being designated. <p><i>The substitute differs from the original item in that it specifies that the tax exemption, authorized by section 196.1961, Florida Statutes, for certain historic properties used for commercial or nonprofit purposes will apply to the countywide operating and unincorporated municipal service area (UMSA) taxes levied by the County for qualifying properties located in the unincorporated area, and to the countywide operating taxes levied by the County for qualifying properties located within municipalities where the County has historic preservation jurisdiction.</i></p> <p><u>Fiscal Impact Statement:</u></p> <p>Approval of the proposed ordinance does not create an immediate fiscal impact to the County as additional staffing resources or operational costs are not anticipated. However, the proposed ordinance does introduce an additional ad valorem tax exemption opportunity for owners of historic properties in the County's historic preservation jurisdiction that are commercial or utilized by non-profit associations, which is to become effective January 1, 2017. Section 196.1961 of the Florida Statutes provides that a local government can provide an exemption of up to 50 percent for eligible properties; however, the proposed ordinance only provides an exemption of up to 25 percent.</p> <p>If the existing historically designated properties that meet the eligibility criteria were to seek the tax abatement of 25 percent, staff anticipates the fiscal impact would be approximately \$902.22 in ad valorem revenue loss. This assumption only contemplates the seven (7) properties that currently meet the eligibility criteria and the existing jurisdictional millage rates.</p>
	Code Comparison Chart

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	Sections 16A-4, 16A-6, 16A-10, and 16A-18 of the Miami-Dade County Code		
	<i>Section</i>	<i>Current</i>	<i>Proposed</i>
	Sec. 16A-4. <i>Definitions.</i>	(14) Owner of a designated property: As reflected on the current Metropolitan Miami-Dade County tax rolls or current title holder.	(14) Owner(s): An owner is any person, organization, corporation, or other entity having a recorded fee simple interest in a building or its underlying land. When the ownership of a building has been divided into condominiums, the condominium association shall be considered the sole owner. When a building is owned by a cooperative corporation, the corporation shall be considered the sole owner. When an owner has entered into a recorded land lease for a term exceeding 75 years, which lease entitles the lessee to construct, demolish, or alter buildings on the land, the lessee shall also be considered an owner.
	Sec. 16A-6. <i>Same— Members.</i>	The Board shall consist of thirteen (13) members appointed by the Board of County Commissioners. The Board of County Commissioners should attempt to appoint architects, realtors, archeologists, historians, art historians, lawyers or other individuals from the business, financial and other segments of the community who, by virtue of their profession or business, have demonstrated concern for historic preservation. The Historic Preservation Board shall contain not less than one architect; one real estate agent or attorney at law; and one historian or architectural historian. The term of office of membership shall be four (4) years for each member. Any vacancy occurring on the Board shall be filled by the County Commission for the remainder of the unexpired term, at the earliest possible date. Members shall be eligible for reappointment. Members of the Board shall serve without compensation but shall be reimbursed for necessary expenses incurred in the performance of their official duties, as shall be determined and approved by the County Commission. Members of the Board shall be governed by Section 2-11.36, et seq. of the Code.	The Board shall consist of 13 members appointed by the Board of County Commissioners. The Board of County Commissioners should attempt to appoint architects, realtors, archeologists, historians, art historians, lawyers, developers, contractors, engineers, economists , or other individuals from the business, financial and other segments of the community who, by virtue of their profession or business, have demonstrated concern for historic preservation. The Historic Preservation Board shall contain not less than one architect; one real estate professional or attorney at law; and one historian or architectural historian. The term of office of membership shall be 4 years for each member. Any vacancy occurring on the Board shall be filled by the County Commission for the remainder of the unexpired term, at the earliest possible date. Members shall be eligible for reappointment, but shall not serve more than 2 consecutive 4-year terms without a hiatus of at least 4 years, provided, however, that an appointment to fill an unexpired term shall not preclude that appointee from serving 2 consecutive 4-year terms thereafter, subject to waiver by a two-thirds vote of the Board of County Commissioners as provided in section 2-11.38.2. The provisions of section 2-11.38.2 that authorize the Board of County Commissioners to waive term limit restrictions by resolution adopted by a two-thirds vote of members present shall not otherwise apply, and the aforementioned term limit restrictions shall not be waived by the Board of County Commissioners except by ordinance. Members of the Board shall serve without compensation but shall be reimbursed for necessary expenses incurred in the performance of their official duties, as shall be determined and approved by the County Commission. All new members shall receive an orientation or training upon being appointed to the Board. Except as otherwise provided in this Section, Board members shall be governed by the provisions applicable to all County boards, as set forth in Chapter 2, Article IB of the Code.
	Sec. 16A-10. <i>Designation</i>	(I) <i>Criteria.</i> - The Board shall have the authority to designate areas, places, buildings, structures,	In deciding whether to exercise its discretion to designate a proposed individual site, district, or archaeological or paleontological zone, the Board shall

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	<p><i>process and procedure.</i></p>	<p>landscape features, archeological and paleontological sites and other improvements or physical features, as individual sites, districts or archeological or paleontological zones that are significant in Miami-Dade County's history, architecture, paleontology, archeology or culture and possess an integrity of location, design, setting, materials, workmanship or association, or:</p> <p>(II) <i>Properties not generally considered; - exceptions.</i> Certain properties, which include cemeteries, birthplaces, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, properties commemorative in nature and properties that have achieved significance within the last fifty years, will not normally be considered for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria, or if they fall within the following categories:</p> <p>(III) <i>Investigation and designation report.</i> - Prior to the designation of an individual site, a district, or an archeological zone, an investigation and designation report must be filed with the Board. The format of these reports may vary according to the type of designation; however, all reports must address the following: The historical, cultural, architectural or archeological significance of the property or properties being recommended for designation; a recommendation of boundaries for districts and archaeological zones and identification of boundaries of individual sites being designated; a recommendation of standards to be adopted by the Board in carrying out its regulatory function under this chapter with respect to certificates of appropriateness and certificates to dig. Where a report is</p> <p>consider the objective criteria set forth in subsection (1) below, as well as the factors and considerations required to be addressed in staff's designation report pursuant to subsection (3) below, along with the evidence and testimony presented at the public hearing and any other information the Board deems relevant to its determination.</p> <p>(1) <i>Criteria.</i> The Board shall have the authority to designate areas, places, buildings, structures, landscape features, archeological and paleontological sites and other improvements or physical features, as individual sites, districts or archeological or paleontological zones that are significant in Miami-Dade County's history, architecture, paleontology, archeology or culture and possess an integrity of location, design, setting, materials, workmanship or association, or:</p> <p>(2) <i>Properties not generally considered; exceptions.</i> Certain properties, which include cemeteries, birthplaces, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, properties commemorative in nature and properties that have achieved significance within the last 50 years, will not normally be considered for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria, or if they fall within the following categories:</p> <p>(3) <i>Designation report.</i> Prior to the designation of an individual site, a district, or an archeological zone, a designation report must be filed with the Board. The format of these reports may vary according to the type of designation; however, all reports must address the following: The historical, cultural, architectural or archeological significance of the property or properties being recommended for designation; a recommendation of boundaries for districts and archaeological zones and identification of boundaries of individual sites being designated; a recommendation of standards to be adopted by the Board in carrying out its regulatory function under this chapter with respect to certificates of appropriateness and certificates to dig. Where a report is filed recommending designation of a district, the report must identify those properties, if any, within the district which are not historically or architecturally compatible with structures in the district. The standards for regulating such nonconforming properties shall provide that a certificate of appropriateness may be required only for new construction on such properties. All reports shall also address, to the extent applicable, the following: any projected, proposed or existing public improvements and developmental or renewal plans; any private plans for development or redevelopment of the property or area under consideration, including any new architecture or</p>

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		<p>filed recommending designation of a district, the report must identify those properties, if any, within the district which are not historically or architecturally compatible with structures in the district. The standards for regulating such nonconforming properties shall provide that a certificate of appropriateness may be required only for new construction on such properties. All reports shall take into consideration projected, proposed or existing public improvements and developmental or renewal plans.</p> <p>features proposed for the same location; any applicable neighborhood or community revitalization goals, plans, or objectives, including any existing policies in the local government's comprehensive plan or other planning initiatives pertaining to, among other things, economic development, transportation, and housing; and the possible adaptive use of the property after designation, based on applicable local government zoning regulations and other building code requirements.</p>
	<p>Sec. 16A-18. <i>Tax exemptions for historic properties.</i></p>	<p>(a) Scope of tax exemptions. A method is hereby created for the Board of County Commissioners, at its discretion, to allow tax exemptions for the restoration, renovation, or rehabilitation of historic properties. The exemption shall apply to one hundred percent of the assessed value of all improvements to historic properties which result from restoration, renovation, or rehabilitation made on or after the effective date of this ordinance. The exemption applies only to taxes levied by Metropolitan Miami-Dade County. The exemption does not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to Section 9(b) or Section 12, Article VII of the Florida Constitution. The exemption does not apply to personal property. The exemption under this ordinance does not apply to properties within a community redevelopment area previously or hereafter established pursuant to Part III of Chapter 163, Florida Statutes, by either the Board of County Commissioners of Miami-Dade County or the governing body of any city or other municipality within Miami-Dade County.</p> <p>(1) Tax exemptions for historic properties used for certain commercial or nonprofit purposes.</p> <p>(a) Pursuant to Section 196.1961, Florida Statutes, Miami-Dade County hereby elects to provide for an ad valorem tax exemption of 25 percent of the assessed value for any property, located in the unincorporated area of the County or in a municipality over which the County exercises historic preservation jurisdiction, that meets the following statutory criteria:</p> <p>(i) The property must be used for commercial or non-profit purposes;</p> <p>(ii) The property must be historically designated at the local level, a contributing property to a locally-designated historic district, listed in the National Register of Historic Places, or a contributing property to a National Register Historic District; and</p> <p>(iii) The property must be "regularly open to the public," as defined by law.</p> <p>To retain this ad valorem tax exemption, the historic character of the property must be maintained in good repair and condition to the extent necessary to preserve the historic value and significance of the property. Where a qualifying property is located in the unincorporated area, the exemption shall apply to the countywide operating and unincorporated municipal service area (UMSA) taxes levied by the County. Where a qualifying property is located within a municipality over which the County exercises historic preservation jurisdiction, the exemption shall only apply to countywide operating taxes levied by the County. The exemption does not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to Section 9(b) or Section 12, Article VII of the Florida Constitution.</p> <p>(b) Any person or entity claiming the ad valorem tax exemption provided under subsection (1)(a) above shall file an application for exemption with the Miami-Dade</p>

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			<p>County Property Appraiser, describing the property for which exemption is claimed and certifying its ownership and use. The Property Appraiser shall process the application and grant the exemption if the property meets the conditions and requirements specified in Section 196.1961, Florida Statutes, as may be amended from time to time. The property shall remain eligible for the exemption for as long as the property remains in compliance with the conditions and requirements specified in the Florida Statutes, as may be amended from time to time.</p> <p>(2) Tax exemptions for renovations of historic properties.</p> <p>(a) Scope of tax exemptions. A method is hereby created for the Board of County Commissioners, at its discretion, to allow tax exemptions for the restoration, renovation, or rehabilitation of historic properties. The exemption shall apply to 100 percent of the assessed value of all improvements to historic properties which result from restoration, renovation, or rehabilitation made on or after the effective date of this ordinance. The exemption applies only to taxes levied by Metropolitan Miami-Dade County. The exemption does not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to Section 9(b) or Section 12, Article VII of the Florida Constitution. The exemption does not apply to personal property. The exemption under this ordinance does not apply to properties within a community redevelopment area previously or hereafter established pursuant to Part III of Chapter 163, Florida Statutes, by either the Board of County Commissioners of Miami-Dade County or the governing body of any city or other municipality within Miami-Dade County.</p>
1G2 SUB 161948	<p>ORDINANCE RELATING TO THE RULES OF PROCEDURE OF THE BOARD OF COUNTY COMMISSIONERS, HISTORIC PRESERVATION, AND AD VALOREM TAXATION; AMENDING SECTION 2-1 AND CHAPTER 16A OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING THAT HISTORIC PRESERVATION APPEALS SHALL BE HEARD AT THURSDAY MEETINGS OF THE BOARD OF COUNTY COMMISSIONERS; REVISING HISTORIC PRESERVATION CODE; ALLOWING MUNICIPALITIES TO OPT OUT OF COUNTY HISTORIC PRESERVATION JURISDICTION AND ENACT MUNICIPAL HISTORIC PRESERVATION ORDINANCES UNDER CERTAIN CIRCUMSTANCES; PROVIDING MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION ORDINANCES AND PROGRAMS; PROVIDING PROCEDURES FOR THE COUNTY TO RESUME JURISDICTION WHERE A MUNICIPAL HISTORIC PRESERVATION PROGRAM IS NOT IN COMPLIANCE WITH COUNTY MINIMUM STANDARDS; REVISING QUALIFICATIONS, MEMBERSHIP, COMPOSITION, AND POWERS OF THE COUNTY'S HISTORIC PRESERVATION BOARD AND STAFF; REVISING PROCEDURES PERTAINING TO INITIATION OF HISTORIC DESIGNATION PROCESS BY OWNER PETITION, COUNTY'S HISTORIC PRESERVATION BOARD, AND STAFF; AMENDING PROCEDURES AND CRITERIA RELATING TO ECONOMIC HARDSHIP; SPECIFYING HISTORIC PRESERVATION APPEAL PROCEDURES; AUTHORIZING REQUIREMENT FOR CONDITIONS RELATED TO CERTIFICATES TO DIG; AUTHORIZING AN AD VALOREM TAX EXEMPTION FOR RENOVATIONS TO CERTAIN HISTORIC PROPERTIES USED FOR COMMERCIAL OR NONPROFIT PURPOSES; REVISING AND SUPPLEMENTING DEFINITIONS PERTAINING TO HISTORIC PRESERVATION; MAKING TECHNICAL</p>		

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	REVISIONS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE [SEE ORIGINAL ITEM UNDER FILE NO. 161267]
Notes	<p>The proposed ordinance incorporates amendments to the Miami-Dade County Code (Code) as recommended by staff to streamline and clarify existing procedures. Specifically, the proposed ordinance:</p> <ul style="list-style-type: none"> • Amends the Rules of Procedure for the BCC so that all Historic Preservation appeal cases will be scheduled for the Thursday meetings; • Adds a provision that gives municipalities the opportunity to become independent from the County’s Historic Preservation jurisdiction and enact their own ordinance at any time, provided that they comply with the County’s minimal standards; <ul style="list-style-type: none"> ○ Municipalities were originally given a window of time to opt-out when the Historic Preservation Ordinance was first written in 1981, and then were offered another one-year period to remove themselves after the last revision in 2003, but no other opportunities have been provided since. • Introduces procedures to allow the County Historic Preservation Board to address the issues of municipalities not in compliance, and to revoke their jurisdiction if necessary, <i>as the current Code does not provide any means to take back jurisdiction when a municipality is not complying with the minimum standards;</i> • Includes a provision for a public hearing to be set before the BCC to affirm, modify, or reverse the action of the Historic Preservation Board in revoking a municipality’s independent jurisdiction; • Introduces procedures for the County to be able to take back jurisdiction from a municipality that wants to return it voluntarily; • Adds additional professions from which the BCC can select members to the Historic Preservation Board and limits the time a Board Member can serve as chair to two (2) consecutive years; • Provides minimum standards for the term “qualified staff”; • Adds powers and duties to the Historic Preservation Board’s abilities, which were already being done in practice and are just being formalized in writing for clarification; <ul style="list-style-type: none"> ○ <i>These additional powers and duties include the review and approve for submittal to the State or National Register of Historic Places nominations for properties in the unincorporated areas of the County or in municipalities that are not certified; and direct staff to conduct research, provide recommendations to the Historic Preservation Board and conduct workshops or seminars.</i> • Requires that notices of official surveys to identify historic neighborhoods or structures be provided prior to commencement to the County Commissioner whose district the survey area is in, as well as the local municipal officials, if applicable; • Amends how a designation proposal can be brought to the Historic Preservation Board by an owner petition and further adds language to clarify what constitutes an “owner” in the case of condominiums and cooperative properties. The condominium association board or cooperative association will be the entity to be considered the owner, for the purpose of requesting a historic designation of their property; • Clarifies that the Historic Preservation Board has the authority to initiate a designation; • Clarifies that a historic designation does not prohibit a property owner from requesting alterations, additions, redevelopment, or the demolition of the property; • Adds language to the existing “Economic Hardship” section, which already includes a definition for what would constitute an undue economic hardship, to provide for a more pertinent submittal requirement for when a claim is due to a property owner not being able to afford a particular type of repair or restoration; • Provides criteria for the Historic Preservation Board to be able to utilize when considering hardship claims, which do not exist in the current Code; • Clarifies the types of conditions that Staff may include as part of the approved Certificate to Dig when reviewing applications within designated archaeological sites or zones. The current Code does not specify or provide any examples; • Amends the appeals procedures to include who is responsible for scheduling and notices, and dictates that the existing fee for appeals be prescribed by Implementing Order approved by the BCC; • Increases the amount of time an aggrieved party has to file an appeal from 20 days to 30 days; and when an appeal is filed, a moratorium will now be placed on a property and will remain in effect until the appeal has been resolved so that no property may be altered or demolished while a part of an ongoing appeals process;

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	<ul style="list-style-type: none"> • Adds language from Florida Statutes 196.1998 to the existing tax exemption for the rehabilitation of historic properties, which the Code now spells out eligibility requirements under Florida Statute 196.1997; and • Adds definitions in the definition section for terms that were used throughout the ordinance, but for which no definition was provided, and also includes minor corrections to spelling and grammatical errors, corrects titles of appropriate staff persons and County department names. <p><i>The substitute differs from the original in that it specifies that the tax exemption authorized under Section 196.1998, Florida Statutes, when certain historic properties used for commercial or nonprofit purposes are renovated will apply to 25 percent of the assessed value of the property as improved after the renovations. In addition, the substitute clarifies that the tax exemption currently authorized in the Code pursuant to Section 196.1997, Florida Statutes, will continue to apply to 100 percent of the assessed value of the improvements when any historically designated property is renovated.</i></p> <p><u>Fiscal Impact Statement:</u> The proposed ordinance does not create a fiscal impact to the County as additional staffing resources or operational costs are not anticipated. The proposed ordinance does not alter the existing ad valorem tax exemption from the rehabilitation of historic properties in any way.</p>
1G3 161606	ORDINANCE EXTENDING AMNESTY PERIOD CREATED BY ORDINANCE NO. 11-64, AS SUBSEQUENTLY AMENDED, FOR AN ADDITIONAL YEAR COMMENCING JULY 12, 2016; EXTENDING A LIMITED EXCEPTION FROM CIVIL PENALTIES AND LIENS FOR BUILDING CODE VIOLATIONS UPON A HOMEOWNER'S COMPLIANCE WITH THE BUILDING CODE; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE
Notes	<p>The proposed ordinance:</p> <ul style="list-style-type: none"> • Extends the amnesty period created by Ordinance No. 11-64 for an additional year commencing July 12, 2016; and • Extends a limited exception from civil penalties and liens for building code violations upon a homeowner's compliance with the building code. <p><u>Fiscal Impact Statement:</u> As a result of continuing to waive penalties and liens previously assessed by the County, a fiscal impact will continue to occur. However, the extent of the fiscal impact resulting from the extension of the amnesty will depend on the number of property owners with outstanding violations that opt to correct the violations and be covered by this ordinance. At this time it is difficult to assess the ultimate fiscal impact.</p> <p><u>Additional Information on Relevant Legislation:</u> On August 2, 2011, under Ordinance No. 11-64, the BCC adopted a six-month Amnesty Period, creating a limited exception from civil penalties and liens resulting from Building Code violations upon a homeowner's compliance with the Building Code as a result of the severe economic crisis that existed in Miami-Dade County (the Amnesty Ordinance). Since then, the Amnesty Ordinance has been extended as follows:</p> <ul style="list-style-type: none"> • On July 17, 2012, under Ordinance No. 12-59, the BCC extended the Amnesty Ordinance for an additional year; • On July 2, 2013, under Ordinance No. 13-61, the BCC extended the Amnesty Ordinance's term to July 12, 2014; • On July 1, 2014, under Ordinance No. 14-66, the BCC extended the Amnesty Ordinance's term to July 12, 2015; and • On May 5, 2015, under Ordinance No. 15-34, the BCC extended the Amnesty Ordinance's term to July 12, 2016. <p><u>Additional Information – Report on Amnesty Ordinance No. 11-64:</u> On July 12, 2016, the Mayor issued a report regarding the Amnesty Ordinance No. 11-64. The monthly report provided information on the cases the Department of Regulatory and Economic Resources (RER) has been able to successfully complete under the provisions of the ordinance through June 2016.</p>

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	Cases Completed by RER													
	Time Period	Number of Cases	Civil Penalties and Liens Owed	Settlement Amount	Relief to Property Owners									
	6/1/2016-6/30/2016	70	\$1,097,739.85	\$85,510.19	\$1,015,229.66									
	TOTAL (since 8/2/2011)	2702	\$29,789,210.59	\$2,265,310.78	\$27,523,889.81									
1G4 161510	ORDINANCE RELATING TO ZONING; AMENDING SECTION 33-20 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AMENDING PORTABLE MINI-STORAGE UNITS REQUIREMENTS; REQUIRING A CERTIFICATE OF USE FOR UNITS RATHER THAN A ZONING IMPROVEMENT PERMIT; SHORTENING TIME ALLOWED FOR PLACEMENT OF UNITS; REQUIRING UNITS TO BE SECURED; ADDING STANDARDS FOR MAINTENANCE OF UNITS; AMENDING SECTION 33-8.1; REMOVING ZONING IMPROVEMENT PERMIT REQUIREMENT FOR PORTABLE MINI-STORAGE UNITS; AMENDING SECTION 8CC-10; REVISING CIVIL PENALTIES RELATING TO ALL PORTABLE MINI-STORAGE UNIT VIOLATIONS; REDUCING CIVIL PENALTY FOR FIRST OFFENSES; PROVIDING FOR DELAYED ENFORCEMENT; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE													
Notes	<p>The proposed ordinance:</p> <ul style="list-style-type: none">Amends Section 33-20 of the Miami-Dade County Code (Code) requiring a certificate of use, as opposed to the existing requirement of a zoning improvement permit, prior to the placement of a portable mini-storage unit;Requires a certificate of use for units rather than a zoning improvement permit for a period not to exceed 30 consecutive days in all instances;Specifies that:<ul style="list-style-type: none">The certificate of use will be placed in a conspicuous place visible to law/code enforcement officers;Only two (2) certificates of use may be issued for a site during a 12-month period;The property cannot have a portable mini-storage unit for more than 60 days total in a calendar year; andMini-portable storage units must be removed immediately upon issuance of a hurricane watch, among others.Amends schedule of civil penalties to establish a \$250.00 penalty for first offense and a \$500.00 penalty for subsequent offenses;Reduces civil penalties for first offenses; andProvides for delayed enforcement. <p><u>Fiscal Impact Statement:</u></p> <p>There is no anticipated fiscal impact to the County with the enactment of this ordinance amending the Code as additional staffing resources will not be required to issue the certificate of use, inspect, or issue notices of violation, if necessary. The implementation of a one-time courtesy warning will not have a significant impact on enforcement revenues. The Department of Regulatory and Economic Resources (Department) anticipates the issuance fee for the certificate of use to be \$123.47, which includes the requisite fee for inspection.</p> <table><tr><th colspan="3">Code Comparison Chart Sections 33-20 and 8CC-10</th></tr><tr><th>Section</th><th>Current</th><th>Proposed</th></tr><tr><td>Sec. 33-20. Accessory buildings; utility sheds and pergolas; swimming pools; fallout shelters; boat storage; portable mini-storage units.</td><td>(i) Portable mini-storage unit. For the purpose of this section, the term portable mini-storage unit shall mean a portable container designed for the storage of personal property that is placed on a homeowner's lot, parcel or tract and is designed to be delivered to and/or removed from the homeowner's site by a truck or other street-legal vehicle.</td><td>(i) Portable mini-storage unit. For the purpose of this section, the term portable mini-storage unit shall mean a portable container designed for the storage of personal property that is placed on a homeowner's lot, parcel or tract and is designed to be delivered to and/or removed from the homeowner's site by a truck or other street-legal vehicle. One temporary portable mini-storage unit may be placed on a fee simple lot, parcel or tract containing a</td></tr></table>					Code Comparison Chart Sections 33-20 and 8CC-10			Section	Current	Proposed	Sec. 33-20. Accessory buildings; utility sheds and pergolas; swimming pools; fallout shelters; boat storage; portable mini-storage units.	(i) Portable mini-storage unit. For the purpose of this section, the term portable mini-storage unit shall mean a portable container designed for the storage of personal property that is placed on a homeowner's lot, parcel or tract and is designed to be delivered to and/or removed from the homeowner's site by a truck or other street-legal vehicle.	(i) Portable mini-storage unit. For the purpose of this section, the term portable mini-storage unit shall mean a portable container designed for the storage of personal property that is placed on a homeowner's lot, parcel or tract and is designed to be delivered to and/or removed from the homeowner's site by a truck or other street-legal vehicle. One temporary portable mini-storage unit may be placed on a fee simple lot, parcel or tract containing a
Code Comparison Chart Sections 33-20 and 8CC-10														
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	<p>One temporary portable mini-storage unit may be placed on a fee simple lot, parcel or tract containing a single-family residence, subject to the following conditions and limitations:</p> <p>(1) The homeowner:</p> <p>(a) has a valid building permit for the major remodeling of, or for a significant addition to, or for damage repair to the single-family residence on the lot, parcel, or tract whereon the portable mini-storage unit is requested to be placed; or</p> <p>(b) is conducting work involving interior improvements that do not require a building permit; or</p> <p>(c) is using the portable mini-storage unit to move personal items or furnishings to another location; and</p> <p>(2) The portable mini-storage unit, shall not exceed 8 feet in width, 16 feet in length, and 8 feet in height; and</p> <p>(3) The portable mini-storage unit shall be placed at ground level, shall be setback a minimum of ten (10) feet from the front property line and a minimum of five (5) feet from all other property lines, and shall comply with the safe sight distance triangle regulations; and</p> <p>(4) In no instance shall hazardous material be placed in the portable mini-storage unit; and</p> <p>(5) The property owner shall apply for and obtain a Zoning Improvement Permit (ZIP) pursuant to Section 33-8.1 for a portable mini-storage unit that will be kept on the lot/parcel for more than 15 days.</p> <p>(6) The ZIP for the portable mini-storage unit shall be a conditional permit and shall be issued for a period not to exceed 90 days.</p>	<p>single-family residence, subject to the following conditions and limitations:</p> <p>(1) The homeowner:</p> <p>(a) Has a valid building permit for the major remodeling of, or for a significant addition to, or for damage repair to the single-family residence on the lot, parcel, or tract whereon the portable mini-storage unit is requested to be placed; or</p> <p>(b) Is conducting work involving interior improvements that do not require a building permit; or</p> <p>(c) Is using the portable mini-storage unit to move personal items or furnishings to another location; and</p> <p>(2) The portable mini-storage unit, shall not exceed 8 feet in width, 16 feet in length, and 8 feet in height; and</p> <p>(3) The portable mini-storage unit shall be placed at ground level, shall be setback a minimum of ten (10) feet from the front property line and a minimum of five (5) feet from all other property lines, and shall comply with the safe sight distance triangle regulations; and</p> <p>(4) In no instance shall hazardous material be placed in the portable mini-storage unit; and</p> <p>(5) The property owner shall apply for and obtain a Certificate of Use (C.U.) pursuant to Section 33-8 for a portable mini-storage unit that will be kept on the lot/parcel; and</p> <p>(6) The C.U. for the portable mini-storage unit shall be a conditional permit and shall be issued for a period not to exceed 30 consecutive days; and</p> <p>(7) The C.U. shall be placed in a conspicuous place on the portable mini-storage unit so as to be easily readable by law enforcement and code enforcement officials; and</p> <p>(8) No site may have more than 2 C.U.s issued for a portable mini-storage unit within a 12-month period. No site may have a portable mini-storage unit for more than 60 days total in a calendar year; and</p> <p>(9) No mechanical, plumbing or electrical installations or connections are made to the portable mini-storage unit. All portable mini-storage units must be kept in good, clean, and finished condition, with no visible signs of deterioration, weathering, discoloration, rust, ripping, tearing or other holes or breaks; and</p>

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		<p>(7) No mechanical, plumbing or electrical installations or connections are made to the portable mini-storage unit.</p> <p>(8) The portable mini-storage unit shall have clearly posted on the exterior of the unit, the name, current phone number and address of the company providing the portable mini-storage unit, a copy of the current ZIP permit issued for the mini-storage unit, and the date the portable mini-storage unit was placed at the site.</p> <p>(9) The conditional ZIP approval may be revoked by the Director at any time should the homeowner's utilization of such temporary portable mini-storage unit result in unsafe or unsanitary conditions on the site or upon violation of any of the conditions or limitations stated herein.</p>	<p>(10) The portable min-storage unit shall be locked at all times when it is not being loaded or unloaded</p> <p>(11) The portable mini-storage unit shall have clearly posted on the exterior of the unit, the name, current phone number and address of the company providing the portable mini-storage unit, a copy of the current C.U. permit issued for the mini-storage unit, and the date the portable mini-storage unit was placed at the site.</p> <p>(12) The conditional C.U. approval may be revoked by the Director at any time should the homeowner's utilization of such temporary portable mini-storage unit result in unsafe or unsanitary conditions on the site or upon violation of any of the conditions or limitations stated herein. All portable mini-storage units shall be removed immediately upon the issuance of a hurricane watch by a federal agency.</p> <p>(13) Enforcement. A courtesy warning shall be issued prior to commencing any enforcement action, and the responsible party shall have five calendar days within which to correct the violation. Thereafter, the County may commence appropriate enforcement action.</p>								
	Sec. 8CC-10. <i>Schedule of civil penalties.</i>	N/A	<table><tr><th>Code Section</th><th>Description of Violation</th><th>Civil Penalty</th></tr><tr><td rowspan="2">33-20(i)</td><td>Failure to comply with regulations relating to portable mini-storage units</td><td>250.00</td></tr><tr><td>First offense</td><td>500.00</td></tr></table>	Code Section	Description of Violation	Civil Penalty	33-20(i)	Failure to comply with regulations relating to portable mini-storage units	250.00	First offense	500.00
	Code Section	Description of Violation	Civil Penalty								
33-20(i)	Failure to comply with regulations relating to portable mini-storage units	250.00									
	First offense	500.00									
2A 161944	RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PREPARE AND IMPLEMENT A PROGRAM FOR ELECTRONIC DISTRIBUTION OF ZONING HEARING AGENDAS AND RECOMMENDATION KITS										
Notes	<p>The proposed resolution directs the County Mayor or County Mayor's designee to prepare and implement a program providing for the electronic distribution of all zoning hearing agendas, to include an email subscription service.</p> <p>Background: The BCC's legislative agenda items are currently distributed electronically and are provided electronically through an email subscription service. However, zoning hearing agendas, which entail lengthy reports and recommendations, are currently distributed to this Board and to the Community Zoning Appeals Boards primarily through paper copies.</p>										
2B 161876	RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO DESIGN SIGNAGE WARNINGS CONCERNING POSSIBLE PRESENCE OF DANGEROUS WILDLIFE AT OR NEAR										

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	COUNTY PARKS; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PREPARE AND SUBMIT A WRITTEN REPORT TO THE BOARD WITHIN 90 DAYS CONCERNING THE DESIGN AND INSTALLATION OF SIGNAGE; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO INSTALL SIGNAGE WITHIN LEGALLY AVAILABLE FUNDING IN THE FY 2015-16 AND 2016-17 BUDGETS
Notes	<p>The proposed resolution directs the County Mayor or County Mayor's designee to:</p> <ul style="list-style-type: none"> • Design signage warning individuals visiting County parks of the possible presence of alligators within bodies of water located in or near those parks; • To prepare a report identifying the specific County parks, in order of priority, for which signage is proposed. <ul style="list-style-type: none"> ○ <i>The report prepared by the County Mayor or County Mayor's designee will additionally identify the fiscal impact associated with the installation of the proposed signage; and</i> ○ <i>The County Mayor or County Mayor's designee will provide the report to the BCC within 90 days of the effective date of this resolution and will place the completed report on an agenda of the BCC pursuant to Ordinance No. 14-65.</i> <p>To the extent sufficient legally available funds exist within the FY 2015-16 budget for the installation of the signs, or to the extent sufficient funds are available in the FY 2016-17 budget when adopted, then the County Mayor or County Mayor's designee is directed to utilize that funding for the design and installation of such signage in the order of priority identified in the report.</p> <p><u>Background:</u> Miami-Dade County, through its Parks, Recreation and Open Spaces Department owns and operates nearly 300 public parks, many of which include bodies of water, such as lakes and canals, within their boundaries. Dangerous wildlife, including most notably the American alligator, is endemic to the County and may exist in bodies of water within County parks, even though the County has not introduced them into those bodies of water and has not otherwise harbored or demonstrated an intent to possess that wildlife within its parks.</p>
2D 161916	RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ASSESS THE FEASIBILITY OF: (1) CREATING A HISTORIC PRESERVATION MITIGATION FUND; (2) CREATING A TRANSFER OF DEVELOPMENT RIGHTS PROGRAM TO FURTHER HISTORIC PRESERVATION; AND (3) USING IMPACT FEES TO ADDRESS HISTORIC PRESERVATION; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE A REPORT [SEE AGENDA ITEM NO. 1G1 SUBSTITUTE]
2E 161917	RESOLUTION ACCEPTING THE RECOMMENDATIONS FROM THE COUNTY MAYOR'S ADVISORY WORK GROUP ON HISTORIC PRESERVATION; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO CARRY OUT AND IMPLEMENT SUCH RECOMMENDATIONS TO THE EXTENT FUNDING IS AVAILABLE, AND TO PROVIDE A REPORT [SEE AGENDA ITEM NO. 1G1 SUBSTITUTE]
Notes	<p><u>2D – 161916:</u> The proposed resolution directs the County Mayor or County Mayor's designee to assess the feasibility of:</p> <ul style="list-style-type: none"> • Creating a historic preservation mitigation fund; • Creating a transfer of development rights (TDR) program to further historic preservation; and • Using impact fees to address historic preservation. <p>The County Mayor or County Mayor's designee will prepare a report regarding the assessment, to include, at a minimum, a recommendation regarding possible implementation. The report will be provided to the BCC within 180 days of the effective date of this resolution, and will be placed on a BCC agenda pursuant to Ordinance No. 14-65.</p> <p><u>2E – 161917:</u> The proposed resolution:</p> <ul style="list-style-type: none"> • Accepts the recommendations from the County Mayor's advisory work group on historic preservation;

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	<ul style="list-style-type: none"> • Directs the County Mayor or County Mayor's designee to carry out and implement the recommendations from the advisory work group to the extent funding is available, specifically the recommendations that the County: <ul style="list-style-type: none"> ○ Provide an orientation or training for new historic preservation board members; ○ Enforce existing attendance rules and policies for historic preservation board members and make it easier to remove members who do not have regular attendance in violation of those rules and policies; ○ Provide a consistent meeting space for the historic preservation board to hold its monthly meetings for the benefit of the public; ○ Consider assigning one new or existing staff person to the County's Office of Historic Preservation to aid in staff's work load; and ○ Improve the County Office of Historic Preservation's website so that it is easier for the public to find and access. • Directs the County Mayor or designee to prepare and provide a report regarding implementation of these recommendations within 180 days of the effective date of this resolution, and place the report on an agenda of the BCC pursuant to Ordinance No. 14-65. <p><u>Additional Information - Mayor's Advisory Work Group¹:</u> In September 2015, the Mayor convened a group of local citizens with experience and expertise in historic preservation to review, and, if necessary, recommend changes to the County's Historic Preservation Ordinance. The group completed its work in March and their recommendations have been submitted to the BCC.</p>
2H 161853	RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO DEVELOP A FRAMEWORK TO TRAIN MEMBERS OF MIAMI-DADE COUNTY BOARDS THAT HEAR LAND USE MATTERS AND APPLICATIONS, INCLUDING, BUT NOT LIMITED TO, THE PLANNING ADVISORY BOARD, COMMUNITY COUNCILS, AND COMMUNITY ZONING APPEALS BOARDS, REGARDING THE CONSIDERATION OF SEA LEVEL RISE WHEN CONDUCTING REVIEWS AND HEARING APPLICATIONS, AND TO PREPARE A REPORT
Notes	<p>The proposed resolution directs the County Mayor or County Mayor's designee to develop a framework for training members of Miami-Dade County boards that hear land use matters and applications, including, but not limited to, the Planning Advisory Board, Community Councils, and Community Zoning Appeals Boards, regarding the consideration of sea level rise when conducting reviews and hearing applications, and to incorporate that framework into the regular training for such boards.</p> <p>After the report required by Resolution No. R-903-15 has been completed and presented on an agenda of the BCC, the County Mayor or County Mayor's designee will provide a report to the BCC within 180 days regarding a framework for training County board members. The completed report will be placed on a BCC agenda pursuant to Ordinance No. 14-65.</p> <p><u>Background:</u> On October 2015, the BCC adopted Resolution No. R-903-15, which directed the County Mayor or County Mayor's designee to study and make recommendations related to the consideration of sea level rise for both zoning applications and applications to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP). More specifically, Resolution No. R-903-15 directed that an analysis be undertaken and that recommendations be provided as to how County staff should address sea level rise in their review and recommendations; what additional staff, expertise, or data may be needed to accomplish this; how the BCC, or other County boards such as the Planning Advisory Board (PAB) and Community Zoning Appeals Boards (CZABs), should consider sea level rise in their decision making, and whether any changes to the Miami-Dade County Code are needed or advisable.</p> <p>The review and assessment called for by Resolution No. R-903-15 is currently in progress.</p>
2I 161842	RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO INSTALL INFORMATIONAL PANELS AND OFFICIAL MARKERS AT OR NEAR MAJOR COUNTY ROAD

¹ <http://www.miamidade.gov/planning/mayors-advisory-work-group.asp>

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	INTERSECTIONS AND COUNTY FACILITIES AND BUILDINGS WITHIN COUNTY COMMISSION DISTRICT 10 INFORMING THE COMMUNITY THAT THEY ARE IN DISTRICT 10
Notes	The proposed resolution directs the County Mayor or County Mayor's designee to install informational panels and official markers approved by the Director of the Department of Transportation and Public Works at or near selected major County road intersections and County facilities and buildings within County Commission 10 informing the community that they are in District 10. The County Mayor or County Mayor's designee is further directed to work with the District 10 County Commissioner to select the appropriate locations for the informational panels and official markers.
2J 161841	RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO AMEND THE DESIGN OF THE STANDARD CONSTRUCTION SIGN USED BY ALL COUNTY DEPARTMENTS AS PART OF THE COUNTY'S BRANDING AND USAGE GUIDE
Notes	<p>The proposed resolution directs the County Mayor or County Mayor's designee to amend the design of the standard construction sign approved by the BCC through Resolution No. R-61-12 and used by all County departments as part of the County's Branding and Usage Guide to include:</p> <ul style="list-style-type: none"> • A picture, drawing or other rendering of the project, when the project involves a park or building structure; • A brief description of the project; and • A link to a website where residents can obtain more specific information about the specific construction project. <p><u>Background:</u></p> <p>On May 11, 2004, the BCC approved Resolution No. R-643-04 requiring that all County departments adhere to the graphic standards outlined in the County's Branding Style and Usage Guide when developing construction signage.</p> <p>On January 24, 2012, the BCC approved Resolution No. R-61-12 selecting a specific construction sign design to be used as part of the County's Branding Style and Usage Guide.</p> <p>Currently the County's construction signs do not provide a description of the project nor a link to where residents can obtain further information about the project.</p> <p><u>Additional Information on Miami-Dade County Branding Guide²:</u></p> <p>The purpose of this guide is to establish and maintain the consistent use of the official County brand across all media and to ensure that material issued by Miami-Dade County, clearly communicates the organization's identity, facts, services and ideas.</p> <p>The basic County brand first appeared in the 1970s. Over the years, it has undergone subtle changes taking its present form in 2010. Today, this symbol and associated elements promotes the many valuable programs and services County government provides for our residents.</p> <p>Basic Elements</p> <p>The basic elements of the County's graphic identity include:</p> <ul style="list-style-type: none"> • Logo • Typography • Official colors <p>To maintain this graphic identity, it is essential that these elements are never modified and that they are always used in accordance with the approved standards in this manual.</p> <p>This guide specifies the editorial and graphic standards for Miami-Dade County. It sets forth the principals that help Miami-Dade County achieve four necessary and sometimes difficult-to-reconcile objectives:</p> <ul style="list-style-type: none"> • A Miami-Dade Countywide editorial style that ensures consistency and accuracy in internal and external communications;

² <http://www.miamidade.gov/branding/>

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	<ul style="list-style-type: none">• A distinctive and unifying institutional identity that reflects the image and character of Miami-Dade County and that is consistent throughout the range of publications and among all audiences;• A level of production excellence that will satisfactorily convey to audiences Miami-Dade County’s standard of quality of; and• Maximum economy with each dollar of our respective publishing budgets.												
3A 161708	RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION OF 2901 COLLINS AVENUE, MIAMI BEACH, FLORIDA, PURSUANT TO FLORIDA STATUTES SECTION 196.1997 AND SECTION 16A-18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; DIRECTING THE MAYOR OR DESIGNEE TO EXECUTE AND RECORD COVENANT; AND AUTHORIZING MAYOR OR DESIGNEE TO EXERCISE PROVISIONS CONTAINED THEREIN												
3B 161709	RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION OF 6261 COLLINS AVENUE, MIAMI BEACH, FLORIDA, PURSUANT TO FLORIDA STATUTES SECTION 196.1997 AND SECTION 16A-18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; DIRECTING THE MAYOR OR DESIGNEE TO EXECUTE AND RECORD COVENANT; AND AUTHORIZING MAYOR OR DESIGNEE TO EXERCISE PROVISIONS CONTAINED THEREIN												
3C 161710	RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION OF 940 OCEAN DRIVE, MIAMI BEACH, FLORIDA, PURSUANT TO FLORIDA STATUTES SECTION 196.1997 AND SECTION 16A-18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; DIRECTING THE MAYOR OR DESIGNEE TO EXECUTE AND RECORD COVENANT; AND AUTHORIZING MAYOR OR DESIGNEE TO EXERCISE PROVISIONS CONTAINED THEREIN												
3D 161711	RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION OF 350 OCEAN DRIVE, MIAMI BEACH, FLORIDA, PURSUANT TO FLORIDA STATUTES SECTION 196.1997 AND SECTION 16A-18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; DIRECTING THE MAYOR OR DESIGNEE TO EXECUTE AND RECORD COVENANT; AND AUTHORIZING MAYOR OR DESIGNEE TO EXERCISE PROVISIONS CONTAINED THEREIN												
Notes	<p>Pursuant to the provisions of Florida Statutes Section 196.1997 and Section 16A-18 of the Code of Miami-Dade County, the proposed resolutions authorize the Historic Preservation ad valorem tax exemption for the following properties.</p> <table><tr><th colspan="3">Fiscal Impact</th></tr><tr><td colspan="3"><p>The annual amount of ad valorem taxes to be exempted for the ten-year period is determined by applying the countywide operating millage against the taxable value of the qualifying improvements to the property. The ad valorem tax exemption is not applicable to other taxing authorities.</p><p>The estimated tax exemptions were provided by the Property Appraiser. However, the annual value of the tax exemption during the ten-year period may fluctuate based on adjustments to either the countywide operating millage or the Property Appraiser’s taxable value of the qualifying improvements to the property. Countywide operating ad valorem property taxes will still be assessed and collected on the remaining taxable value that did not qualify for the exemption. Following the ten-year incentive period, the County will begin to assess and collect the countywide operating millage on the full value of the property, inclusive of the previous exempt improvements.</p></td></tr><tr><th>Item No.</th><th>Address</th><th>Estimated tax exemption for one (1) year</th></tr><tr><td>3A 161708</td><td>2901 Collins Avenue, Miami Beach, Florida</td><td><p>\$295,982, split between the hotel and seven (7) condominium units within the historic portion.</p><p><i>Part of the overall project included the construction of a new condominium tower, which was not included in the exemption calculations. The exemption is limited to the historic hotel and seven (7) condominium units that are either completely or partially within the historic structure. The seven (7) units that are getting an exemption include units 1203, 1204, 1205, 1206, 1207, 1404 and 1407</i></p></td></tr></table>	Fiscal Impact			<p>The annual amount of ad valorem taxes to be exempted for the ten-year period is determined by applying the countywide operating millage against the taxable value of the qualifying improvements to the property. The ad valorem tax exemption is not applicable to other taxing authorities.</p> <p>The estimated tax exemptions were provided by the Property Appraiser. However, the annual value of the tax exemption during the ten-year period may fluctuate based on adjustments to either the countywide operating millage or the Property Appraiser’s taxable value of the qualifying improvements to the property. Countywide operating ad valorem property taxes will still be assessed and collected on the remaining taxable value that did not qualify for the exemption. Following the ten-year incentive period, the County will begin to assess and collect the countywide operating millage on the full value of the property, inclusive of the previous exempt improvements.</p>			Item No.	Address	Estimated tax exemption for one (1) year	3A 161708	2901 Collins Avenue, Miami Beach, Florida	<p>\$295,982, split between the hotel and seven (7) condominium units within the historic portion.</p> <p><i>Part of the overall project included the construction of a new condominium tower, which was not included in the exemption calculations. The exemption is limited to the historic hotel and seven (7) condominium units that are either completely or partially within the historic structure. The seven (7) units that are getting an exemption include units 1203, 1204, 1205, 1206, 1207, 1404 and 1407</i></p>
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Item No.	Address	Estimated tax exemption for one (1) year											
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	3B 161709	6261 Collins Avenue, Miami Beach, Florida	\$40,201 <i>Part II of the application indicates that the amount spent by the property owner on the total renovation was \$33,000,000 of which the Property Appraiser's office determined that the taxable value of the qualifying improvements was \$8,614,000.</i>
	3C 161710	940 Ocean Drive, Miami Beach, Florida	\$48,277 <i>Part II of the application indicates that the amount spent by the property owner on the total renovation was \$11,000,000 of which the Property Appraiser's office determined that the taxable value of the qualifying improvement was \$10,264,000.</i>
	3D 161711	350 Ocean Drive, Miami Beach, Florida	\$8,687 <i>Part II of the application indicates that the amount spent by the property owner on the total renovation was \$8,000,000 of which the Property Appraiser's office determined that the taxable value of the qualifying improvements was \$1,861,357.</i>
<p><u>Background:</u> In 1993, the State of Florida legislature approved tax exemptions for historic properties and enabled local governments the option to provide this property tax exemption for eligible historic properties.</p> <p>The purpose of this legislation is to encourage the preservation of historic buildings by offering an economic incentive to those property owners who take on the responsibility of restoring and maintaining a designated historic structure. The exemption is not for the entire assessed value of the property. The tax exemptions are calculated from what the value of the renovations to the historic property were, and only apply to the countywide portion of the property's tax bill. An exemption may also be granted on the municipal portion of the property tax bill if approved by the respective municipality. Furthermore, all applicants must meet certain criteria as set forth by the Florida Department of State, Division of Historical Resources, in order for a tax exemption to be allowed, including:</p> <ul style="list-style-type: none"> • Certification that the property has been designated historic by the applicable preservation board; • Certification that the property has received approval for the improvements by the applicable preservation board; and • A determination that the planned improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation. <p>To obtain the County's ad valorem tax exemption, Part I of the application (construction plans) must be submitted prior to construction to ensure adherence to the rehabilitation standards. When the project is complete, the owner/applicant must submit Part II of the application (post-construction documents) along with a signed covenant. The local preservation officer must also review and authorize the work for Part I and Part II of the application.</p> <p>Upon review and approval of Part II, the item can then be placed on the County's Historic Preservation Board agenda. The Property Appraiser prepares the Revenue Implications Report when they consider the project substantially complete, and provides this report to the County's Office of Historic Preservation. The tax exemption is calculated using the millage rate for the year in which the project was completed.</p>			