

UPPER EASTSIDE

Miami 21 delays historic ordinance

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As Miami 21 goes, so does the city's rewritten ordinance for preserving historic districts.

After a daylong debate at their June 28 meeting, Miami commissioners deferred a vote on the city's rezoning effort and on every other item scheduled for discussion — including the preservation item, known as Chapter 23 and supported by many residents of the Upper Eastside's historic sections.

New features of the ordinance address some concerns of those living and working in the Miami Modern, or MiMo, District, which is made up of the buildings on both sides of Biscayne Boulevard between Northeast 50th and 77th streets.

It provides for transfer of development rights, allowing property owners in the MiMo area to sell unused development rights, and requires that profits from such transfers be used to improve and maintain historic properties.

The amendment also provides possible inclusion in the transfer program for potential historic properties, a monitoring and tracking system to make sure that proper procedures are followed and that transferred rights conform to code, waivers for local historic resources and nomination of properties to the National Register of Historic Places.

According to Luciana Lamardo-Gonzalez of the city's Planning Department, because it is related to the new zoning ordinance, the preservation item was put on hold for 90 days while more meetings are held to further fine-tune the future of Miami 21.