

**From:** [HPB](#)  
**To:** [Fons, Monique](#); [Bueno, Lizbeth](#)  
**Subject:** Fwd: VOTE TO DESIGNATE 93 Palm Avenue: Patricia A. Maley, AICP  
**Date:** Tuesday, May 10, 2022 12:12:09 PM

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Please process

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**From:** Patricia A. Maley, AICP <info@savemiamibeach.org>  
**Sent:** Tuesday, May 10, 2022 9:28:08 AM  
**To:** HPB <HPB@miamibeachfl.gov>  
**Subject:** VOTE TO DESIGNATE 93 Palm Avenue: Patricia A. Maley, AICP

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

From: Patricia A. Maley, AICP  
Subject: VOTE TO DESIGNATE 93 Palm Avenue

Message Body:

Dear HPB Member: As a certified planner (AICP) who has over three decades in cultural resource management, I ask that you support the historic designation of the home at 93 Palm Avenue, which is likely one of the most historically significant single-family homes on Miami Beach.

History is not always "pretty" - every situation has a dark side. What is important is to recognize that ALL history has merit, not just Presidential birthplaces or celebratory sites. If we, as custodians of historical edifices, only acknowledge the "Pretty" places or the homes of those who won a contest or election, then we are editing the future's understanding of what actually happened. A skilled historical interpreter could easily curate the Capone Mansion to tell how tainted money was used to purchase and keep it up, but the owner still met the "long arm of the law" when justice seemed elusive.

This home - which turns 100 years old this year - is currently protected based on the actions of the Historic Preservation Board, whose duties are to protect structures that meet the objective criteria of our noted City code.

The Planning Staff Report of the City of Miami Beach lays out evidence supporting historic designation but then recommends against designation... even though by the City's own analysis it meets 2 criteria for designation when only one is required. In addition, criteria mentioned as objections need time to be vetted and more expert testimony needs to be added to the record. As a certified planner, I can say that it is not unusual for a planner or a planning department to be subject to intense political pressure when a proper professional opinion does not meet the desires of the elected officials running the show. This unfortunate scenario happens frequently all across the nation, and those of us who hold the AICP designation learn to press our case according to our professional code of ethics, or occasionally have to move on when we are bested not necessarily by truth but by compelling political rhetoric or deep pockets of developers. I suspect from what I have read that the Planning department of Miami Beach finds itself in that position at this moment.

Planners and members of the public alike understand that there are some in the community who want to erase Al Capone and any of his impact on the city. However, it is essentially impossible to disconnect Al Capone, prohibition, Art Deco, and the city's own rise and fall. Doing so would be an abrogation of the Historic Preservation Board's own code to identify places that help define our city.

As a professional certified planner, and a seasoned Cultural Resource specialist, I implore you to vote to keep the designation at the HPB and to direct staff to continue working on improving the designation report in order to strengthen the report as record evidence for designation.

Miami Beach - the world is watching. Don't please the spirit of Al Capone by eliminating the chance to have a site that tells the story of his festival of crimes just to please a singular developer/owner's ego.

Respectfully,

Patricia A. Maley, AICP

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