



June 8, 2022

Members of the City of Miami Beach Planning Board and Planning Staff  
Board: Kareem Brantley, Jonathan Friedin, Brian Elias, Nick Gelpi, Tanya Bhatt  
Yechiel Ciment, Gayle Durham  
Staff: Rogelio Madan, Alejandro Garavito

VIA EMAIL

Dear Members of the City of Miami Beach Planning Board and Planning Staff:

On behalf of Dade Heritage Trust, and per the proposal for the Deauville Hotel property, I am writing to voice the organization's opposition to any proposal to allow for an increase of floor area ratio (FAR) on an historically designated/contributing property that is lost due to demolition by neglect.

The City of Miami Beach's Code, specifically Article X., Section 118-503, states, "the policy of the City of Miami Beach shall be a presumption that a contributing building that has been demolished without obtaining a certificate of appropriateness from the Historic Preservation Board shall only be replaced with a new structure that incorporates the same height, massing and square footage of the previous structure on site, not to exceed the floor area ration (FAR).....". The Historic Preservation Board's authority on this issue is clear.

To dilute the Historic Preservation Board's authority on this issue, and/or to allow for additional FAR for a historically designated property that is subject to demolition is tantamount to rewarding property owners for allowing their historic buildings to fall into a state of disrepair.

Please adhere to this important language in the City's code to ensure established historic preservation policies and procedures are upheld for the Deauville and all historically designated properties.

Regards,

Christine Rupp  
Executive Director  
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305-910-3996

cc: Deborah Tackett