

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: May 10, 2022

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: HPB21-0485, **93 Palm Avenue.**

A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of an Historic Designation Report relative to the possible designation of 93 Palm Avenue as a local historic site. If the Historic Preservation Board finds that the property meets the criteria of the land development regulations for historic designation, it may instruct the Planning Department to prepare a Designation Report pursuant to Section 118-591(b) of the City Code of Miami Beach.

RECOMMENDATION

Staff recommends that the Historic Preservation Board does not transmit the attached designation report, pertaining to the proposed 93 Palm Avenue Historic Site, to the Planning Board, and that no further action be taken.

BACKGROUND

On May 27, 2021, the previous property owner submitted Design Review Board application (DRB21-0692) for the design of a new 2-story home to replace an existing architecturally significant pre-1942 home. On September 13, 2021, the Historic Preservation Board passed a motion (7-0), directing the Planning Department to prepare a Preliminary Evaluation and Recommendation Report relative to the possible historic designation of 93 Palm Avenue as an individual historic site. On the same day, the Design Review Board application was withdrawn. Subsequently, the property was sold to a new owner.

On January 11, 2022, the Historic Preservation Board passed a motion (7-0), directing the Planning Department to prepare a Designation Report pursuant to Section 118-591(b) of the City Code of Miami Beach for 93 Palm Avenue. On March 9, 2022, the City Commission discussed the proposed historic designation of 93 Palm Avenue and approved a motion urging staff to complete the Designation Report no later than May 3, 2022 and requesting that Historic Preservation Board make a recommendation relative to the proposed designation at its May 10, 2022 meeting. The Commission also requested that staff pre-notice the application for the May 24, 2022 Planning Board meeting.

DESIGNATION PROCESS

Attached is the Designation Report for the proposed designation of 93 Palm Avenue as an Historic Site. The process of historic site designation is delineated in Sections 118-591 through 118-593 in Subpart B of the Land Development Regulations of the City Code (Chapter 118, Article X, Division 4). A detailed outline and analysis of this process is delineated in the attached report.

CONCLUSION

For the reasons outlined in the attached Designation Report, staff recommends that the Historic Preservation Board conclude the designation process for the proposed Historic Site at 93 Palm Avenue and not transmit a recommendation to the Planning Board.