

MIAMIBEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: February 10, 2026

FROM: Thomas R. Mooney, AICP
Planning Director

 For TRM

SUBJECT: **Plaque Program for Historically Designated Homes and Public Buildings**

STAFF RECOMMENDATION

Review the proposed concept and transmit a recommendation of support to the City Commission.

HISTORY

On June 25, 2025, the Mayor and City Commission (City Commission) adopted a resolution directing staff to develop a plaque program for historically designated homes and public buildings. Subsequently, on November 18, 2025, Commissioners Laura Dominguez, Tanya K. Bhatt, and Alex Fernandez agreed to sponsor the proposal. On December 17, 2025, the City Commission referred the proposal (C4 A) to the Historic Preservation Board (HPB) for review and recommendation.

ANALYSIS

The City of Coral Gables currently provides a small ceramic plaque, at no cost, to owners of properties designated as historic landmarks. This approach of using a standard design and cost-effective material allows multiple plaques to be produced simultaneously, minimizing costs.

For Miami Beach, a similar approach is contemplated to ensure efficiency and cost-effectiveness. Specifically, eligibility would be limited to individually designated single-family homes and individually designated public buildings. At present, the city has 31 individually designated historic single-family homes and five (5) individually designated historic public buildings.

The proposed design features a six-inch round medallion incorporating the city seal, which can be produced in-house by the Parking Department's sign manufacturing facility. The following are examples of the proposed plaque design for single-family homes and historic structures:



The estimated total cost for up to 36 plaques is less than \$1,000. After the Historic Preservation Board provides a recommendation, the proposal will be presented to the City Commission for final authorization. This will include direction to the applicable departments, including Parking, Facilities Management, and Planning, to implement the program.

Below is the list of historically designated single-family homes initiated by owners in single-family districts:

	<u>Historic Structures</u>	<u>Approval Date</u>	<u>HPB File No.</u>
HSFRS-1	3156 Royal Palm Avenue	01/13/2004	1837
HSFRS-2	5645 North Bay Road	05/11/2004	2254
HSFRS-3	2535 Lake Avenue	02/08/2005	2675
HSFRS-4	255 West Rivo Alto Drive	07/12/2005	2971
HSFRS-5	55 Palm Avenue	12/13/2005	3221
HSFRS-6	3190 Royal Palm Avenue	01/10/2006	3385
HSFRS-7	603 East Dilido Drive	05/09/2006	3476
	Designation removed	05/09/2023	23-0567
HSFRS-8	4555 North Bay Road	10/10/2006	4005
HSFRS-9	444 West 43 rd Street	09/08/2009	6738
HSFRS-10	1509 North View Drive	12/08/2009	6843
HSFRS-11	4431 Alton Road	01/12/2010	6916
HSFRS-12	3193 Royal Palm Ave	04/12/2010	7070
HSFRS-13	4343 North Bay Road	05/11/2010	7114
HSFRS-14	2740 North Bay Road	05/11/2010	7132
HSFRS-15	230 East Rivo Alto Drive	06/08/2010	7158
HSFRS-16	1400 North View Drive	06/08/2010	7159
HSFRS-17	625 West 47 th Street	08/10/2010	7185
HSFRS-18	2726 Alton Road	08/10/2010	7187
	Designation removed	07/10/2018	18-0203
HSFRS-19	3430 Royal Palm Avenue	10/12/2010	7200
HSFRS-20	49 Palm Avenue	01/11/2011	7220
HSFRS-21	5240 North Bay Road	06/14/2011	7254
HSFRS-22	2301 North Bay Road	09/13/2011	7261
HSFRS-23	4245 North Meridian Ave	02/14/2012	7293
HSFRS-24	309 E San Marino Drive	09/11/2012	7324
HSFRS-25	3128 Royal Palm Ave	11/20/2012	7334
HSFRS-26	2848 Prairie Ave	11/20/2012	7337
HSFRS-27	2301 North Meridian Ave	11/12/2013	7387
HSFRS-28	3437 Prairie Ave	01/14/2014	7411
HSFRS-29	5313 North Bay Road	03/10/2015	7520
HSFRS-30	4291 Nautilus Drive	12/08/2015	7592
HSFRS-31	2862 Fairgreen Drive	05/10/2016	7633
HSFRS-32	3771 Royal Palm Avenue	03/13/2017	16-0087
HSFRS-33	230 Palm Avenue	10/18/2022	22-0526

RECOMMENDATION

Staff recommends that the Historic Preservation Board transmit a recommendation of support to the City Commission.