

MIAMI BEACH

PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, January 13, 2015
9:00 A.M.**

ATTENDANCE:

Board: Seven (7) of seven (7) members present: David Wieder, Dominique Bailleul, Jane Gross, Herb Sosa, Jo Manning, Wyn Bradley and John Stuart

Staff: Deborah Tackett, Jake Seiberling and Eve Boutsis

I. REQUESTS FOR CONTINUANCES/OTHER

1. HPB File No. 7505, **Ocean Drive Right-of-Way between 5th Street and 14th Lane**. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for streetscape improvements in the City's rights-of-way. These improvements include the expansion of the western sidewalk, narrowing of vehicular lanes, and installation of new hardscape, landscape, and street lighting.

NO ACTION REQUIRED; application will be noticed for a future meeting

2. HPB File No. 7431, **1020 Pennsylvania Avenue**. The applicant, 1020 Pennsylvania Avenue, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the After-The-Fact Certificate of Appropriateness for the complete demolition of the of the previously existing buildings on the site. Specifically, the applicant is requesting to modify condition C.1. of the Order.

NO ACTION REQUIRED; application will be noticed for a future meeting

3. HPB File No. 7460, **1020 Pennsylvania Avenue**. The applicant, 1020 Pennsylvania Ave, LLC, is requesting a Certificate of Appropriateness for the construction of a new 3-story multi-family building.

NO ACTION REQUIRED; application will be noticed for a future meeting

II. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. New Applications
 - a. HPB File No. 7506, **1901 Convention Center Drive – Miami Beach Convention Center**. The applicant, City of Miami Beach, is requesting a Certificate of Appropriateness for the total demolition of the existing

Bandshell and the Recreation Center building, and the construction of a portion of the Convention Center building and landscape plan located within the boundaries of the **21st Street Community Center Historic Site**.

APPROVED; Bailleul/Sosa 7-0

9:11 a.m.

III. NEW BUSINESS

1. Discussion: 8701 Collins Avenue

DISCUSSED

9:43 a.m.

IV. HISTORIC DESIGNATIONS

1. HPB File No. 7502, **36 Ocean Drive – Possible Designation of an Historic Site**. A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Preliminary Evaluation and Recommendation Report relative to the possible historic designation of 36 Ocean Drive, as an individual local historic site.

THE BOARD DIRECTED THE APPLICANT AND STAFF TO PREPARE A DESIGNATION REPORT RELATIVE TO THE POSSIBLE HISTORIC DESIGNATION OF 36 OCEAN DRIVE AS AN INDIVIDUAL HISTORIC SITE.

10:08 a.m.

V. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. HPB File No. 2527, **6901 Collins Avenue**. The applicant, South Florida Condominium Management Inc., is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, restoration and renovation of an existing structure, and the construction of a new 17-story multifamily building. Specifically, the applicant is requesting design modifications and a variance to exceed the maximum permitted height.

APPROVED;

Certificate of Appropriateness - Bailleul/Gross 7-0

Variance – Gross/Stuart 7-0

10:31 a.m. & 11:31 a.m.

2. HPB File No. 7473, **600-610 Collins Avenue & 215 6th Street**. The applicant, 600 Collins, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the total demolition of two existing 1-story structures and the partial demolition and restoration of two existing 1-story buildings and the construction of a new 3-story ground level addition as part of a new retail development. Specifically, the applicant is requesting a variance to waive the minimum required parking for off-street loading spaces.

APPROVED; Bailleul/Sosa 7-0

10:55 a.m.

VI. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Applications from November 14, 2014
 - a. HPB File No. 7489, **1010 14th Street**. The applicant, Armagnac LLC, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 1-story home, along with the construction of new 2-story ground level addition and partial 1-story rooftop addition.

CONTINUED to March 10, 2015; Bailleul/Bradley 7-0

12:48 p.m.

2. New Applications

- a. HPB File No. 7495, **6525 Collins Avenue – Mimosa Hotel & Spa**. The applicant, Mimosa Residences Condominium Association, Inc., is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing hotel, and the construction of a 1-story rooftop addition and 5-story ground level addition, including variances to waive the minimum required pedestal front and side setbacks and to waive the minimum required rear setback from the Erosion Control Line.

CONTINUED to February 10, 2015; Bailleul/Bradley 7-0

9:09 a.m.

- b. HPB File No. 7469, **235 30th Street & 240 31st Street**. The applicant, 3031 SJ Realty LLC, is requesting variances to waive the minimum required area for historic suite hotel units and to waive the minimum required pedestal side setback, as part of the renovation of the existing structures.

APPROVED; Sosa/Gross 7-0

11:39 a.m.

- c. HPB File No. 7493, **1700 Collins Avenue – Claremont Hotel**. The applicant, Claremont Partners LLC., is requesting a Certificate of Appropriateness for the installation of a canopy structure along Collins Avenue, including a variance to waive the minimum required front setback.

**APPROVED;
Certificate of Appropriateness – Bailleul/Gross 7-0
Variance – Stuart/Gross 7-0**

11:49 a.m.

- d. HPB File No. 7497, **818 Lincoln Road**. The applicant, 818 Lincoln Investments, LLC, is requesting a Certificate of Appropriateness for the total demolition of the existing building, classified as 'Non-Contributing', and the construction of a new 3-story commercial building, including a variance to waive all of the required off-street loading spaces.

**APPROVED;
Certificate of Appropriateness – Bradley/Gross 7-0
Variance – Bradley/Bailleul 7-0**

2:00 p.m.

- e. HPB File No. 7501, **955 Alton Road**. The applicant, CBMIA, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 2-story building, along with the construction of new 1-story rooftop addition located along the south side of building.

APPROVED; Stuart/Manning 7-0

3:13 p.m.

- f. HPB File No. 7503, **633 Alton Road – Self-Storage**. The applicant, Alton 633 Properties, LLC, is requesting a Certificate of Appropriateness for the construction of a new 3-story building located on a vacant lot.

APPROVED; Sosa/Bradley 7-0

3:40 p.m.

3. After-the-Fact Applications

- a. HPB File No. 7504, **1001 Collins Avenue – Essex House Hotel**. The applicant, 2K Essex House Hotel, is requesting an After-the-Fact Certificate of Appropriateness for the installation of a canopy structure within the courtyard along 10th Street, including a variance to waive the minimum required street side pedestal setback to retain the existing structure.

CONTINUED to March 10, 2015; Bailleul/Bradley 6-0 (Sosa absent)

4:09 p.m.

VII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VIII. CITY ATTORNEY UPDATES

IX. NEXT MEETING DATE REMINDER
Tuesday, February 10, 2015 at 9:00 a.m.

X. ADJOURNMENT:
4:53 p.m.