

MIAMI BEACH

PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

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

ATTENDANCE

Board: Six (6) of seven (7) members present: David Wieder, Dominique Bailleul, Wyn Bradley, Jane Gross, Scott Needelman & John Stuart.

Staff: Deborah Tackett, Michael Belush, Francisco Arbelaez, Eve Boutsis & Nicholas Kallergis

I. APPROVAL OF AFTER-ACTION

1. September 8, 2015 Meeting

APPROVED; Bailluel/Gross 6-0 (Sosa absent)

11:37 a.m.

II. REQUESTS FOR CONTINUANCE/OTHER

1. HPB File No. 1253, **1036, 1042, and 1052 Ocean Drive**. The applicant, Congress Hotel on Ocean Drive, LLC, is requesting modifications to a previously issued Certificate of Appropriateness to partially demolish, alter and modify three existing buildings and to construct a new 4-story building at 1042 Ocean Drive. Specifically, the applicant is requesting the removal of conditions 1.d., 1.e. & 1.f in the previously issued July 8, 2003 Order to allow for outdoor entertainment use at the roof level of 1052 Ocean Drive.

Continued to December 8, 2015; Gross/Bailluel 4-0 (Sosa, Bradley, Stuart absent) 9:05 a.m.

2. HPB File No. 7457, **302-336 Collins Avenue**. The applicants, JHPSB Collins Development, LLC and JHPSB Collins Development 2, LLC, are requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition and restoration of an existing 2-story building, the total demolition of an existing Non-Contributing 4-story structure and the construction of a new 5-story multi-family building. Specifically, the applicants are requesting a variance to exceed the maximum building height.

WITHDRAWN WITHOUT PREJUDICE Gross/Needleman 5-0 (Sosa, Bradley absent) 9:07 a.m.

3. HPB File No. 7568, **738 Lincoln Road – T-Mobile**. The applicant, 738 Lincoln Rd LLC, is requesting a Certificate of Appropriateness for the partial demolition of the Lincoln Road façade and the design of a new glass storefront system.

CONTINUED to November 10, 2015; Gross/Bailluel 5-0 (Sosa, Bradley absent) 9:09 a.m.

4. HPB File No. 7515, **1901 Collins Avenue – Shore Club Hotel**. The applicant, Shore Club Property Owner LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition and renovation of the existing 'Contributing' structures on the site, total demolition of the existing 2-story cabana structure, the construction of two 2-story ground level cabana structures, modifications to the existing 22-story 'Non-Contributing' structure and landscape and hardscape modifications. Specifically, the applicant is requesting design modifications and additional demolition within the existing Shore Club Hotel building.

CONTINUED to November 10, 2015; Bailluel/Needleman 5-0 (Sosa, Bradley absent) 9:10 a.m.

III. NEW BUSINESS

1. Discussion – 161 Ocean Drive

DISCUSSED 9:48 a.m.

2. Discussion – 1446 Ocean Drive
 - Continued discussion to November 10, 2015

DISCUSSED 11:12 a.m.

IV. REQUESTS FOR EXTENSION OF TIME

1. HPB File No. 7393, **929 Alton Road**. The applicant, Alton Sobe, LLC, is requesting a one (1) year Extension of Time for a previously approved Certificate of Appropriateness for the construction a new 5-story mixed-use building on an existing vacant lot.

APPROVED; Gross/Bradley 6-0 (Sosa absent) 10:17 a.m.

2. HPB File No. 7409, **635-643 Jefferson Avenue**. The applicant, F & F South Beach Properties, LLC, is requesting a one (1) year Extension of Time for a previously approved Certificate of Appropriateness for the construction of two (2) new 3-story ground level additions located at the east portion of the property, as part of a new residential development.

APPROVED; Gross/Bradley 6-0 (Sosa absent) 10:20 a.m.

V. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. New applications
 - HPB File No. 7379, **336 21st Street – Plymouth Hotel**. The applicant, Plymouth Hotel, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 1-story rooftop addition, as part of a new hotel development. Specifically, the applicant is requesting design modifications to the lobby.

WITHDRAWN; No action required 9:12 a.m.

- HPB File No. 7407, **620 Ocean Drive**. The applicant, 620 Park Central Partners, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the construction of a new 4-story building, as part of a hotel development. Specifically, the applicant is requesting design modifications to the eastern portion of the building.

APPROVED; Gross/Wieder 6-0 (Sosa absent)

10:22 a.m.

VI. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued applications

- HPB File No. 7550, **800 Lincoln Road**. The applicant, South Beach TriStar 800 LLC, is requesting a Certificate of Appropriateness for the partial demolition, restoration and renovation of the existing 'Contributing' structure on the site and the construction of a new 1-story rooftop addition and new 3-story ground level addition, including variances to reduce the required rear pedestal setback and to not provide the minimum required parking for off-street loading spaces.

APPROVED; Gross/ Bradley 6-0 (Sosa absent)

10:43 a.m.

2. New applications

- HPB File No. 7569, **405 Espanola Way – El Paseo Hotel**. The applicant, Espanola Way Associates, is requesting variances to exceed the maximum area for a projecting sign and to relocate a permitted sign from the ground floor to the second floor for a hotel.

APPROVED; Gross/Bailleul 6-0 (Sosa absent)

11:08 a.m.

3. After-the-Fact applications

- HPB File No. 7540, **3101 Collins Avenue – Riu Hotel**. The applicant, Riutel Fla Inc, is requesting an After-the-Fact Certificate of Appropriateness for the construction of a 1-story structure within the rear yard, including variances to reduce the minimum required rear yard and interior side yard setbacks.

**APPROVED;
Certificate of Appropriateness- Bailleul/Bradley 5-1(Sosa absent)
Variance- Bailleul/Bradley 5-1(Sosa absent)**

9:14 a.m.

VII. REQUEST FOR RE-HEARINGS

1. HPB File No. 7515, **1901 Collins Avenue – Shore Club Hotel**. The re-hearing applicant, G200 Exchange, LLC, is requesting a re-hearing of the July 14, 2015 decision of the Historic Preservation Board wherein it approved a Supplemental Order granting a Certificate of Appropriateness for the structural alteration and partial demolition of the Cromwell Hotel structure located along 20th Street. If the request for a re-hearing is granted, the matter may be heard immediately

DENIED; Gross/Bradley 6-0 (Sosa absent)

11:18 a.m.

- VIII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER
- IX. CITY ATTORNEY UPDATES
- X. NEXT MEETING DATE REMINDER
Tuesday, November 10, 2015 at 9:00 a.m.
- XI. ADJOURNMENT
11:45 a.m.

These applications have been filed with the Planning Department for review by the Historic Preservation Board, and will be considered pursuant to the Board's authority under Miami Beach City Code Chapter 118, Article II, Division 4 and Chapter 118, Article X, Divisions 1-3 of the City's Land Development regulations.

All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Historic Preservation Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).