

MIAMI BEACH

PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

Tuesday, February 9, 2016
9:00 a.m.

ATTENDANCE

Board: Six (6) of seven (7) members present: Jane Gross, Dominique Bailleul, Jack Finglass, Scott Needelman, Stevan Pardo & John Stuart. (Wyn Bradley absent)

Staff: Deborah Tackett, Michael Belush, Jake Seiberling & Eve Boutsis

I. APPROVAL OF AFTER-ACTION

1. January 12, 2016 Meeting

APPROVED; Bailleul/Needelman 6-0

9:11 a.m.

II. ELECTION OF VICE-CHAIR

DOMINIQUE BAILLEUL ELECTED AS VICE CHAIR; Stuart/Gross 5-0 (Finglass absent)

12:14 p.m.

III. NEW BUSINESS

1. Discussion – 1446 Ocean Drive update

DISCUSSED; A Discussion item will be placed on the March 8, 2016 agenda.

9:12 a.m.

2. Discussion – Retail merchandizing displays

DISCUSSED; The Board directed staff to contact Code Compliance to cite the referenced properties for the failure to obtain a Certificate of Appropriateness for the retail merchandizing displays. A Discussion item will be placed on the March 8, 2016 agenda.

9:14 a.m.

IV. CONTINUANCES/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.

DEFERRED; Re-notice for a future meeting is required.

V. HISTORIC DESIGNATIONS – MULTI-FAMILY/COMMERCIAL

1. HPB File No. 7590, **1700 Alton Road – Proposed Designation of an Historic Site**. A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Historic Designation Report relative to the proposed historic designation of 1700 Alton Road, as an individual local historic site, requested by the applicant, AC 1700 Alton Owner LLC.

CONTINUED to March 8, 2016; Bailleul/Pardo 6-0

9:09 a.m.

VI. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS/VARIANCES

1. Previously continued applications
 - a. HPB File No. 7581, **728 Ocean Drive**. The applicant, IRE 728 Ocean Drive, LLC, is requesting a Certificate of Appropriateness for the substantial demolition, renovation and restoration of the existing 2-story structure and the construction of an attached 2-story addition, including a variance to reduce the required side setback for a loading space located at the rear of the property.

CONTINUED to March 8, 2016; Bailleul/Needelman 6-0

9:10 a.m.

- a. HPB File No. 7594, **1029-1031 Lincoln Road – Capital One**. The applicant, Capital One Financial Corporation, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 1-story structure as part of a new retail development.

CONTINUED to March 8, 2016; Bailleul/Finglass 6-0

9:19 a.m.

- b. HPB File No. 7579, **6565 Collins Avenue – Sherry Frontenac Hotel**. The applicant, S.F. Land, LLC, is requesting a Certificate of Appropriateness for the partial demolition and renovation existing building in order to increase the window opening size along the north, south and east elevations and to introduce balcony structures along the east elevation.

CONTINUED to March 8, 2016; Bailleul/Pardo 6-0

9:11 a.m.

2. New applications

- a. HPB File No. 7595, **1700 Alton Road**. The applicant, AC 1700 Alton Owner LLC, is requesting a Certificate of Appropriateness for the partial demolition, restoration and renovation of the existing structure as part of a new hotel development.

CONTINUED to March 8, 2016; Bailleul/Pardo 6-0

9:09 a.m.

- b. HPB File No. 7599, **726 Michigan Avenue**. The applicant, ALE Real Estate, LLC, is requesting a Certificate of Appropriateness for the partial demolition, restoration and renovation of the existing 1-story 'Contributing'

structure, the total demolition of the 1-story 'Non-Contributing' rear accessory structure and the construction of a new 2-story detached ground level addition, including a variance to reduce the required rear yard setback.

APPROVED;

Certificate of Appropriateness: Bailleul/Stuart 6-0

Variances: Bailleul/Pardo 6-0

9:42 a.m.

- c. HPB File No. 7602, **3120 Collins Avenue**. The applicant, Atlantic Princess Condominium Association, Inc., is requesting a Certificate of Appropriateness for the partial demolition, restoration and renovation of the existing 8-story and two 2-story 'Contributing' structures, and the construction of two 1-story attached ground level additions, a 1-story detached ground level addition and a new stair enclosure, including variances to reduce the required south side yard pedestal and south tower setbacks for a stair enclosure, stairwell bulkhead and exhaust enclosure, to reduce the required side yard facing a street setback for a trash room enclosure, to reduce the required front yard setback on Indian Creek Drive for a driveway, to reduce the required side setbacks for a pool and pool deck, and a variance from the minimum required hotel unit size.

APPROVED;

Certificate of Appropriateness: Bailleul/Pardo 6-0

Variances: Bailleul/Needelman 6-0

10:12 a.m.

VII. AFTER THE FACT REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. HPB File No. 7600, **161 Ocean Drive**. The applicant, Komar Investments, Inc., is requesting an After the Fact Certificate of Appropriateness for the demolition of the previously existing wood frame floor structure and the introduction of a new steel frame structure.

APPROVED; Stuart/Needelman 5-0 (Finglass absent)

11:29 a.m.

2. HPB File No. 7604, **3425 Collins Avenue – Versailles Hotel**. The applicant, 3425 Collins LLC, is requesting an After the Fact Certificate of Appropriateness installation of a temporary super-graphic on the south façade of the building.

APPROVED; Stuart/Bailleul 4-0 (Finglass absent, Pardo recused)

12:06 p.m.

3. HPB File No. 7605, **3201-3315 Collins Avenue – Saxony Hotel**. The applicants, 3201 Hotel LLC and 3315 Tower Condominium Association, Inc., are requesting an After the Fact Certificate of Appropriateness installation of a temporary art exhibit within the east portion of the property.

APPROVED; Bailleul/Stuart 4-0 (Finglass absent, Pardo recused)

12:11 p.m.

VIII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

IX. CITY ATTORNEY UPDATES

X. NEXT MEETING DATE REMINDER

Tuesday, March 8, 2016 at 9:00 a.m.

**XI. ADJOURNMENT
12:17 p.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).