

# MIAMI BEACH

## PLANNING DEPARTMENT

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### HISTORIC PRESERVATION BOARD

#### AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, December 9, 2014  
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. Discussion: **Planning Board File No. 2198. Demolition Procedures for Historic Structures** - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE, BY AMENDING CHAPTER 118, "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE X, "HISTORIC PRESERVATION," DIVISION 3, "ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION," SECTION 118-563, "REVIEW PROCEDURE;" AND BY AMENDING SECTION 118-564, "DECISIONS ON CERTIFICATES OF APPROPRIATENESS;" BY AMENDING THE PROCEDURES FOR THE ISSUANCE OF A DEMOLITION PERMIT, BY ESTABLISHING CRITERIA TO OBTAIN A DEMOLITION PERMIT PRIOR TO THE ISSUANCE OF A FULL BUILDING PERMIT FOR STRUCTURES THAT ARE LOCATED WITHIN LOCAL HISTORIC DISTRICTS, INDIVIDUALLY DESIGNATED AS AN HISTORIC SITE OR INDIVIDUALLY DESIGNATED AS AN HISTORIC STRUCTURE; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

#### **WITHDRAWN**

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2. Discussion: **Planning Board File No. 2199. Demolition Procedures Outside of Historic Districts** - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE, BY AMENDING CHAPTER 114, "GENERAL PROVISIONS," SECTION 114-1, "DEFINITIONS," BY INCLUDING A DEFINITION FOR A PHASED BUILDING PERMIT; BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," DIVISION 2, "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," SECTION 142-108,

“PROVISIONS FOR THE DEMOLITION OF SINGLE-FAMILY HOMES LOCATED OUTSIDE OF HISTORIC DISTRICTS;” BY AMENDING THE PROCEDURES FOR THE ISSUANCE OF A DEMOLITION PERMIT, BY ESTABLISHING CRITERIA TO OBTAIN A DEMOLITION PERMIT PRIOR TO THE ISSUANCE OF A FULL BUILDING PERMIT FOR ARCHITECTURALLY SIGNIFICANT PRE-1942 SINGLE FAMILY HOMES; BY AMENDING CHAPTER 142, “ZONING DISTRICTS AND REGULATIONS,” ARTICLE IV, “SUPPLEMENTARY DISTRICT REGULATIONS,” BY CREATING NEW DIVISION 8, “DEMOLITION RULES AND PROCEDURES,” TO ESTABLISH FORMAL DEMOLITION RULES AND PROCEDURES FOR ALL STRUCTURES THAT ARE NOT LOCATED WITHIN A LOCAL HISTORIC DISTRICT, THAT ARE NOT INDIVIDUALLY DESIGNATED AS AN HISTORIC SITE, THAT ARE NOT INDIVIDUALLY DESIGNATED AS AN HISTORIC STRUCTURE OR THAT ARE NOT ARCHITECTURALLY SIGNIFICANT PRE-1942 SINGLE-FAMILY HOMES; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

**WITHDRAWN**

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3. HPB File No. 7489, **1010 14<sup>th</sup> 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 January 13, 2015; Sosa/Bailleul 7-0**

**9:09 a.m.**

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II. NEW BUSINESS

1. Discussion: Ocean Drive Right-of-Way improvements

**DISCUSSED**

**11:08 a.m.**

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2. Discussion: Transfer of Variance Authority to the Historic Preservation Board

**DISCUSSED**

**9:15 a.m.**

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3. Discussion: Status Report regarding HPB File No. 7490, **3425 Collins Avenue – Versailles Hotel**. The applicant, 3425 Collins, LLC., will present the design of the new 16-story detached ground level addition approved by the Board on November 14, 2014.

**DISCUSSED**

**1:23 p.m.**

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III. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued applications from October 14, 2014
  - a. 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.

**CONTINUED to January 13, 2015; Bradley/Gross 7-0**

**9:11 a.m.**

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- b. 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.

**CONTINUED to January 13, 2015; Bradley/Bailleul 7-0**

**9:12 a.m.**

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- c. HPB File No. 7473, **600-610 Collins Avenue & 215 6<sup>th</sup> Street**. The applicant, 600 Collins, LLC, is requesting a 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.

**APPROVED; Bradley/Sosa 6-1 (Gross)**

**9:43 a.m.**

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2. New Applications

- a. HPB File No. 7467, **1024 Michigan Avenue**. The applicant, Ombretta LLC., is requesting the accessory structures located at the rear of the property be classified as Non-Contributing within the City's Historic Properties Database.

**CLASSIFY the 1-story structure located within the south portion of the rear yard, originally constructed as a residential building in 1946 as 'Contributing' and CLASSIFY the 1-story structure located within the northern portion of the rear yard, originally constructed as a garage and servants quarters in 1936, 'Non-Contributing';  
Bradley/Sosa 5-2 (Gross, Manning)**

**9:43 a.m.**

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- b. HPB File No. 7462, **1024 Michigan Avenue**. The applicant, Ombretta LLC., is requesting a Certificate of Appropriateness for partial demolition, renovation and restoration of the existing 2-story Contributing building and the total demolition of the two accessory buildings and the construction of a new 3-story multi-family building at the rear of the property.

**NO ACTION TAKEN**

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- c. HPB File No. 7472, **2360 Collins Avenue – Continental Restaurant**. The applicant, Miami Weiss LLC., is requesting a Certificate of Appropriateness for the restoration of the existing pylon and the installation of a new architectural feature to be located at the top of the pylon and the installation of a new sign.

**WITHDRAWN by the applicant**

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- d. HPB File No. 7499, **3201 Collins Avenue – Saxony Hotel**. The applicants, Tower 3315 LLC. and 3201 Hotel LLC., are requesting a Certificate of Appropriateness for the introduction of a mosaic tile art installation located around the perimeter of the historic Saxony lobby floor.

**APPROVED; Bradley/Manning 7-0**

**1:23 p.m.**

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IV. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

V. CITY ATTORNEY UPDATES

VI. NEXT MEETING DATE REMINDER  
**Tuesday, January 13, 2015 at 9:00 a.m.**

VII. ADJOURNMENT:  
**1:37 p.m.**

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