

MIAMI BEACH

PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, December 8, 2015
9:00 a.m.**

ATTENDANCE

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

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

I. ELECTION OF CHAIR

JANE GROSS ELECTED AS CHAIR; Wieder/Sosa 6-1 (Bradley absent) 3:46 p.m.

II. APPROVAL OF AFTER-ACTION

1. November 10, 2015 Meeting

APPROVED; Bailleul/Gross 7-0 9:16 a.m.

III. NEW BUSINESS

1. Discussion – 1446 Ocean Drive (continued from November 10, 2015)

DISCUSSED; A Discussion item will be placed on the January 12, 2016 agenda. 9:17 a.m.

2. Discussion – 2814 Collins Avenue

DISCUSSED 9:56 a.m.

3. Discussion – 161 Ocean Drive – status update

DISCUSSED 10:15 a.m.

4. Discussion – Coral Gables Demolition Ordinance

DISCUSSED; The Board adopted a resolution urging the Mayor and Commission to hold a joint workshop of the Historic Preservation Board and the Mayor and City Commission to discuss historic preservation related issues. 10:38 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.

CONTINUED to February 9, 2016; Gross/Bradley 6-1 (Bailleul recused) 11:05 a.m.

2. HPB File No. 7549, **400 Collins Avenue**. The applicant, Savoy Hotel Partners, LLC, is requesting a Certificate of Appropriateness for the construction of a new 7-story main use parking garage, including variances to reduce the required rear setback and to exceed the maximum allowed projection into the required front setback.

CONTINUED to February 9, 2016; Gross/Bailleul 7-0 11:11 a.m.

3. HPB File No. 7552, **1200 Meridian Avenue – Flamingo Park Master Plan**. The applicant, City of Miami Beach, is requesting modifications to a previously issued Certificate of Appropriateness for Flamingo Park Master Plan. Specifically, the applicant is requesting the deletion of conditions I.C.1a-c, in order to allow for the implementation of the uses authorized by the City Commission.

CONTINUED to January 12, 2016; Bradley/Bailleul 7-0 12:02 p.m.

4. HPB File No. 7553, **1024 Lenox Avenue**. The applicant, Daniel Marinberg, is requesting an after the fact variance to reduce the required pedestal rear setback to permit a perimeter structure to enclose the rear yard for the apartment unit number 5.

CONTINUED to January 12, 2016; Gross/Bradley 7-0 12:02 p.m.

5. 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.

WITHDRAWN 12:02 p.m.

6. 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 January 12, 2016; Gross/Bradley 7-0 12:03 p.m.

7. HPB File No. 7590, **1700 Alton Road – 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 1700 Alton Road, as an individual local historic site, requested by the applicant, AC 1700 Alton Owner LLC.

CONTINUED to January 12, 2016; Gross/Bailleul 7-0 12:06 p.m.

V. EXTENSIONS OF TIME

1. HPB File No. 7423, **835 Alton Road – Phyllis Gardens Apartments**. The applicant, DIT Global, Inc., is requesting a one (1) year Extension of Time for a previously approved Certificate of Appropriateness for the partial demolition and renovation of the existing 1 and 2-story apartment complex including the new courtyard plan, as part of a new restaurant development.

APPROVED; Sosa/Bradley 7-0

12:08 p.m.

VI. HISTORIC DESIGNATIONS – SINGLE FAMILY

1. HPB File No. 7592, **4291 Nautilus Drive**. The applicant, Jeannette Dorfman, is requesting that the Historic Preservation Board approve a request for the designation of the existing 2-story home as an individual historic single family residence.

APPROVED; Gross/Sosa 7-0

10:21 a.m.

VII. REQUEST FOR CERTIFICATES OF APPROPRIATENESS – SPECIALMASTER DECISION

1. HPB File No. 7543, **7825 Atlantic Way**. The applicant, Farid Suleman, is requesting a Certificate of Appropriateness for the extension of an elevator and override structure in order to access the roof deck. **[On October 6, 2015, the Special Master reversed the decision of the Historic Preservation Board Order dated June 12, 2015 denying the application, and directed the Board to issue an After-the-Fact Certificate of Appropriateness for the application.]**

APPROVED; Stuart/Needelman 4-3 (Wieder & Gross, Bailleul absent)

12:09 p.m.

VIII. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. New applications
 - a. HPB File No. 7422, **1651 Washington Avenue – Bhojwani Tower**. The applicant, Manhattan House, Inc., is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition and renovation of the existing 3-story non-contributing structure, as part of a new commercial development. Specifically, the applicant is requesting design modifications to the exterior of the building.

APPROVED; Bradley/Gross 7-0

1:35 p.m.

IX. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS/VARIANCES

1. Previously continued applications
 - a. 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 January 12, 2016; Gross/Bailleul 7-0

12:05 p.m.

2. New applications

- a. HPB File No. 7561, **1720-1756 Collins Avenue – Catalina/Dorset Hotel.** The applicant, Catalina Dorset, LLC, is requesting Certificate of Appropriateness for the installation of a rooftop bar structure.

APPROVED; Bradley/Sosa 7-0

12:54 p.m.

- b. HPB File No. 7583, **803 5th Street.** The applicant, Just Park Management Solutions Ltd., is requesting Certificate of Appropriateness for the construction of a new temporary parking lot, including a variance to reduce the minimum drive aisle width.

APPROVED;

Certificate of Appropriateness: Bailleul/Gross 6-1 (Bradley absent)

Variance: Gross/Bailleul 6-1 (Bradley absent)

2:23 p.m.

- c. HPB File No. 7589, **2100 Collins Avenue – Bass Museum.** The applicant, Bass Museum of Art, is requesting Certificate of Appropriateness for the installation of a sculpture within Collins Park.

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

3:39 p.m.

- d. HPB File No. 7576, **927 Jefferson Avenue.** The applicant, Emotions AP LLC, is requesting Certificate of Appropriateness for the total demolition of the existing 1-story, rear accessory structure and the construction of a new 3-story ground level addition at the rear of the site, including variances to reduce the rear yard setback and interior side yard setback.

CONTINUED to March 8, 2016; Gross/Bailleul 5-2 (Bradley absent, Sosa recused)

2:33 p.m.

IX. REQUESTS FOR HISTORIC PROPERTIES DATABASE CLASSIFICATION

- a. HPB File No. 7591, **927 Jefferson Avenue.** The applicant, Emotions AP LLC, is requesting the 1-story accessory structure located at the rear of the property be classified as 'Non-Contributing' within the City's Historic Properties Database.

CONTINUED to March 8, 2016; Gross/Stuart 5-2 (Bradley absent, Sosa recused)

2:33 p.m.

X. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS/DAS NODES

- a. HPB File No. 7586, **Citywide Distributed Antenna System (DAS) Nodes.** The applicant, Crown Castle NG East, Inc., is requesting a Certificate of Appropriateness for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location: **190 21st Street.**

APPROVED; Stuart/Gross 6-1 (Bradley absent)

3:47 p.m.

- b. HPB File No. 7587, **Citywide Distributed Antenna System (DAS) Nodes**. The applicant, Crown Castle NG East, Inc., is requesting a Certificate of Appropriateness for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location: **2290 Park Avenue**.

APPROVED; Stuart/Gross 6-1 (Bradley absent)

3:47 p.m.

- c. HPB File No. 7588, **Citywide Distributed Antenna System (DAS) Nodes**. The applicant, Crown Castle NG East, Inc., is requesting a Certificate of Appropriateness for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location: **2150 Washington Court**.

APPROVED; Stuart/Gross 6-1 (Bradley absent)

3:47 p.m.

- X. NEW BUSINESS
- XI. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER
- XII. CITY ATTORNEY UPDATES
- XIII. NEXT MEETING DATE REMINDER
Tuesday, January 12, 2016 at 9:00 a.m.
- XIV. ADJOURNMENT
3:58 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).