

# MIAMI BEACH

## PLANNING DEPARTMENT

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### HISTORIC PRESERVATION BOARD

#### AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, February 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, Waldhys Rodoli and Eve Boutsis

#### I. REQUESTS FOR CONTINUANCES/OTHER

#### II. NEW BUSINESS

1. Discussion: HPB Resolution supporting a Miami-Dade County Tax Abatement Application for **2901 Collins Avenue – Historic Seville Hotel**.

**DISCUSSED; The Board adopted a resolution in support of the Miami-Dade County Tax Abatement Application, Sosa/Gross 7-0** **9:10 a.m.**

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#### III. SINGLE FAMILY HOMES

1. HPB File No. 7488, **2726 Alton Road**. The applicant, Silvia Nunez Calderon, is requesting the total demolition of an existing, individually designated historic 2-story single family home and the construction of a new 2-story single family home, including variances to waive the minimum side setback and to waive the minimum sum of the side yards.

**CONTINUED to April 14, 2015, Gross/Bradley 6-1 (Stuart)** **9:11 a.m.**

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2. HPB File No. 7512, **1760 Michigan Avenue**. The applicant, 1760 Michigan LLC, is requesting the partial demolition and restoration of an existing 1-story single family home and the construction of a new 2-story detached addition.

**CONTINUED to April 14, 2015, Sosa/Manning 7-0** **9:42 a.m.**

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#### IV. HISTORIC DESIGNATIONS

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

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**RECOMMENDATION in favor of historic designation to the Planning Board and the City Commission; Manning/Bradley 7-0** **10:32 a.m.**

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V. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. HPB File No. 7461, **825 Michigan Avenue**. The applicant, 825 Michigan Avenue, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition and restoration of an existing 2-story building, and the construction of a new, detached 3-story ground level addition. Specifically, the applicant is requesting variances to waive the minimum required rear setback for at grade parking spaces and to waive the minimum required pedestal rear setback.

**APPROVED; Sosa/Gross 7-0** **10:51 a.m.**

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2. HPB File No. 7474, **400, 410 & 420 Collins Avenue & 221 4<sup>th</sup> Street**. The applicant, Savoy Hotel Partners, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the construction of a new 7-story building on an existing surface parking lot. Specifically, the applicant is requesting a variance to exceed the number of parking spaces for tandem parking.

**APPROVED; Gross/Sosa 7-0** **10:56 a.m.**

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VI. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued from January 13, 2015
  - 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.

**APPROVED;**  
**Certificate of Appropriateness – Bradley/Sosa 7-0**  
**Variance – Sosa/Bradley 7-0** **11:10 a.m.**

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2. New Applications

- a. HPB File No. 7498, **925 Lenox Avenue**. The applicant, 925 Lenox LLC, is requesting a Certificate of Appropriateness for the total demolition of an accessory structure, the restoration of an existing 2-story building, and the construction of a new, detached 3-story ground level addition, including variances to waive the required width, curb cut width and setback for a two way driveway, to waive the required pedestal rear and side setback, and to waive the required pedestal sum of the side yards.

**CONTINUED to April 14, 2015, Bailleul/Sosa 7-0** **11:15 a.m.**

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- b. HPB File No. 7507, **1425 Collins Avenue**. The applicant, 1425 Collins Avenue LLC, is requesting a Certificate of Appropriateness for the construction of a new 4-story ground level addition at the rear of the lot.

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**APPROVED; Bradley/Sosa 6-0 (Weider absent) 3:02 p.m.**

- c. HPB File No. 7508, **1024 Lenox Avenue**. The applicant, Ved Ishairzay, is requesting a variance to waive the minimum required pedestal rear setback.

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**APPROVED; Sosa/Manning 6-0 (Wieder absent) 3:34 p.m. & 4:01 p.m.**

- d. HPB File No. 7509, **1775 James Avenue – Jade Hotel**. The applicant, Miami Beach 1775 James Avenue LLC, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 'Non-Contributing' structure, and the construction of 2-story and 5-story ground level additions as part of a new hotel development including variances to waive the required pedestal interior side and rear setbacks, to waive the required sum of the side yards, to exceed the maximum permitted projection into the front setback and to waive the required parking for off-street loading spaces.

**APPROVED;  
Certificate of Appropriateness – Stuart/Sosa 5-1(Manning) (Wieder absent)  
Variance –Bradley/Gross 6-0 (Wieder absent) 12:12 p.m.**

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- e. HPB File No. 7510, **3201, 3315, 3400, 3420, 3425 & 3500 Collins Avenue and 3301 Indian Creek Drive - Faena Overlay District**. The applicant, The Faena Group, is requesting a Certificate of Appropriateness for the installation of a sidewalk paving pattern located within the City's public right-of-way.

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**APPROVED; Gross/Bradley 6-0 (Wieder absent) 2:24 p.m.**

- f. HPB File No. 7514, **36 Ocean Drive**. The applicant, 36 Ocean Drive Holdings LLC, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing historic structure, and the construction of a new 1-story ground level addition.

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**APPROVED; Gross/Sosa 7-0 10:32 a.m.**

- g. HPB File No. 7515, **1901 Collins Avenue – The Shore Club**. The applicant, Shore Club Property Owner LLC, is requesting a 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.

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**CONTINUED to March 10, 2015, Gross/Stuart 5-0 (Wieder & Sosa absent) 4:04 p.m.**

- h. HPB File No. 7517, **983 Washington Avenue**. The applicant, The Club Investment Group, LLC, is requesting a Certificate of Appropriateness for the partial demolition of the existing 'Non-Contributing' structure, including extensive design modifications to the exterior facades.

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**APPROVED; Stuart/Manning 6-0 (Wieder absent) 3:40 p.m.**

VII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VIII. CITY ATTORNEY UPDATES

- IX. NEXT MEETING DATE REMINDER  
**Tuesday, March 10, 2015 at 9:00 a.m.**
  
- X. ADJOURNMENT  
**4:32 p.m.**

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