

MIAMI BEACH

PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, January 12, 2016
9:00 a.m.**

ATTENDANCE

Board: Five (5) of seven (7) members present: Jane Gross, Dominique Bailleul, Wyn Bradley, Scott Needelman, & John Stuart. (Herb Sosa and David Wieder absent)

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

I. APPROVAL OF AFTER-ACTION

1. December 8, 2015 Meeting

APPROVED; Bailleul/Needelman 5-0

9:39 a.m.

II. NEW BUSINESS

1. Discussion – 1446 Ocean Drive update

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

III. CONTINUANCES/OTHER

1. 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 March 8, 2016; Bailleul/Needelman 4-1 (Bradley absent)

9:11 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 March 8, 2016; Bailleul/Stuart 4-1 (Bradley absent)

9:12 a.m.

3. 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 February 9, 2016; Stuart/Bailleul 4-1 (Bradley absent) 9:13 a.m.

4. 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 February 9, 2016; Bailleul/Needelman 4-1 (Bradley absent) 9:13 a.m.

IV. SINGLE FAMILY HOMES

1. New applications

- a. HPB File No. 7578, **1100 14th Street**. The applicant, Diaa Nour, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 1-story single family home and the construction of an attached 2-story addition, including variances to reduce the minimum required interior side yard, side yard facing and rear yard setbacks, and to exceed the maximum permitted lot coverage.

APPROVED;

Certificate of Appropriateness: Bailleul/Stuart 5-0

Variances: Needelman/Bailleul 5-0

9:39 a.m.

V. HISTORIC DESIGNATIONS – MULTI-FAMILY/COMMERCIAL

1. 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.

THE BOARD DIRECTED THE APPLICANT AND STAFF TO PREPARE A DESIGNATION REPORT RELATIVE TO THE POSSIBLE HISTORIC DESIGNATION OF 1700 ALTON ROAD AS AN INDIVIDUAL HISTORIC SITE; Bradley/Stuart 5-0 9:49 a.m.

VI. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. New applications

- a. HPB File No. 7598 a.k.a. BOA File 3694, **400, 410 & 420 Collins Avenue & 221 4th Street – Temporary Parking Lot**. The applicant, Savoy Hotel Partners, LLC., is requesting a modification to previously approved variances to allow for an additional 12 month period of time to utilize the existing ground level parking lot at 221 4th Street and 400, 410, 420 Collins Avenue while it seeks additional approvals from the Historic Preservation Board and the Planning Board for a new proposed main use parking garage.

APPROVED; Needelman/Bradley 5-0

10:21 a.m.

VII. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS/VARIANCES

1. Previously continued applications

- a. 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 March 8, 2016; Bradley/Bailleul 5-0

10:52 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.

NO QUORUM, CONTINUED to February 9, 2016 (Needelman recused)

9:13 a.m.

2. New applications

- a. HPB File No. 7593, **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: **1638 Jefferson Avenue**.

APPROVED; Bailleul/Stuart 5-0

10:30 a.m.

- b. HPB File No. 7596, **1450 Collins Avenue – Senor Frogs**. The applicant, Senor Frogs Miami, LLC, is requesting variances to exceed the maximum area for projecting signs and to exceed the maximum aggregate area permitted for signage.

APPROVED; Stuart/Needelman 5-0

10:37 a.m.

VIII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

IX. CITY ATTORNEY UPDATES

X. NEXT MEETING DATE REMINDER
Tuesday, February 9, 2016 at 9:00 a.m.

XI. ADJOURNMENT
11:37 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).