

MIAMI BEACH

PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, March 10, 2015
9:00 A.M.**

ATTENDANCE:

Board: Five (5) of six (6) members present: David Wieder, Dominique Bailleul, Jane Gross. Herb Sosa and John Stuart (Wyn Bradley absent)

Staff: Deborah Tackett, Jake Seiberling, Waldhys Rodoli and Eve Boutsis

I. REQUESTS FOR CONTINUANCES/OTHER

1. HPB File No. 7489, **1010 14th 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 April 14, 2015, Bailleul/Sosa 5-0

9:08 a.m.

2. HPB File No. 7504, **1001 Collins Avenue – Essex House Hotel**. The applicant, 2K Essex House Hotel, is requesting an After-the-Fact Certificate of Appropriateness for the installation of a canopy structure within the courtyard along 10th Street, including a variance to waive the minimum required street side pedestal setback to retain the existing structure.

CONTINUED to April 14, 2015, Bailleul/Gross 5-0

9:08 a.m.

3. HPB File No. 7367, **1775 Collins Avenue – Raleigh Hotel**. The applicant, Elmira Miami, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 8-story building, including the construction of a two new 2-story ground level detached additions in the rear yard. Specifically, the applicant is requesting design modifications to proposed new construction and alterations to the existing historic hotel and property.

CONTINUED to April 14, 2015, Bailleul/Gross 5-0

9:09 a.m.

4. HPB File No. 7420, **4833 Collins Avenue – The Miami Beach Resort**. The applicant, Miami Beach Resort Owner, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 18-story hotel building, including but not limited to, the introduction of new balconies along the north, south and east elevations, the redevelopment of the eastern ground level pool deck, and

introduction of a new rooftop pool and deck at the southwest portion of the building. Specifically, the applicant is requesting approval for the construction of a 1-story roof top addition, modifications to the pool deck plan and modifications to the rear accessory structures.

CONTINUED to April 14, 2015, Bailleul/Gross 5-0

9:09 a.m.

5. 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. **[Staff is recommending a continuance to the May 12, 2015 meeting]**

CONTINUED to April 14, 2015, Sosa/Gross 5-0

9:09 a.m.

II. HISTORIC DESIGNATIONS – SINGLE FAMILY

1. HPB File No. 7520, **5313 North Bay Road**. The applicant, Francinelee Hand, 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 5-0

9:24 a.m.

III. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. HPB File No. 7380, **318 21st Street – Ansonia Apartments**. The applicant, Plymouth Hotel, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 2-story building, including the construction of a new 1-story rooftop addition with active roof deck, as part of a new hotel development. Specifically, the applicant is requesting more extensive demolition than previously approved.

CONTINUED to April 14, 2015, Bailleul/Gross 5-0

9:21 a.m.

2. HPB File No. 7497, **818 Lincoln Road**. The applicant, 818 Lincoln Investments, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the total demolition of the existing building, classified as 'Non-Contributing', and the construction of a new 3-story commercial building, including a variance to waive all of the required off-street loading spaces. Specifically, the applicant is requesting a new variance to waive the minimum required rear setback.

APPROVED; Stuart/Sosa 5-0

9:30 a.m.

IV. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. New Applications
 - a. HPB File No. 7471, **426 Euclid Avenue**. The applicant, Sofi Partners, LLC, is requesting a Certificate of Appropriateness for the construction of a 4-story hotel building on a vacant lot.

APPROVED;Bailluel/Sosa 5-0

9:33 a.m.

- b. HPB File No. 7513, **1035 Lincoln Road – Nike**. The applicant, 1035 Lincoln Road, LTD, is requesting a Certificate of Appropriateness for the total demolition of the existing building, classified as ‘Non-Contributing’, and the construction of a new 2-story commercial building, including a variance to waive all minimum required parking for off-street loading spaces.

CONTINUED to April 14, 2015, Gross/Bailluel 5-0

9:20 a.m.

V. NEW BUSINESS

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.

DISCUSSED; Recommendation in favor of the proposed ordinance to Mayor and City Commission, Gross/Sosa 5-0

10:28 a.m.

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.

DISCUSSED; Recommendation in favor of the proposed ordinance to Mayor and City Commission, Gross/Sosa 5-0 **10:28 a.m.**

3. Discussion: Historic Single Family Home Incentives
DISCUSSED; The Board adopted a resolution urging the Mayor and City Commission to support an ordinance clarifying that the single-family homes incentives ordinance is not applicable to single-family homes located within local historic districts, Sosa/Stuart 5-0 **10:43 a.m.**

VI. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VII. CITY ATTORNEY UPDATES

VIII. NEXT MEETING DATE REMINDER
Tuesday, April 14, 2015 at 9:00 a.m.

IX. ADJOURNMENT
12:02 p.m.