

MIAMI BEACH

PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, October 14, 2014
9:00 A.M.**

ATTENDANCE:

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

Staff: Deborah Tackett, Jake Seiberling, Gary Held and Eve Boutsis

I. REQUESTS FOR CONTINUANCES / OTHER

1. HPB File No. 7446, **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: **100 Lincoln Road.**

NO ACTION TAKEN due to City Commission approved moratorium

2. HPB File No. 7447, **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: **31 Venetian Causeway.**

NO ACTION TAKEN due to City Commission approved moratorium

3. HPB File No. 7448, **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: **1400 Washington Avenue.**

NO ACTION TAKEN due to City Commission approved moratorium

4. HPB File No. 7450, **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: **907 Collins Avenue.**

NO ACTION TAKEN due to City Commission approved moratorium

5. HPB File No. 7452, **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: **1096 15th Street.**

NO ACTION TAKEN due to City Commission approved moratorium

6. HPB File No. 7453, **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.**

NO ACTION TAKEN due to City Commission approved moratorium

7. HPB File No. 7454, **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: **2402 Collins Avenue.**

NO ACTION TAKEN due to City Commission approved moratorium

8. HPB File No. 7455, **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: **199 21st Street.**

NO ACTION TAKEN due to City Commission approved moratorium

9. HPB File No. 7456, **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: **796 15th Street.**

NO ACTION TAKEN due to City Commission approved moratorium

10. HPB File No. 7443, **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: **4620 Collins Avenue.**

NO ACTION TAKEN due to City Commission approved moratorium

11. HPB File No. 7449, **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: **531 13th Street.**

NO ACTION TAKEN due to City Commission approved moratorium

12. HPB File No. 7451, **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:
229 16th Street.

NO ACTION TAKEN due to City Commission approved moratorium

13. HPB File No. 7477, **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:
690 Washington Avenue.

NO ACTION TAKEN due to City Commission approved moratorium

14. HPB File No. 7478, **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:
99 4th Street.

NO ACTION TAKEN due to City Commission approved moratorium

15. HPB File No. 7480, **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:
700 3rd Street.

NO ACTION TAKEN due to City Commission approved moratorium

16. HPB File No. 7481, **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:
99 15th Street.

NO ACTION TAKEN due to City Commission approved moratorium

17. HPB File No. 7482, **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:
200 16th Street.

NO ACTION TAKEN due to City Commission approved moratorium

18. HPB File No. 7484, **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: **1 18th Street.**

NO ACTION TAKEN due to City Commission approved moratorium

19. HPB File No. 7485, **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:
200 19th Street.

NO ACTION TAKEN due to City Commission approved moratorium

20. HPB File No. 7486, **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:
301 11th Street.

NO ACTION TAKEN due to City Commission approved moratorium

21. 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.

NO ACTION TAKEN; This application will be renoticed for December 9, 2014

22. HPB File No. 7487, **2111 Collins Avenue (AKA 2100 Collins Avenue) – Collins Park.** The applicant, City of Miami Beach, is requesting a Certificate of Appropriateness for the installation of a freestanding pole-mounted Shinola Clock within Collins Park.

WITHDRAWN

23. 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.

NO ACTION TAKEN; continued to December 9, 2014

24. 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.

NO ACTION TAKEN; continued to December 9, 2014

25. 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 November 14, 2014; Bailleul/Sosa 5-0

9:11 a.m.

26. 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 November 14, 2014; Bailleul/Sosa 5-0

9:11 a.m.

II. NEW BUSINESS

1. Discussion: Plymouth Hotel – Palm Trees

NO ACTION TAKEN; continued to November 14, 2014

2. Discussion: Pinetree Drive update

NO ACTION TAKEN; continued to November 14, 2014

3. Discussion: Update – North Beach

DISCUSSED; update given by Planning Department staff

III. SINGLE FAMILY HOMES

1. HPB File No. 7470, **7711 Collins Avenue**. The applicants, Joseph Arnow and Deborah Arnow, are requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 1-story home, along with the construction of new two (2) story ground level addition.

APPROVED; Bailleul/Gross 5-0

9:13 a.m.

IV. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. HPB File No. 7214, **530 Lincoln Road**. The applicant, 530 Lincoln Owner LLC., is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing 2-story mixed-

use building, including raising the height of the existing roof, and the construction of a new atrium structure with operable skylight over the existing courtyard, as part of the conversion of the entire structure to commercial uses. Specifically, the applicant is requesting to modify the location of an interior stairwell from the west side of the building to the central atrium area.

APPROVED; Gross/Bailleul 5-0

9:30 a.m.

2. HPB File No. 3435, **310 Collins Avenue**. The applicant, JHPSB Collins Ventures, 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 prior 2-story building on the site. Specifically, the applicant is requesting to modify condition C.1. of the Order.

APPROVED; Sosa/Gross 5-0

9:52 a.m.

V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued applications from August 12, 2014

- a. HPB File No. 7414, **1440 Ocean Drive – The Betsy Hotel & 1433 Collins Avenue – The Carlton Hotel**. The applicants, Betsy Ross Owner, LLC and Ocean Court, LLC, are requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story Carlton Hotel located at 1433 Collins Avenue, including the construction of a new 1-story ground level addition located at the north side of the property, a new 4-story ground level addition located at the south side of the property and a new 1-story rooftop addition. Additionally, the applicant is proposing to construct a pedestrian bridge connecting the Carlton Hotel and the Betsy Hotel, at the third levels. The new pedestrian bridge is proposed to be located above the public alleyway. Alterations to the exterior of the Betsy Hotel located at 1440 Ocean Drive are limited to the pedestrian bridge and alley improvements.

APPROVED; Sosa/Bailleul 5-0

11:20 a.m.

2. New Applications

- a. HPB File No. 7475, **1776 Collins Avenue – Redbury Hotel**. The applicant, SOBE Hotel Miami Beach, LLLP., is requesting a Certificate of Appropriateness for the installation of a new rooftop bar.

APPROVED; Gross/Stuart 4-0 (Sosa Absent)

12:02 p.m.

- b. HPB File No. 7476, **3101 Collins Avenue – Riu Hotel**. The applicant, Riutel Fla Inc., is requesting a Certificate of Appropriateness for the installation of a new reception desk within the lobby.

APPROVED; Bailleul/Stuart 4-0 (Sosa Absent)

12:08 p.m.

- c. HPB File No. 7457, **302-336 Collins Avenue**. The applicant, JHPSB Collins Ventures, LLC, is requesting a Certificate of Appropriateness for the partial demolition and restoration of an existing 2-story building, the total demolition of an existing Non-Contributing 4-story structure and the construction of a new 5-story multi-family building.

APPROVED; Sosa/Gross 5-0

9:52 a.m.

- d. HPB File No. 7461, **825 Michigan Avenue**. The applicant, 825 Michigan Avenue, LLC, is requesting a 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.

APPROVED; Baulleul/Sosa 5-0

11:52 a.m.

- e. HPB File No. 7473, **600-610 Collins Avenue & 215 6th 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.

CONTINUED; Baulleul/Sosa 5-0

11:22 a.m.

- f. HPB File No. 7474, **400, 410 & 420 Collins Avenue & 221 4th Street**. The applicant, Savoy Hotel Partners, LLC, is requesting a Certificate of Appropriateness for the construction of a new 7-story building on an existing surface parking lot.

APPROVED; Gross/Stuart 4-0 (Sosa absent)

12:26 p.m.

VI. NEW BUSINESS

VII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VIII. CITY ATTORNEY UPDATES

IX. NEXT MEETING DATE REMINDER:
Friday, November 14, 2014 at 9:00 am

X. ADJOURNMENT
Meeting adjourned at 1:43 p.m.