

MIAMI BEACH

PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, September 9, 2014
9:00 A.M.**

ATTENDANCE:

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

Staff: Deborah Tackett, Jake Seiberling and Gary Held

I. ELECTION OF CHAIR

DAVID WIEDER ELECTED AS CHAIR; (Gross/Bailleul) 7-0

4:52 p.m.

II. REQUESTS FOR CONTINUANCES / OTHER

1. 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 REQUIRED; application re-noticed for October 14, 2014

2. 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.**

CONTINUED to October 14, 2014; Bradley/Gross 6-0 (Wieder absent)

9:10 a.m.

3. 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.**

CONTINUED to October 14, 2014; Bradley/Bailleul 6-0 (Wieder absent)

9:11 a.m.

4. 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.

CONTINUED to October 14, 2014; Bradley/Bailleul 6-0 (Wieder absent) 9:11 a.m.

5. 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 REQUIRED; application re-noticed for October 14, 2014

6. 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.

CONTINUED to October 14, 2014; Bradley/Bailleul 6-0 (Wieder absent) 9:11 a.m.

7. 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.

CONTINUED to October 14, 2014; Bradley/Bailleul 6-0 (Wieder absent) 9:11 a.m.

8. 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.

CONTINUED to October 14, 2014; Bradley/Bailleul 6-0 (Wieder absent) 9:11 a.m.

9. 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.

CONTINUED to October 14, 2014; Bradley/Bailleul 6-0 (Wieder absent) 9:11 a.m.

10. 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.

CONTINUED to October 14, 2014; Bradley/Bailleul 6-0 (Wieder absent) 9:11 a.m.

11. 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.

CONTINUED to October 14, 2014; Bradley/Bailleul 6-0 (Wieder absent) 9:11 a.m.

12. HPB File No. 7458, **1663-1675 James and 1662-1676 Collins Avenue**. The applicant, New Rex Corp, is requesting a Certificate of Appropriateness for the construction of a new 7-story parking garage, including ground level retail and a rooftop restaurant, which will replace an existing surface parking lot.

CONTINUED to November 14, 2014; Gross/Bailleul 6-0 (Wieder absent) 9:14 a.m.

III. HISTORIC DESIGNATIONS

1. Previously continued applications from June 10, 2014
- a. HPB File No. 7432 – **Proposed North Shore Historic District**. 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 proposed designation of the North Shore Historic District. The proposed historic district is generally bounded by 73rd Street to the south, Dickens Avenue, Hawthorne Avenue and Crespi Boulevard to the west, 87th Street to the north, and Collins Avenue to the east. If the Historic Preservation Board finds that the possible district area meets the criteria of the land development regulations for designation, it may instruct the Planning Department to prepare a Designation Report pursuant to Section 118-591(b), of the City Code of Miami Beach.

Staff directed to prepare a Formal Designation Report for the North Shore Local Historic District, with modified boundaries recommend by staff; Bradley/Gross 7-0 9:15 a.m.

- b. HPB File No. 7433 – **Proposed Normandy Isles Historic District**. 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 proposed designation of the Normandy Isles Historic District. The proposed historic district is generally bounded by Biscayne Bay to the south, Ray Street, Rue Notre Dame and Rue Versailles to the west, Normandy Shores Golf Course to the north, and the western bulkhead of Indian Creek to the east. If the Historic Preservation Board finds that the possible district area meets the criteria of the land development regulations for designation, it may instruct the Planning Department to prepare a Designation Report pursuant to Section 118-591(b), of the City Code of Miami Beach.

Staff directed to prepare a Formal Designation Report for the Normandy Isles Local Historic District, with modified boundaries recommend by staff; Bradley/Gross 7-0 9:15 a.m.

IV. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. Previously continued applications from July 8, 2014
- a. HPB File No. 5911, **311-313 Meridian Avenue**. The applicant, M 311 Meridian Owner LLC., is requesting modifications to a previously issued Certificate of Appropriateness for the total demolition of an existing 2-story structure and the total demolition of an existing single story

structure. Specifically, the applicant is requesting to modify conditions C.1.b. through e. of the Order.

APPROVED; Stuart/Manning 5-2 (Sosa, Bradley)

10:20 a.m.

V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued applications from July 8, 2014

- a. HPB File No. 7440, **311-321 Meridian Avenue**. The applicant, M 311 Meridian Owner LLC., is requesting a Certificate of Appropriateness for the total demolition of an existing non-contributing structure and the construction of a new 4-story multi-family building.

APPROVED; Bradley/Manning 7-0

10:20 a.m.

2. Previously continued applications from August 12, 2014

- a. HPB File No. 7427, **1060 Ocean Drive**. The applicant, Nakash Strand, LLC., is requesting a Certificate of Appropriateness for modifications to the ground floor public interior spaces.

APPROVED; Wieder/Stuart 7-0

11:45 a.m.

- b. Discussion: **Planning Board File No. 2190. Telecommunications - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY CODE, CHAPTER 104, "TELECOMMUNICATIONS," ARTICLE I, "COMMUNICATIONS RIGHTS OF WAY," BY AMENDING AND PROVIDING DEFINITIONS; AMENDING THE REGISTRATION PROCESS; AMENDING THE PERMIT APPLICATION PROCESS TO REQUIRE THE ISSUANCE OF PERMITS; TO REQUIRE DESIGN AND APPROPRIATENESS REVIEW AND APPROVAL BY THE DESIGN REVIEW BOARD AND HISTORIC PRESERVATION BOARD; CREATING STANDARDS FOR COMMUNICATIONS FACILITIES DESIGN, LOCATION AND COLLOCATION; ADDING STANDARDS FOR SITE IMPROVEMENTS, USE OF AND RESTORATION OF SITES AND RIGHTS-OF-WAY, INCLUDING DISTANCE SEPARATION BETWEEN COMMUNICATIONS FACILITIES AND BETWEEN SUCH FACILITIES AND RESIDENTIAL USES AND CONTRIBUTING BUILDINGS IN HISTORIC DISTRICTS; TO PROVIDE FOR COMPENSATION TO THE CITY FOR THE USE OF PUBLIC RIGHTS-OF-WAY FOR THESE PURPOSES; AND AMENDING SUCH OTHER SECTIONS AS ARE APPROPRIATE TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE; AND AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE, CHAPTER 118, ARTICLE II, "BOARDS, DIVISIONS 3 AND 4, "DESIGN REVIEW BOARD" AND "HISTORIC PRESERVATION BOARD," SECTIONS 118-71 AND 118-102, "POWERS AND DUTIES," TO ADD REVIEW AND APPROVAL OF IMPROVEMENTS IN THE RIGHTS-OF-WAY AS BEING WITHIN THE JURISDICTION OF THE DESIGN REVIEW BOARD AND HISTORIC PRESERVATION BOARD RESPECTIVELY, AND CHAPTER 118, ARTICLE VI, "DESIGN REVIEW PROCEDURES," SECTION 118-251, "DESIGN REVIEW CRITERIA," AND ARTICLE X, "HISTORIC PRESERVATION," DIVISION 3, "ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF**

APPROPRIATENESS FOR DEMOLITION,” SECTION 118-564, “DECISIONS ON CERTIFICATES OF APPROPRIATENESS,” ADDING CRITERIA FOR SUCH REVIEW FOR TELECOMMUNICATIONS EQUIPMENT AND FACILITIES; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY AND AN EFFECTIVE DATE.

DISCUSSED; recommended in favor of proposed ordinance to Mayor and City Commission with modification; Stuart/Manning 7-0 12:55 p.m.

3. New Applications

- a. HPB File No. 7459, **419 Michigan Avenue**. The applicant, RG Michigan 2014, is requesting a Certificate of Appropriateness for the total demolition of two existing non-contributing structures and the construction of a new 4-story hotel.

APPROVED; Manning/Bradley 7-0 2:29 p.m.

- a. HPB File No. 7465, **1775 James Avenue**. The applicant, The City of Miami Beach Planning Department, is requesting to change the building status of the existing 2-story structure from non-contributing to contributing in the City’s Historic Properties Database.

DENIED; Wieder/Manning 3-4 (Sosa, Gross, Bradley & Bailleul) 3:08 p.m.

- b. HPB File No. 7463, **1775 James Avenue – Jade Hotel**. The applicant, 1775 James Avenue LLC., is requesting a Certificate of Appropriateness for the total demolition of an existing 2-story non-contributing structure and the construction of a new 5-story hotel.

CONTINUED to November 14, 2014; Bradley/Bailleul 7-0 3:08 p.m.

- c. HPB File No. 7466, **1550 Meridian Avenue**. The applicant, 1550 Meridian Ave LLC., is requesting a Certificate of Appropriateness for the construction of a new 3-story detached ground level addition at the rear of the property.

APPROVED; Bradley/Stuart 6-0 (Sosa absent) 4:55 p.m.

VI. NEW BUSINESS

1. Discussion: 3400 Collins Avenue – Atlantic Beach Hotel

DISCUSSED 5:22 p.m.

VII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VIII. CITY ATTORNEY UPDATES

IX. NEXT MEETING DATE REMINDER:
Tuesday, November 14, 2014 at 9:00 a.m.

X. ADJOURNMENT
Meeting adjourned at 5:33 p.m.