

MIAMI BEACH

PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, April 14, 2015
9:00 A.M.**

ATTENDANCE

Board: Six (6) of six (6) members present: David Wieder, Dominique Bailleul, Wyn Bradley, Jane Gross, Herb Sosa & John Stuart

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

I. REQUESTS FOR CONTINUANCES/OTHER

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 May 12, 2015, Gross/Bailleul 6-0

9:30 a.m.

2. 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 May 12, 2015, Bailleul/Gross 6-0

9:30 a.m.

3. HPB File No. 7524, **1760 Michigan Avenue**. The applicant, 1760 Michigan LLC, is requesting that the Historic Preservation Board approve a request for the designation of the existing 1-story home as an individual historic single family residence.

WITHDRAWN; no action required

4. 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 May 12, 2015, Bailleul/Bradley 6-0

9:31 a.m.

II. NEW BUSINESS

1. Discussion: MXE setback regulations
DISCUSSED; Recommendation in favor of the proposed ordinance to Mayor and City Commission, Bradley/Sosa 6-0 **9:32 a.m.**

2. Discussion: HPB Resolution supporting a Miami-Dade County Tax Abatement Application for **4041 Collins Avenue – Historic Crown Hotel**.
DISCUSSED; The Board adopted a resolution in support of the Miami-Dade County Tax Abatement Application, Sosa/Gross 6-0 **9:35 a.m.**

3. Quasi-Judicial Procedures 101
DISCUSSED **9:19 a.m.**

III. SINGLE FAMILY HOMES

1. Requests for Certificates of Appropriateness

a. 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 June 9, 2015, Bailleul/Gross 6-0 **9:38 a.m.**

IV. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. Previously Continued applications

a. 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 approval for design modifications to the previously approved project and the modification of Conditions C.1.(i) & C.1.(j), in order to construct the north and south cabana structures at a height of 23'-8" measured from grade; Condition C.1.(k), in order to retain the existing 8'-0" tall north property wall; and Condition C.7.(c), to allow for commercial use of the north cabana rooftop.

APPROVED; Sosa/Bradley 6-0 **10:13 a.m.**

b. 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.

APPROVED; Bradley/Sosa 6-0 **12:17 p.m.**

- c. 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, including a variance to exceed the maximum permitted building height and modifications to the previously approved project.

APPROVED; Certificate of Appropriateness – Bradley/Sosa 6-0

DENIED; Variance – Gross/Sosa 6-0

12:24 p.m.

2. New Applications

- a. HPB File No. 7362, **230 Lincoln Road.** The applicant, Americas Trade Center, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and rehabilitation of an existing ‘non-contributing’ structure as part of a new retail development. Specifically, the applicant is requesting design modifications to the previously approved project.

CONTINUED to June 9, 2015, Gross/Bailleul 6-0

1:05 p.m.

V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued 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 May 12, 2015, Gross/Bradley 4-0, Sosa absent, Stuart recusal

1:35 & 3:30 p.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.

APPROVED;
Certificate of Appropriateness – Bradley/Sosa 6-0
Variance –Sosa/Bradley 6-0

2:02 p.m.

- c. 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.

CONTINUED to May 12, 2015, Bradley/Bailleul 5-0, Sosa absent 3:41 p.m.

2. New Applications

- a. HPB File No. 7516, **335 & 347 Washington Avenue – St. Augustine Hotel**. The applicant, 335 Washington Avenue – Miami Beach LLC; 347 Washington Avenue – Miami Beach LLC, is requesting a Certificate of Appropriateness for the total demolition of the existing 1 and 2-story buildings located at rear of 335 Washington Avenue, the partial demolition, renovation and restoration of the existing 2-story St. Augustine Hotel, including the construction of a new rooftop pool and deck, the construction of a new 4-story ground level addition, with roof deck, and variances to waive the required rear setback and to exceed the maximum building height as part of a new hotel development.

CONTINUED to May 12, 2015, Gross/Bailleul 5-0, Sosa absent 5:51 p.m.

- b. HPB File No. 7518, **2901-2911 Indian Creek Drive**. The applicant, 2901 JMH, LLC, is requesting a Certificate of Appropriateness for the total demolition of the existing 2-story 'contributing' building located at the northeast corner of the property, the partial demolition, renovation and restoration of the two 2-story buildings, including the construction of a 1-story roof-top addition and a 7-story ground level addition. Additionally, variances are requested to waive the required pedestal front, side, side facing the street, sum of the side yards and rear setbacks, to waive the required tower side, side facing the street, sum of the sides and rear setbacks, to exceed the maximum projection of balconies and terraces and to waive the minimum width and curb cut for a two way driveway.

CONTINUED to May 12, 2015, Gross/Bailleul 5-0, Sosa absent 5:51 p.m.

- c. HPB File No. 7521, **2100 Collins Avenue – Bass Museum**. The applicant, Friends of the Bass Museum, Inc., is requesting a Certificate of Appropriateness for the partial demolition, renovation and expansion of the existing structure.

CONTINUED to May 12, 2015, Gross/Bailleul 5-0, Sosa absent 5:51 p.m.

- d. HPB File No. 7522, **1030 15th Street**. The applicant, Shoma Investment Company / Shoma South Beach Development, LLC, c/o Felix Lasarte, Esq. The Lasarte Law Firm, is requesting a Certificate of Appropriateness for the construction of a new 3-story multi-family residential building on a vacant lot.

CONTINUED to May 12, 2015, Gross/Bailleul 5-0, Sosa absent 5:51 p.m.

- e. HPB File No. 7523, **624 Michigan Avenue**. The applicant, 624 Michigan LLC, is requesting a Certificate of Appropriateness for 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

pedestal rear setback, and to waive the required rear setback for at grade parking spaces.

CONTINUED to May 12, 2015, Gross/Bailleul 5-0, Sosa absent

5:51 p.m.

- VI. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER
- VII. CITY ATTORNEY UPDATES
- VIII. NEXT MEETING DATE REMINDER
Tuesday, May 12, 2015 at 9:00 a.m.
- IX. ADJOURNMENT
5:54 p.m.