

# MIAMI BEACH

## PLANNING DEPARTMENT

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### HISTORIC PRESERVATION BOARD

#### AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, May 12, 2015  
9:00 A.M.**

#### ATTENDANCE

**Board:** Six (6) of seven (7) members present: David Wieder, Dominique Bailleul, Wyn Bradley, Jane Gross, Scott Needelman & John Stuart. Absent: Herb Sosa.

**Staff:** Deborah Tackett, Michael Belush, 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.

**NO ACTION REQUIRED; application to be renoticed**

**9:12 a.m.**

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2. HPB File No. 7538, **1500 Collins Avenue – Haddon Hall Hotel**. The applicant, Haddon Hall Hotel Owner, LLC, is requesting a Certificate of Appropriateness for a change of copy for three recreated historic signs.

**CONTINUED to July 14, 2015, Gross/Bradley 6-0**

**9:13 a.m.**

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3. HPB File No. 7457, **302-336 Collins Avenue**. The applicants, JHPSB Collins Development, LLC and JHPSB Collins Development 2, LLC, are requesting modifications to a previously issued 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. Specifically, the applicants are requesting a variance to exceed the maximum building height.

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

**9:14 a.m.**

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#### II. SINGLE FAMILY HOMES

1. Previously Continued applications
  - a. HPB File No. 7489, **1010 14<sup>th</sup> 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.

**APPROVED; Bradley/Bailleul 6-0**

**9:16 a.m.**

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III. 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.

**APPROVED; Bradley/Gross 6-0**

**9:24 a.m.**

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- b. 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.

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

**9:31 a.m.**

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- c. 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 10<sup>th</sup> Street, including a variance to waive the minimum required street side pedestal setback to retain the existing structure.

**APPROVED;  
Certificate of Appropriateness – Bradley/Gross 6-0  
Variance – Bailleul/Bradley 6-0**

**9:48 a.m.**

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- d. 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.

**MOTION: Not to accept any additional re-buttal reports; Bailleul/Gross 6-0  
APPROVED; Gross/ Bailleul 6-0**

**10:03 a.m.**

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- e. 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.

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

**12:40 p.m.**

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- f. 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.

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

**1:22 p.m.**

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- g. 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.

**APPROVED; Gross/ Bradley 6-0**

**2:11 p.m.**

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- h. HPB F 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.

**APPROVED; Gross/Bailleul 6-0**

**2:35 p.m.**

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#### IV. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

##### 1. New Applications

- a. HPB File No. 7271, **234 Washington Avenue**. The applicant, Washington 234, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing single story bungalow, a 3-story ground level addition to the existing building, and the construction of a new 4-story multifamily building at the rear of the

site. Specifically, the applicant is requesting design modifications to the previously approved project, including variances to waive the minimum required width for an interior drive aisle, to waive the minimum required width for driveway entrance, to waive the minimum required rear setback for parking and to waive the minimum required pedestal rear setback for an open structure.

**Application Tabled** **2:45 p.m.**  
**APPROVED;**  
**Certificate of Appropriateness – Gross/Stuart 5-1 (Bradley)**  
**Variance – Stuart/Gross 6-0** **3:32 p.m.**

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V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. New Applications

- a. HPB File No. 7526, **7403 Collins Avenue – Normandy Theater**. The applicant, If Six Were Nine, LLC, is requesting a Certificate of Appropriateness for the partial interior demolition and renovation of the existing 2-story building.

**APPROVED; Wieder/Bradley 6-0** **2:49 p.m.**

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- b. HPB File No. 7527, **928 Jefferson Avenue**. The applicant, First on Jefferson, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing 2-story building, as well as the construction of a new 3-story multifamily building with a roof top deck at the rear of the property including a variance to waive the required pedestal rear setback.

**APPROVED; Stuart/Bailleul 6-0** **4:00 p.m.**

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- c. HPB File No. 7528, **232 5th Street**. The applicant, 232 Collins Washington Holdings, LLC, is requesting a Certificate of Appropriateness for the partial demolition and renovation of an existing 2-story building.

**APPROVED; Bradley/Gross 6-0** **4:04 p.m.**

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- d. HPB File No. 7531, **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**.

**APPROVED; Stuart/Gross 6-0,** **4:08 p.m.**

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- a. HPB File No. 7536, **230 20th Street – Santa Barbara Hotel**. The applicant, Santa Barbara 230, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 2-story building, including the construction of an attached 5-story addition and the construction of two 1-story rooftop additions, including a variance from the minimum required hotel unit size, variances from the minimum required side and rear setbacks, variances from the maximum allowable projection into the required side and rear yards, and a variance from the required loading spaces.

**APPROVED;  
Certificate of Appropriateness – Bradley/Gross 6-0  
Variance – Gross/Bailleul 5-1 (Needelman)**

**4:29 p.m.**

- b. HPB File No. 7539, **1901 Collins Avenue – Shore Club Hotel**. The applicant, Shore Club Property Owner, LLC, is requesting a Certificate of Appropriateness for the construction of a porte cohere at the north façade of the Cromwell Hotel building including variances to waive the minimum required side setback facing a street for the construction of a driveway along 20<sup>th</sup> Street and to waive the minimum required width for such driveway.

**CONTINUED to July 14, 2015 – Bailleul/Bradley 6-0**

**12:15 p.m.**

VI. NEW BUSINESS

1. Discussion: City's Adopted Color Chart

**NOT DISCUSSED; CONTINUED TO FUTURE MEETING**

**5:50 p.m.**

VII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VIII. CITY ATTORNEY UPDATES

IX. NEXT MEETING DATE REMINDER  
**Tuesday, June 9, 2015 at 9:00 a.m.**