

MIAMI BEACH

PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, June 9, 2015
9:00 A.M.**

ATTENDANCE

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

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

I. REQUESTS FOR CONTINUANCES/OTHER

1. HPB File No. 7519, **2901 Collins Avenue – The Edition Hotel**. The applicant, Seville Acquisition, LLC, is requesting variances to reduce the minimum required side and rear setbacks for a perimeter fence.

NO ACTION REQUIRED; application to be renoticed

2. 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.

NO ACTION REQUIRED; application withdrawn

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 July 14, 2015, Sosa/Gross 6-0

9:05 a.m.

II. EXTENSIONS OF TIME

1. HPB File No. 7374, **830 Lincoln Road**. The applicant, Miami Beach Lincoln, LLC, is requesting a one (1) year Extension of Time for a previously approved Certificate of Appropriateness for the partial demolition and renovation of the existing 2-story building, including the demolition of a non-contributing 1-story attached addition, the total demolition of a non-contributing 2-story detached addition and the construction of a new 3-story ground level addition, as part of a retail development.

APPROVED; Gross/Sosa 6-0

9:06 a.m.

III. SINGLE FAMILY HOMES

1. New applications

- a. HPB File No. 7543, **7825 Atlantic Way**. The applicant, Farid Suleman, is requesting a Certificate of Appropriateness for the extension of an elevator and override structure in order to access the roof deck.

DENIED; Gross/Sosa 4-2 (Needleman, Stuart)

9:07 a.m.

IV. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. Previously Continued 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.

APPROVED; Stuart/Gross 5-1 (Wieder)

9:39 a.m.

2. New applications

- a. HPB File No. 7473, **600-610 Collins Avenue & 215 6th Street**. The applicant, 600 Collins, LLC, is requesting modifications to a previously issued 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. Specifically, the applicant is requesting additional demolition of the first floor slab.

APPROVED; Sosa/Gross 6-0

9:26 a.m.

- b. HPB File No. 7434, **801 Lincoln Road**. The applicant, PPF MBL Portfolio, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition and renovation of the existing 1-story commercial building and the construction of a new 3-story ground level addition. Specifically, the applicant is requesting to modify condition C.1.f. of the Final Order, including new variances to reduce the required rear setback and to remove all required parking for off-street loading.

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

Variance (rear setback) – Gross/Bailleul 6-0

CONTINUED;

Variance (loading spaces) – Gross/Bailleul 6-0

10:05 a.m.

V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. New applications

- a. HPB File No. 7546, **801 Lincoln Road**. The applicant, PPF MBL Portfolio, LLC, is requesting a Certificate of Appropriateness for the installation of a projecting sign, including variances to relocate a projecting sign and to exceed its maximum size.

APPROVED;

Certificate of Appropriateness –Stuart/Gross 6-0

Variance – Stuart/Bailleul 6-0

10:05 a.m.

- b. HPB File No. 7529, **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: **1004 15th Street**.

APPROVED; Sosa/Bailleul 6-0

11:28 a.m.

- c. HPB File No. 7532, **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: **1495 Euclid Avenue**.

APPROVED; Sosa/Bailleul 6-0

11:28 a.m.

- d. HPB File No. 7533, **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: **415 16th Street**.

APPROVED; Sosa/Bailleul 6-0

11:28 a.m.

- e. HPB File No. 7534, **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: **2113 Collins Avenue**.

CONTINUED to September 8, 2015, Bailleul/Wieder 6-0

11:28 a.m.

- f. HPB File No. 7537, **538 Meridian Avenue**. The applicant, Solid Investment & Development, LLC, is requesting a Certificate of Appropriateness for the construction of a 5-story hotel building on a vacant lot including variances to reduce the minimum required width of interior and entrance drive aisles.

APPROVED;

Certificate of Appropriateness – Sosa/Gross 5-1 (Bailleul)

Variance – Stuart/Gross 6-0

CONTINUED;

Certificate of Appropriateness (color palette) – Sosa/Gross 5-1 (Bailleul)

11:52 a.m.

- g. HPB File No. 7541, **232 5th Street**. The applicant, 232 Collins Washington Holdings, LLC, is requesting a variance to exceed the

maximum square footage permitted for a sign and to locate the sign above the ground floor.

APPROVED; Sosa/Gross 6-0

12:35 p.m.

- h. HPB File No. 7544, **660 Washington Avenue – Angler’s Hotel**. The applicant, Angler’s Boutique Resort, LLC, is requesting modifications to a previously issued Certificate of Appropriateness including variances to reduce the required subterranean side facing a street setback for parking and to reduce the required setback from the driveway aisle to structural columns.

APPROVED; Gross/Bailleul 6-0

12:37 p.m.

- i. HPB File No. 7545, **1717 Collins Avenue – Surfcomber Hotel**. The applicant, Chisholm Properties South Beach, Inc., is requesting variances to reduce the required side and rear setbacks within the oceanfront overlay district for an open structure and deck, and variances to reduce the minimum required side and rear setbacks for a perimeter fence.

**APPROVED;
Variance (deck) – Sosa/Gross 6-0**

CONTINUED;

Variance (fence) – Bailleul/Needelman 6-0

12:41 p.m.

VI. NEW BUSINESS

VII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VIII. CITY ATTORNEY UPDATES

IX. NEXT MEETING DATE REMINDER
Tuesday, July 14, 2015 at 9:00 a.m.

X. ADJOURNMENT
12:58 p.m.