

# MIAMI BEACH

## PLANNING DEPARTMENT

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### HISTORIC PRESERVATION BOARD

#### AFTER ACTION REPORT

FOR MEETING HELD ON

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

#### ATTENDANCE

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

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

1. 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.

#### WITHDRAWN

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2. HPB File No. 7515, **1901 Collins Avenue – Shore Club Hotel**. The re-hearing applicants, Setai Resort and Residences Condominium Association, Inc., Dr. Stephen Soloway and Setai Hotel Acquisition, LLC, are requesting a re-hearing of a previous decision of the Historic Preservation Board wherein it approved 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, with the exception of the demolition proposed for the Crowmwell Hotel structure located along 20<sup>th</sup> Street. If the request for a re-hearing is granted, the matter may be heard immediately.

**NO ACTION TAKEN; Application will be re-noticed for the September 8, 2015 meeting**

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#### II. NEW BUSINESS

1. Discussion – Haddon Hall construction update

**DISCUSSED**

**9:15 a.m.**

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2. Discussion – Decorative Bike Racks  
**DISCUSSED; Recommendation to continue with the installation of the existing bike rack design within Local Historic Districts. Stuart/Gross 4-3 (Bailleul, Bradley & Wieder)**

**9:18 a.m.**

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3. Discussion – Ocean Terrace Development

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**DISCUSSED**

**9:50 a.m.**

III. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. New application

- a. HPB File No. 7552, **1200 Meridian Avenue – Flamingo Park Master Plan**. The applicant, City of Miami Beach, is requesting a Certificate of Appropriateness for the previously approved design of the Flamingo Park Master Plan, with minor modifications.

**APPROVED; Stuart/Sosa 6-0 (Needelman recused)**

**10:50 a.m.**

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IV. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. Previously Continued applications

- a. 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; Bradley/Gross 6-1 (Needelman)**

**11:50 a.m.**

- b. 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 October 13, 2015, Bailleul/Sosa 6-1 (Stuart)**

**12:37 p.m.**

2. New applications

- a. HPB File No. 2527, **6901 Collins Avenue**. The applicant, SMGW Golden Sands, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, restoration and renovation of an existing structure, and the construction of a new 17-story multifamily building. Specifically, the applicant is requesting approval for an increased scope of demolition.

**APPROVED; Gross/Bailleul 7-0**

**1:39 p.m.**

- b. HPB File No. 3688, **2200 Collins Avenue**. The applicant, AF1 International, LLC, is requesting modifications to a previously issued a Certificate of Appropriateness for the partial demolition of the existing 3-story structure at the center of the block, along with the construction of a new 2-story a new 4-story mixed-use building. Specifically, the

applicant is requesting to modify condition C.3 of the Final Order to allow for the installation of illuminated exterior signage and condition C.13.c. in order to serve alcohol past 2:00 a.m.

**APPROVED; Gross/Sosa 7-0**

**1:48 p.m.**

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V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued applications

- a. 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.

**APPROVED; Bradley/Sosa 7-0**

**1:48 p.m.**

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- 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 setback for the construction of a driveway along 20<sup>th</sup> Street and to waive the minimum required width for such driveway.

**APPROVED;  
Certificate of Appropriateness –Bradley/Bailleul 7-0  
Variances –Bailleul/Bradley 7-0**

**2:43 p.m.**

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- c. 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; Gross/Stuart 6-1 (Bailleul)**

**3:15 p.m.**

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2. New applications

- a. HPB File No. 7547, **2377 Collins Avenue – 1 Hotel**. The applicant, 2377 Collins Resort, L.P., a Delaware Limited Partnership, is requesting a Certificate of Appropriateness for Building Identification signs, and after- the-fact variances to relocate a permitted wall sign for a restaurant and to reduce the required pedestal side facing a street setback to permit an open structure with screening facing 24<sup>th</sup> Street.

**APPROVED;  
Certificate of Appropriateness –Bailleul/Sosa 7-0  
Variances –Bradley/Bailleul 7-0**

**3:19 p.m.**

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- b. HPB File No. 7548, **1434 Jefferson Avenue**. The applicant, Ms. Wendy Orange is requesting variances from the minimum required interior side yard setback, in order to enclose an existing carport and convert it to a living area.

**APPROVED; Stuart/Bailleul 6-1 (Gross)**

**3:34 p.m.**

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- c. HPB File No. 7551, **235 30<sup>th</sup> Street – Samantha Suites Hotel**. The applicant, 3031 SJ Realty, LLC, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 'Contributing' structures on the site and the construction of a new 1-story rooftop addition including variances from the minimum required hotel unit size, from the minimum the required side yard setbacks, and from the minimum required sum of the side yards setback.

**CONTINUED to September 9, 2015, Gross/Stuart 7-0**

**9:14 a.m.**

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- VI. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER
- VII. CITY ATTORNEY UPDATES
- VIII. NEXT MEETING DATE REMINDER  
**Tuesday, September 8, 2015 at 9:00 a.m.**
- IX. ADJOURNMENT  
**3:51 p.m.**