

HISTORIC PRESERVATION BOARD  
AFTER ACTION REPORT

FOR MEETING HELD ON

March 11, 2019, 9:00 A.M.

I. ATTENDANCE

**Board:** Seven (7) of seven (7) members present: Stevan Pardo, Jack Finglass, Nancy Liebman, Rick Lopez, Scott Needelman, Kirk Paskal & John Stuart

**Staff:** Debbie Tackett, Jake Seiberling & Nick Kallergis

II. APPROVAL OF MINUTES

1. February 12, 2019 Meeting

**APPROVED; Finglass/Lopez 7-0**

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III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. HPB18-0199, **100 Lincoln Road – Beachtown**. The applicant, GFI Investments, Inc., is requesting a Certificate of Appropriateness for the construction of an outdoor elevated dining terrace with bar counter above the existing surface parking area on the north side of the property, including variances to reduce the required pedestal interior side and rear setbacks, to reduce the required open space, rear and side setbacks within the Dune Preservation Overlay District, to reduce the required view corridor, side and rear setbacks, to exceed the maximum height for a deck within the Oceanfront Overlay District, to eliminate the residential or commercial use required facing the water at the ground level containing parking spaces, to reduce the required width for a two-way driveway and required width of a drive aisle for perpendicular parking. **[Continued from the February 12, 2019 meeting]**

**CONTINUED to the April 9, 2019 meeting; Liebman/Paskal 7-0**

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3. HPB18-0247, **925 Lenox Avenue**. An application has been filed requesting a Certificate of Appropriateness for the restoration of an existing 2-story building, the construction of a new, detached 3-story ground level addition and variances to reduce the required width, curb cut width and setback for a two way driveway, to reduce the required pedestal rear and side setbacks, and to reduce the required pedestal sum of the side yards. **[Continued from the February 12, 2019 meeting]**

**WITHDRAWN**

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**II. CONTINUED ITEMS**

1. HPB17-0130, **2301 Normandy Drive**. A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board relative to the proposed historic designation of 2301 Normandy Drive (International Inn) as an individual local historic site. **[Continued from the January 8, 2019 Meeting]**

**CONTINUED to the June 10, 2019 meeting; Stuart/Liebman 7-0**

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**The board approved a motion adopting a resolution urging the Mayor and City Commission to urge FDOT to maintain the right-of-way land south of the International Inn property in compliance with City standards or allow the adjacent property owner to maintain the land; Liebman/Lopez 7-0**

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2. HPB18-0242, **431 Washington Avenue**. An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for modifications to the Washington Avenue façade. Specifically, the applicant is requesting approval for the introduction of glass garage-type doors along the Washington Avenue and 5<sup>th</sup> Street facades. **[Continued from the January 8, 2019 meeting]**

**APPROVED; Stuart/Lopez 7-0**

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**III. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER**

**IV. NEW APPLICATIONS**

1. HPB18-0258, **599 Ocean Drive – Lummus Park**. An application has been filed requesting a Certificate of Appropriateness for the installation of additional fitness structures within Lummus Park east of Ocean Drive between 8<sup>th</sup> & 9<sup>th</sup> Streets.

**APPROVED; Liebman/Paskal 7-0**

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2. HPB18-0264, **800 Lincoln Road**. An application has been filed requesting a Certificate of Appropriateness for improvements at the roof levels and the introduction of a rooftop outdoor bar counter, landscape features and mechanical equipment including variances to exceed the allowable hours of operation for an accessory outdoor bar counter, to exceed the maximum sign area and for the installation of a sign along a frontage that does not provide direct access from the street.

**APPROVED;  
Certificate of Appropriateness; Paskal/Lopez 7-0  
Sign Variances; Stuart/Finglass 7-0  
Hours Variance; Liebman/Finglass 7-0**

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3. HPB18-0265, **550 9<sup>th</sup> Street**. An application has been filed requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing building and a variance from the required room size for hotel units, as part of a new hotel development.

**APPROVED; Needelman/Paskal 7-0**

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**VIII. DISCUSSION ITEM**

1. Historic District Resiliency Design Guidelines – update  
**DISCUSSED; a discussion item to be placed on the April 9, 2019 agenda.**

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X. **OTHER BUSINESS**

1. HPB19-0267, **3771 Royal Palm Avenue**. An application has been filed requesting the Historic Preservation Board's recommendation for a single family ad valorem tax exemption for the restoration, renovation, and rehabilitation of the existing home, as well as for the new construction proposed for the site.

**FAVORABLE RECOMMENDATION; Stuart/Finglass 7-0**

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IX. DISCUSSION ITEMS

X. OTHER BUSINESS

XI. ADJOURNMENT

Applications listed herein have been filed with the Planning Department for review by the Historic Preservation Board, pursuant Section 118-102 of the City's Land Development Regulations. All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Historic Preservation Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Applications for items listed herein are available for public inspection at the following link: [or](#) during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any items listed in this agenda may be continued. Under such circumstances, additional legal notice would not be provided. Please contact the Planning Department at (305) 673-7550 for information on the status of continued items.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: Appeals of any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in alternate format, sign language interpreter (five-business day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).