

HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

July, 9, 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, Michael Belush, Jake Seiberling & Nick Kallergis

II. APPROVAL OF MINUTES

1. June 10, 2019 Meeting

APPROVED; Finglass/Stuart 7-0

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

2. HPB19-0300, **6001 North Bay Road**. An application has been filed requesting that the Historic Preservation Board approve a request for the designation of the existing home as an individual historic single family residence.

ITEM TO BE RENOTICED FOR A FUTURE DATE; No Action Required

II. CONTINUED ITEMS

1. HPB18-0252, **355 19th Street**. An application has been filed requesting a Certificate of Appropriateness for the substantial demolition of the existing building and the construction of an attached addition, as part of a new hotel development, one or more waivers, and variances to reduce the required front setback, to exceed the maximum allowable projection and to eliminate the stair and minimum height clearance required when parking is provided at the ground level. **[Continued from the May 14, 2019 meeting]**

CONTINUED to the September 9, 2019 meeting; Liebman/Finglass 7-0

2. HPB19-0286, **1351 Lenox Avenue**. An application has been filed requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 2-story home and the construction of a 2-story ground level addition and a partial 1-story rooftop addition, one or more waivers, and a variance from the required side setback. **[Continued from the June 10, 2019 meeting]**

APPROVED; Stuart/Finglass 6-0 (Liebman absent)

III. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

1. HPB19-0298 a.k.a. HPB17-0122, **224 2nd Street**. An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition and renovation of the existing 1 and 2-story buildings on the site and the construction of an attached 1-story addition. Specifically, the applicant is requesting design modifications including the construction of an additional attached addition.

APPROVED; Finglass/Liebman 7-0

IV. NEW APPLICATIONS

1. HPB19-0295, **400, 410 & 420 Collins Avenue & 221 4th Street**. An application has been filed requesting a Certificate of Appropriateness for the construction of a new main use parking garage with accessory uses including variances from the required width for driveways and to exceed the maximum building height allowed.

**APPROVED;
Certificate of Appropriateness; Finglass/Needelman 7-0
Variance; Finglass/Paskal 7-0**

2. HPB19-0299, **4333 Collins Avenue**. An application has been filed requesting a Certificate of Appropriateness for the construction of a 1-story rooftop addition including a variance from the required interior side setback.

**APPROVED;
Certificate of Appropriateness; Paskal/Liebman 7-0
Variance; Stuart/Finglass 7-0**

IX. DISCUSSION ITEM

1. HPB18-0226, 2401 Collins Av – balcony glass color clarification (Time Certain 9:00 a.m.)

DISCUSSED

2. RM-3 Oceanfront height increase – proposed Ordinance
DISCUSSED; The Board recommended approval of the proposed ordinance. Finglass/Stuart 5-1 (Lopez) (Paskal absent). The Board made it clear that endorsement of the ordinance does not guarantee that any additional height will ultimately be approved, as the overall height, massing and demolition would be evaluated at the time an application is submitted to the HPB.

3. Ordinances addressing common variance requests in local historic districts (moved to September 9, 2019)

Discussion item moved to the September 9, 2019 hearing.

4. Ordinance to reduce parking requirements in local historic districts
DISCUSSED; The Board recommended that the North Shore National Register Historic District and Normandy Isles National Register Historic District be excluded from the proposed ordinance. The board believed that eliminating parking would remove the existing incentives to retain a contributing building, resulting in more demolition. The Board further recommended that the City Commission review the

particular needs of each of the City's historic and conservation districts before substantially modifying the parking requirements.

5. Lincoln Road height increase for hotel use – proposed Ordinance
DISCUSSED; The Board discussed the item and indicated support of the concept. However, concerns were expressed with the minimal public benefit proposed, and the Board recommended a much larger area be required. Additionally, the Board recommended the exploration of how additional height would allow the more substantial preservation of the contributing structures on Lincoln Road.

6. Historic District Resiliency Design Guidelines – update
DISCUSSED

7. 6979 Collins Avenue – Emergency Demolition Order
DISCUSSED

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.

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