

HISTORIC PRESERVATION BOARD  
AFTER ACTION REPORT

FOR MEETING HELD ON

September 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. July 9, 2019 Meeting

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

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III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. CONTINUED ITEMS

1. HPB18-0252, **355 19<sup>th</sup> 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 July 9, 2019 meeting]**

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

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VI. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

1. HPB19-0337, **2401 Collins Avenue**. An application has been filed requesting a clarification and possible modifications to conditions contained within the Final Order of the previously issued Certificate of Appropriateness for modifications to the window configurations on the east and west elevations and the demolition of the existing masonry railings in order to introduce new railings on all sides of the structure. Specifically, the applicant would like to clarify the color of the glass for the previously approved balcony railings.

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

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VII. NEW APPLICATIONS

1. HPB19-0314, **743 Washington Avenue**. An application has been filed requesting a Certificate of Appropriateness for exterior modifications to north and west facades of the existing structure and a variance to exceed the maximum sign area for a projecting sign.

**APPROVED;**  
**Certificate of Appropriateness; Paskal/Stuart 6-1 (Finglass)**  
**Variance; Paskal/Stuart 7-0**

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2. HPB19-0316, **245 & 251 Washington Avenue**. An application has been filed requesting a Certificate of Appropriateness for the construction of a temporary structure to be used as a private school and variances to reduce the required interior side yard setbacks for a school.

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

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3. HPB19-0336, **245 Washington Avenue**. An application has been filed requesting a Certificate of Appropriateness for the after-the-fact total demolition of the previously existing structure located at 245 Washington Avenue.

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

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4. HPB19-0303, **Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed 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: **140 10<sup>th</sup> Street**.

**APPROVED; Stuart/Lopez 6-0 (Finglass absent)**

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5. HPB19-0306, **Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed 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: **1532 Washington Avenue**.

**APPROVED; Stuart/Lopez 6-0 (Finglass absent)**

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6. HPB19-0307, **Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed 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: **102 13<sup>th</sup> Street**.

**APPROVED; Stuart/Lopez 6-0 (Finglass absent)**

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7. HPB19-0308, **Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed 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: **752 Washington Avenue**.

**APPROVED; Stuart/Lopez 6-0 (Finglass absent)**

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8. HPB19-0309, **Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed 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: **110 14<sup>th</sup> Street**.

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

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9. HPB19-0310, **Citywide Distributed Antenna System (DAS) Nodes.** An application has been filed 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: **1444 Ocean Drive.**

**APPROVED; Stuart/Lopez 6-0 (Finglass absent)**

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10. HPB19-0312, **Citywide Distributed Antenna System (DAS) Nodes.** An application has been filed 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: **110 12<sup>th</sup> Street.**

**APPROVED; Stuart/Lopez 6-0 (Finglass absent)**

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11. HPB19-0320, **Citywide Distributed Antenna System (DAS) Nodes.** An application has been filed 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: **1630 Collins Avenue.**

**CONTINUED TO OCTOBER 8, 2019; Stuart/Lopez 6-0 (Finglass absent)**

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12. HPB19-0330, **Citywide Distributed Antenna System (DAS) Nodes.** An application has been filed 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: **2210 Collins Avenue.**

**CONTINUED TO OCTOBER 8, 2019; Stuart/Lopez 6-0 (Finglass absent)**

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13. HPB19-0332, **Citywide Distributed Antenna System (DAS) Nodes.** An application has been filed 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: **198 27<sup>th</sup> Street.**

**APPROVED; Stuart/Lopez 6-0 (Finglass absent)**

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14. HPB19-0333, **Citywide Distributed Antenna System (DAS) Nodes.** An application has been filed 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: **2950 Collins Avenue.**

**CONTINUED TO OCTOBER 8, 2019; Stuart/Lopez 6-0 (Finglass absent)**

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15. HPB19-0334, **Citywide Distributed Antenna System (DAS) Nodes.** An application has been filed 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: **3503 Collins Avenue.**

**CONTINUED TO OCTOBER 8, 2019; Stuart/Lopez 6-0 (Finglass absent)**

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**IX. DISCUSSION ITEM**

1. Ordinances addressing common variance requests in local historic districts  
**DISCUSSED. Discussion item to be placed on the October 8, 2019 agenda.**
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2. Historic District Resiliency Design Guidelines – update  
**DISCUSSED.**

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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).