

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

| | | | |
|---|------------|--|------------------|
| Application Information | | | |
| FILE NUMBER PB21-0456 | | | |
| <input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision | | <input type="radio"/> Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance | |
| <input type="radio"/> Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input checked="" type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map | | <input type="radio"/> Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Other: | | | |
| Property Information – Please attach Legal Description as “Exhibit A” | | | |
| ADDRESS OF PROPERTY N/A | | | |
| FOLIO NUMBER(S) | | | |
| Property Owner Information | | | |
| PROPERTY OWNER NAME | | | |
| ADDRESS | | CITY | STATE |
| | | | ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |
| | | | |
| Applicant Information (if different than owner) | | | |
| APPLICANT NAME City of Miami Beach | | | |
| ADDRESS 1700 Convention Center Drive | | CITY Miami Beach | STATE FL |
| | | | ZIPCODE 33139 |
| BUSINESS PHONE 3056737550 | CELL PHONE | EMAIL ADDRESS N/A | |
| | | | |
| Summary of Request | | | |
| PROVIDE A BRIEF SCOPE OF REQUEST See Affidavit | | | |

| | | | |
|--|------------|---|-----------------------------------|
| Project Information | | | |
| Is there an existing building(s) on the site? | | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does the project include interior or exterior demolition? | | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Provide the total floor area of the new construction. | | SQ. FT. | |
| Provide the gross floor area of the new construction (including required parking and all usable area). | | SQ. FT. | |
| Party responsible for project design | | | |
| NAME | | <input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____ | |
| ADDRESS | | CITY | STATE ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |
| Authorized Representative(s) Information (if applicable) | | | |
| NAME Eric Carpenter | | <input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other <u>Assistant City Manager</u> | |
| ADDRESS 1700 Convention Center Dr, 4th Fl | | CITY Miami Beach | STATE FL ZIPCODE 33139 |
| BUSINESS PHONE 3056737000 | CELL PHONE | EMAIL ADDRESS | |
| NAME | | <input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____ | |
| ADDRESS | | CITY | STATE ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |
| NAME | | <input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____ | |
| ADDRESS | | CITY | STATE ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |

Please note the following information:


- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-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).

Please read the following and acknowledge below:

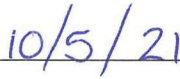
- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☐ Owner of the subject property ☒ Authorized representative


SIGNATURE

Eric Carpenter

PRINT NAME

DATE SIGNED

AFFIDAVIT

I, Eric Carpenter, being duly sworn, depose and say that I am the (Assistant) City Manager of the City of Miami Beach and as such, have been authorized by the City, to file the following application for a Planning Board public hearing:

PB21-0456. 7275 Collins Avenue. Band Shell Historic Designation. An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, amending the Land Development Regulations of the Miami Beach City Code, by amending Chapter 118, entitled "Administration and Review Procedures," Article X, entitled "Historic Preservation," Division 4, entitled "Designation," Section 118-593, entitled "historic preservation designation," at subsection (e), entitled "Delineation On Zoning Map," by designating one or more buildings at 7275 Collins Avenue as an historic site to be known as "North Beach Bandshell," as more particularly described in this ordinance; providing that the City's Zoning Map shall be amended to include North Beach Bandshell, 7275 Collins Avenue as an historic site; adopting the Designation Report attached hereto as Appendix "A"; providing for inclusion in the Land Development Regulations of the City Code; and providing for codification, repealer, severability, and an effective date.

This instrument is executed pursuant to the requirements of the Planning Department and attests to the accuracy of the above statement. Execution hereof does not constitute approval or disapproval of the application which it addresses.


(ASSISTANT) CITY MANAGER'S SIGNATURE

STATE OF FLORIDA)

) SS

COUNTY OF MIAMI-DADE)

Sworn to and subscribed before me this 5th day of October, 2021. The foregoing instrument was acknowledged before me by Eric Carpenter, who is personally known to me and who did/did not take an oath.

My commission expires:


NOTARY PUBLIC
STATE OF FLORIDA
(type, print or stamp name)



MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

| | | | |
|---|------------|---|-------------|
| Application Information | | | |
| FILE NUMBER PB21-0456 | | Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report) | |
| Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order | | Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order | |
| Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input checked="" type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order | | Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order | |
| <input type="checkbox"/> Other: | | | |
| Property Information – Please attach Legal Description as "Exhibit A" | | | |
| ADDRESS OF PROPERTY 7275 Collins Avenue | | | |
| FOLIO NUMBER(S) 02-3202-000-0020 | | | |
| Property Owner Information | | | |
| PROPERTY OWNER NAME City of Miami Beach | | | |
| ADDRESS 1700 Convention Center Drive | | CITY Miami Beach | STATE FL |
| ZIP CODE 33139 | | | |
| BUSINESS PHONE (305) 673-7000 | CELL PHONE | EMAIL ADDRESS | |
| Applicant Information (if different than owner) | | | |
| APPLICANT NAME City of Miami Beach Historic Preservation Board | | | |
| ADDRESS 1700 Convention Center Drive | | CITY Miami Beach | STATE FL |
| ZIP CODE 33139 | | | |
| BUSINESS PHONE 3056737550 | CELL PHONE | EMAIL ADDRESS | |
| Summary of Request | | | |
| PROVIDE A BRIEF SCOPE OF REQUEST Amendment of Section 118-593(e), entitled "Delineation on Zoning Map" by designating one or more buildings at 7275 Collins Avenue as an Historic Site to be known as "North Beach Bandshell Historic Site", as more particularly described in the Ordinance. | | | |

| | | | |
|--|------------|---|--|
| Project Information | | | |
| Is there an existing building(s) on the site? | | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| If previous answer is "Yes", is the building architecturally significant per sec. 142-108? | | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does the project include interior or exterior demolition? | | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Provide the total floor area of the new construction. | | | SQ. FT. |
| Provide the gross floor area of the new construction (including required parking and all usable area). | | | SQ. FT. |
| Party responsible for project design | | | |
| NAME | | <input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____ | |
| ADDRESS | | CITY | STATE ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |
| Authorized Representative(s) Information (if applicable) | | | |
| NAME | | <input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____ | |
| ADDRESS | | CITY | STATE ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |
| NAME | | <input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____ | |
| ADDRESS | | CITY | STATE ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |
| NAME | | <input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____ | |
| ADDRESS | | CITY | STATE ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |

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HISTORIC PRESERVATION BOARD APPLICANT AFFIDAVIT

I, Jack Finglass, being duly sworn, depose and say that I am the Chairperson of the City of Miami Beach Historic Preservation Board and as such, have been authorized by the City to file this application for public hearing; and that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.


 CHAIRPERSON'S SIGNATURE

ATTEST:

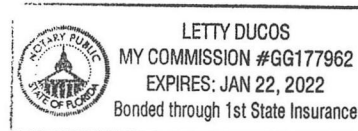

 SECRETARY'S SIGNATURE

STATE OF FLORIDA)
) SS
 COUNTY OF MIAMI-DADE)

Sworn to and subscribed before me this 13 day of July, 2021. The foregoing instrument was acknowledged before me by Jack Finglass, who is personally known to me and who did/did not take an oath.

NOTARY PUBLIC (signature)





My commission expires:
 NOTARY PUBLIC
 STATE OF FLORIDA

(type, print or stamp name)

MIAMI BEACH

LAND USE BOARDS

HISTORIC PRESERVATION BOARD MINUTES 1700 CONVENTION CENTER DRIVE 3RD FL.

Tuesday, December 8, 2020, 10:00 AM | Virtual Meeting / Miami Beach Convention Center,
1901 Convention Center Drive, Washington Avenue entrance, Room 237, Miami Beach, FL
33139

Webinar link: Please click the link below to join the webinar: <https://miamibeachfl-gov.zoom.us/j/86037786269> Or iPhone one-tap : US: +13126266799,,86037786269# or 877 853 5257 (Toll Free) Webinar ID: 860 3778 6269 Members of the public wishing to speak on an item during the meeting, must click the “raise hand” icon if using the Zoom app or press *9 on the telephone to “raise hand”. Members of the public who do not have access to a computer and wish to provide testimony and/or submit evidence in support of or in opposition to an item scheduled to be heard may appear in-person, at the Miami Beach Convention Center, 1901 Convention Center Drive, Washington Avenue Entrance, Room 237 Miami Beach, FL 33139, at which location access to a computer will be provided.

- I. ATTENDANCE
- II. APPROVAL OF MINUTES
- III. CITY ATTORNEY UPDATES
- IV. SWEARING IN OF PUBLIC
- V. REQUESTS FOR CONTINUANCES/WITHDRAWALS
- VI. REQUESTS FOR EXTENSIONS OF TIME
- VII. DISCUSSION ITEMS
- VIII. PROGRESS REPORT
- IX. MODIFICATION OF PREVIOUSLY APPROVED BOARD ORDER
- X. CONTINUED ITEMS
- XI. OPEN AND CONTINUED ITEMS
- XII. NEW APPLICATIONS
- XIII. APPEALS (BOA ONLY)
- XIV. OTHER BUSINESS
- XV. ADJOURNMENT

AGENDA ITEMS

ATTENDANCE

APPROVAL OF MINUTES

1. November 10, 2020 meeting

APPROVED

Motion to Approve
Moved By: Kirk Paskal
Supported By: Rick Lopez

Ayes: Finglass, Klein , Litt, Lopez, Needelman, Paskal

Absent: Liebman

MOTION Passed

REQUEST FOR CONTINUANCES/WITHDRAWALS

2. HPB19-0349, 910 Marseille Drive and 7116 Bay Drive

DEFERRED; no action required

Motion to Defer
Moved By:
Supported By:

3. HPB20-0386, 7835 Harding Avenue

CONTINUED to the January 12, 2021 meeting

Motion to Continue
Moved By: Kirk Paskal
Supported By: Scott Needelman

Ayes: Finglass, Klein , Litt, Lopez, Needelman, Paskal

Absent: Liebman

MOTION Passed

MODIFICATIONS TO PREVIOUSLY APPROVED BOARD ORDER

4. HPB20-0430, 3425 Collins Avenue

CONTINUED to the February 9, 2021 meeting

Motion to Continue
Moved By: Kirk Paskal
Supported By: Nancy Liebman

Ayes: Finglass, Klein , Liebman, Litt, Lopez, Needelman, Paskal

MOTION Passed

OTHER BUSINESS

5. HPB20-0435, North Shore Historic District Tatum Waterway Expansion

Transmitted to the Planning Board and the City Commission with a favorable recommendation and the Board recognized that the interim procedures in section 118-591(e) shall continue to apply: Liebman/Klein 7-0

Motion to Approve
Moved By: Nancy Liebman
Supported By: Barry Klein

Ayes: Finglass, Klein , Liebman, Litt, Lopez, Needelman, Paskal

MOTION Passed

CONTINUED ITEMS

6. HPB20-0418, 826 Meridian Avenue

APPROVED; Classification and Certificate of Appropriateness

Motion to Approve
Moved By: Kirk Paskal
Supported By: Rick Lopez

Ayes: Klein , Liebman, Litt, Lopez, Needelman, Paskal
Nays: Finglass

MOTION Passed

APPROVED; Variances; Klein/Needelman 7-0

Motion to Approve
Moved By: Barry Klein
Supported By: Scott Needelman

Ayes: Finglass, Klein , Liebman, Litt, Lopez, Needelman, Paskal

MOTION Passed

NEW APPLICATIONS

7. HPB20-0434, 745 Alton Road

APPROVED

Motion to Approve
Moved By: Nancy Liebman
Supported By: Rick Lopez

Ayes: Finglass, Klein , Liebman, Litt, Lopez, Needelman, Paskal

MOTION Passed

8. HPB20-0437, 2660 Collins Avenue

CONTINUED to the January 12, 2021 meeting

Motion to Continue
Moved By: Rick Lopez
Supported By: Barry Klein

Ayes: Finglass, Klein , Liebman, Litt, Lopez, Needelman, Paskal

MOTION Passed

9. HPB20-0438, 915 Washington Avenue

APPROVED

Motion to Approve
Moved By: Kirk Paskal
Supported By: Nancy Liebman

Ayes: Finglass, Klein , Liebman, Litt, Lopez, Needelman, Paskal

MOTION Passed

DISCUSSION ITEMS

10. Possible designation of the North Beach Bandshell

DISCUSSED; the Board directed staff to prepare a preliminary evaluation report relative to the possible historic designation of the North Beach Bandshell as an individual historic site.
Klein/Liebman 7-0

Motion to Approve
Moved By: Barry Klein
Supported By: Nancy Liebman

Ayes: Finglass, Klein , Liebman, Litt, Lopez, Needelman, Paskal

MOTION Passed

11. North Beach Log Cabin – update

DISCUSSED.

Motion to Discuss
Moved By:
Supported By:

MOTION

12. Miami Beach Resort – update

To be heard at the January 12, 2021 meeting.

Motion to Other
Moved By:
Supported By:

MOTION

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 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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