

HISTORIC PRESERVATION BOARD
AFTER ACTION REPORT

FOR MEETING HELD ON

Tuesday, October 10, 2017, 9:00 A.M.

I. ATTENDANCE

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

Staff: Debbie Tackett, Michael Belush, Jake Seiberling & Eve Boutsis

II. APPROVAL OF MINUTES

1. July 11, 2017 Meeting

APPROVED; Stuart/Paskal 7-0

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. DISCUSSION ITEMS

1. Historic Plaque design

DISCUSSION ITEM MOVED TO THE NOVEMBER 14, 2017 MEETING

2. 1446 Ocean Drive – update

DISCUSSION ITEM MOVED TO THE NOVEMBER 14, 2017 MEETING

3. 1436 Pennsylvania Av – status

DISCUSSION ITEM MOVED TO THE NOVEMBER 14, 2017 MEETING

4. Life safety regulations, guardrails

DISCUSSION ITEM MOVED TO THE NOVEMBER 14, 2017 MEETING

5. Resiliency Criteria Ordinance orientation

DISCUSSION ITEM MOVED TO THE NOVEMBER 14, 2017 MEETING

VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS/OTHER

1. HPB17-0129 a.k.a. HPB 7132, **2740 North Bay Road**. The applicant, Delphine Dray, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 2-story home, including the construction new one and two story

additions. Specifically, the applicant is requesting total demolition and reconstruction of the previously approved design at a higher finish floor elevation.

NO ACTION REQUIRED

VI. HISTORIC DESIGNATIONS

1. HPB17-0130, **2301 Normandy Drive, International Inn – Possible Designation of an Historic Site.** A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Preliminary Evaluation and Recommendation Report relative to the possible historic designation of 2301 Normandy Drive, as an individual local historic site.

THE BOARD DIRECTED STAFF TO PREPARE A DESIGNATION REPORT RELATIVE TO THE POSSIBLE HISTORIC DESIGNATION OF 2301 NORMANDY DRIVE AS AN INDIVIDUAL HISTORIC SITE; Bradley/Liebman 5-2 (Pardo & Stuart)

2. HPB16-0061, **Proposed North Shore Historic District.** A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of an Historic Designation Report relative to the proposed designation of the North Shore Historic District. The proposed historic district is generally bounded by 73rd street on the south, Dickens Avenue and the western lot line of the properties on the west side of Harding Avenue on the west, 87th Street on the north and Collins Court on the east.

TRANSMITTED TO THE PLANNING BOARD AND CITY COMMISSION WITH A FAVORABLE RECOMMENDATION; Liebman/Stuart 6-0 (Bradley absent)

THE BOARD DIRECTED STAFF TO PREPARE A PRELIMINARY EVALUATION REPORT RELATIVE TO THE POSSIBLE EXPANSION OF THE NORTH SHORE HISTORIC DISTRICT TO INCLUDE THE PROPERTIES ALONG TATUM WATERWAY AS IDENTIFIED IN THE NORTH BEACH MASTER PLAN; Liebman/Needelman 7-0

3. HPB16-0062, **Proposed Normandy Isles Historic District.** A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of an Historic Designation Report relative to the proposed designation of the Normandy Isles Historic District. The northern portion of the proposed historic district is generally bounded by the southern lot line of the properties on the south side of Marseille Drive to the south, Ray Street and Rue Notre Dame to the west, the Normandy Shores Golf Course and South Shore Drive on the north and North Shore Drive and Bay Drive on the east. The southern portion of the proposed historic district is generally bounded by Biscayne Bay on the south, Rue Versailles and Bay Drive on the west, the northern lot line of the properties on the north side of Bay Drive and 71st Street on the north and Indian Creek and Biscayne Bay on the east.

TRANSMITTED TO THE PLANNING BOARD AND CITY COMMISSION WITH A FAVORABLE RECOMMENDATION; Stuart/Paskal 7-0

VII. CONTINUED ITEMS

1. HPB17-0096, **809 2nd Street.** The applicant, Watercup Investments LLC, is requesting a Certificate of Appropriateness for the total demolition of an existing

1-story building and the construction of a new 3-story structure including variances from the minimum required lot size and lot width.

APPROVED;

Certificate of Appropriateness; Bradley/Needelman 6-1 (Finglass)

Variances; Bradley/Paskal 6-1 (Finglass)

2. HPB17-0099, **947 Lincoln Road**. The applicant, 947 Lincoln Road Investments, Inc., is requesting a Certificate of Appropriateness for the near total demolition of the existing 2-story 'Contributing' structure and the construction of a new 2-story building including variances to reduce the required pedestal rear setback and to not provide the required loading spaces.

APPROVED;

Certificate of Appropriateness; Stuart/Paskal 6-1 (Liebman)

Variance; Bradley/Stuart 6-1 (Liebman)

3. HPB17-0117 a.k.a. HPB 7585, **400-1099 Lincoln Road - Lincoln Road Master Plan**. The applicant, City of Miami Beach, is requesting modifications to a previously issued Certificate of Appropriateness for the design of the Lincoln Road Master plan. The area for the proposed master plan is located within the public right-of-way generally bounded by Lincoln Lane North to the north, Lincoln Lane South to the south, Collins Avenue to the east, and West Avenue to the west. Specifically, the applicant is requesting approval for design modifications and lighting modifications.

APPROVED; Bradley/Liebman 6-1 (Stuart)

4. HPB17-0104, **626, 640 & 650 Ocean Drive – Heathcote Apartments, Park Central Hotel & Imperial Hotel**. The applicant, Park Central Partners, LLC, is requesting a Certificate of Appropriateness for the introduction of an outdoor bar counter within the ground level courtyard and the installation of retractable awning structures attached to the east façades of the Park Central and Imperial Hotels, and a variance to exceed the allowable hours of operation for an outdoor bar counter. **[Application was approved on June 19, 2017 with the exception of the variance]**

APPROVED; Liebman/Stuart 6-1 (Paskal)

VIII. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

1. HPB17-0140 a.k.a. HPB 7407, **620 Ocean Drive**. The applicant, 620 Park Central Partners, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the construction of a new 4-story building, as part of a hotel development. Specifically, the applicant is requesting approval for the installation of retractable awning structures attached to the east façade of the building and a modification to Condition C.1.c. of the previously issued order.

APPROVED; Stuart/Finglass 7-0

2. HPB17-0152 a.k.a. HPB File No. 7414, **1440 Ocean Drive & 1433 Collins Avenue**. The applicant, Betsy Ross Owner LLC, is requesting modifications of the previously issued Certificate of Appropriateness. Specifically, the applicant is

requesting approval for modifications to the surface material and finish of the pedestrian bridge located above the alley.

APPROVED; Bradley/Paskal 6-1 (Finglass)

X. NEW APPLICATIONS

1. HPB17-0138, **1060 Ocean Drive**. The applicant, Nakash Strand, LLC, is requesting a Certificate of Appropriateness for modifications to the ground level public interior spaces.

APPROVED; Paskal/Bradley 7-0

2. HPB17-0143, **230 1st Street**. The applicant, 81 Washington Associates, LTD, is requesting a Certificate of Appropriateness for partial the demolition and renovation of the existing 3-story building and site design modifications.

CONTINUED to November 14, 2017; Bradley/Paskal 7-0

3. HPB17-0131, **1427 Washington Avenue**. The applicant, Guimel Kodesh, LLC, is requesting a Certificate of Appropriateness for the substantial demolition and partial reconstruction of the existing 1-story Contributing structure including the restoration of the Washington Avenue façade and a ground level, 1-story rear addition.

APPROVED; Bradley/Finglass 7-0

4. HPB17-0133, **921 Euclid Avenue**. The applicants, Robin Rosenbaum and Andrew Andras III, are requesting a Certificate of Appropriateness for the partial demolition and restoration of the existing 2-story Contributing structure, and the construction of a new detached 3-story ground level addition including variances to reduce the required rear pedestal setback and to exceed the maximum deck area allowed within the required rear yard.

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

XI. AFTER-THE-FACT APPLICATIONS

1. HPB17-0134, **826 Ocean Drive**. The applicant, 826 Ocean Drive, LLC, is requesting an after-the-fact Certificate of Appropriateness for the installation of a retractable awning structure attached to the east façade of the building.

APPROVED; Stuart/Needelman 5-2 (Finglass & Liebman)

2. HPB17-0135, **1024 Ocean Drive**. The applicant, South Beach Associates, LLC, is requesting an after-the-fact Certificate of Appropriateness for the installation of a retractable awning structure attached to the east façade of the building.

APPROVED; Liebman/Stuart 6-1 (Finglass)

3. HPB17-0137, **1400 Ocean Drive**. The applicant, 1400 Ocean Drive, LLC DBA Il Bolognese, is requesting an after-the-fact Certificate of Appropriateness for the installation of a retractable awning structure attached to the east façade of the building.

APPROVED; Bradley/Stuart 4-3 (Finglass, Liebman & Paskal)

4. HPB17-0109 a.k.a. HPB 7605, **3201 Collins Avenue – Faena (Saxony) Hotel**. The applicant, 3201 Hotel, LLC, is requesting modifications to a previously issued after-the-fact Certificate of Appropriateness for the installation of a temporary art exhibit within the eastern portion of the property. Specifically, the applicant is requesting approval for permanent installation of the art exhibit and after-the-fact variances to reduce the required pedestal street side and sum of the side setbacks for the retention of air conditioning equipment and the construction of a new wall enclosure facing 32nd Street.

APPROVED; Variances

**CONTINUED to November 14, 2017; Certificate of Appropriateness
Liebman/Bradley 5-0 (Pardo & Finglass absent)**

5. HPB17-0144 a.k.a. HPB0516-0020, **3300 Collins Avenue a.k.a. 3301 Indian Creek Drive**. The applicant, 3420 Collins Avenue LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the installation of two supergraphic banners and three cultural institution banners. Specifically, the applicant is requesting after-the-fact approval of a new design for one of the previously approved supergraphic banners.

APPROVED; Bradley/Paskal 5-0 (Pardo & Finglass absent)

6. HPB17-0136, **1244 Ocean Drive**. The applicant, Ocean Hotel Investment Corp, is requesting an after-the-fact Certificate of Appropriateness for the installation of two retractable awning structures attached to the east façade of the building.

APPROVED; Bradley/Paskal 4-1 (Liebman) (Pardo & Finglass absent)

IX. OTHER BUSINESS

X. 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).