

HISTORIC PRESERVATION BOARD
AFTER ACTION REPORT

FOR MEETING HELD ON

Tuesday, February 13, 2018, 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, Eve Boutsis & Nick Kallergis

II. ELECTION OF CHAIR

STEVAN PARDO ELECTED AS CHAIRMAN; Stuart/Needelman 7-0

III. ELECTION OF VICE CHAIR

JACK FINGLASS ELECTED AS VICE CHAIRMAN; Liebman/Paskal 7-0

IV. APPROVAL OF MINUTES

1. January 9, 2017 Meeting

APPROVED; Liebman/Paskal 7-0

V. CITY ATTORNEY UPDATES

VI. SWEARING IN OF PUBLIC

VII. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB17-0179, **337 Lincoln Road**. The applicant, CLR Lincoln Associates, LLC, is requesting a Certificate of Appropriateness for partial demolition and renovation of the structure including design modifications to the primary facade.

NO ACTION REQUIRED; Will be re-noticed for future hearing

VIII. CONTINUED ITEMS

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.

APPROVED; Paskal/Needelman 6-0 (Pardo recused)

IX. NEW APPLICATIONS

2. HPB17-0139, **2618 Collins Avenue**. The applicant, Prince Michael Condominium Association, Inc., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building and the construction of a 1-story rooftop addition as part of a new hotel development.

APPROVED; Liebman/Paskal 7-0

3. HPB17-0162, **Citywide Distributed Antenna System (DAS) Nodes**. The applicant, MOBILITIE, LLC, is 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: **139 1st Street**.

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

4. HPB17-0163, **Citywide Distributed Antenna System (DAS) Nodes**. The applicant, MOBILITIE, LLC, is 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: **2439 Flamingo Place**.

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

5. HPB17-0164, **Citywide Distributed Antenna System (DAS) Nodes**. The applicant, MOBILITIE, LLC, is 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: **215 39th Street**.

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

6. HPB17-0165, **Citywide Distributed Antenna System (DAS) Nodes**. The applicant, MOBILITIE, LLC, is 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: **232 22nd Street**.

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

7. HPB17-0166, **534 Washington Avenue**. The applicant, 536 Washington, LLC, is requesting variances to reduce the interior side setback required to install air conditioning equipment within the north and south side yards.

CONTINUED to the March 12, 2018 meeting; Liebman/Finglass 7-0

8. HPB17-0167, **Citywide Distributed Antenna System (DAS) Nodes**. The applicant, MOBILITIE, LLC, is 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: **215 18th Street**.

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

9. HPB17-0168, **Citywide Distributed Antenna System (DAS) Nodes**. The applicant, MOBILITIE, LLC, is 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 13th Street**.

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

10. HPB17-0170, **511-515 16th Street**. The applicant, Carlota at South Beach, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of two buildings on the site and an attached 1-story addition including variances to reduce the required setback for a pool deck located at the front yard of the property and to exceed the maximum allowable projection for porches, platforms and terraces within required yards.

APPROVED;

Certificate of Appropriateness; Stuart/Lopez 7-0

Variance; Stuart/Paskal 7-0

11. HPB17-0171, **928 Ocean Drive**. The applicant, Deco Walk Hotel & Golf Club, LLC, is requesting a Certificate of Appropriateness for the partial demolition of the Ocean Drive façade and the design of a new glass storefront system and the installation of a retractable canopy system at the rooftop including a variance to exceed the allowable hours of operation for an accessory outdoor bar counter on the roof of the building.

APPROVED;

Certificate of Appropriateness; Paskal/Stuart 5-1 (Liebman) (Pardo absent)

DENIED;

Variance; Liebman/Paskal 6-0 (Pardo absent)

12. HPB17-0177, **1116 Ocean Drive**. The applicant, VMSB, LLC, is requesting a Certificate of Appropriateness for the installation of canopy structures with retractable fabric at the ground and roof levels.

CONTINUED to the March 12, 2018 meeting; Finglass/Needelman 6-0 (Pardo absent)

13. HPB17-0178, **1101 Washington Avenue**. The applicant, Burger King Corporation, is requesting a Certificate of Appropriateness for partial demolition and renovation of the Non-Contributing structure including design modifications to the primary facades.

APPROVED; Paskal/Needelman 6-0 (Pardo absent)

X. DISCUSSION ITEMS

1. Pinetree Drive – Australian Pines update

DISCUSSED; the Board made a recommendation to prune and maintain the existing Australian Pines.

2. Street elevation railings located in the right-of-way – design options

DISCUSSION ITEM MOVED to the March 12, 2018 meeting

3. 960 Bay Drive – update

DISCUSSED

4. North Beach Log Cabin – update

DISCUSSION ITEM MOVED to the March 12, 2018 meeting

5. 1446 Ocean Drive

DISCUSSED

6. Fire Code regulations – design & life-safety requirements
DISCUSSED; the Board made a recommendation to the Mayor and City Commission

7. State Historic Preservation Office – National Register Nominations for 1045 Dade
Boulevard & 975 W 41st Street
DISCUSSION ITEM MOVED to the March 12, 2018 meeting

XI. OTHER BUSINESS

XII. 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).