

HISTORIC PRESERVATION BOARD
AFTER ACTION REPORT

FOR MEETING HELD ON

Monday, April 10, 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 & Nick Kallergis

II. APPROVAL OF MINUTES

1. March 12, 2018 Meeting

APPROVED; Paskal/Liebman 7-0

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB18-0185, **550 9th Street**. The applicant, 550 Ninth, LLC, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the 6-story building as part of a new hotel development and variances from the minimum size required for hotel units, to reduce the required front and interior side setbacks, for the location of a building identification sign and for the triple stacking of valet parked vehicles.

CONTINUED to the May 8, 2018 meeting; Stuart/Liebman 7-0

2. HPB17-0182, **828 4th Street**. The applicant, Florida Historic Homes, LLC, (Fabrizio Santoro), is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing structure, the construction of an attached 3-story addition and variances from the required pedestal side setback and from the required setback for air conditioning equipment.

CONTINUED to the May 8, 2018 meeting; Needelman/Finglass 7-0

VI. PROGRESS REPORTS

1. HPB17-0171, **928 Ocean Drive, Required 60 day progress report**. 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.

[Application approved with conditions on February 13, 2018]

PROGRESS REPORTS SUSPENDED UNTIL FURTHER NOTICE

VII. SINGLE FAMILY HOMES

1. HPB18-0186, **7845 Atlantic Way**. The applicant, Loxodonta Ventures, LLC, Farid Suleman, is requesting a Certificate of Appropriateness for the total demolition of an existing 2-story single family home and the construction of a new 3-story single family home.

APPROVED; Liebman/Lopez 6-1 (Finglass)

VIII. CONTINUED ITEMS

1. 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 from the March 12, 2018 Meeting]**

APPROVED (roof level courtyard canopy), WITHDRAWN WITHOUT PREJUDICE (ground level pool deck canopy); Paskal/Stuart 5-2 (Finglass & Liebman)

2. HPB17-0141, **841 19th Street**. The applicant, CJB Buena Vista, LLC, is requesting ~~modifications to a previously issued Certificate of Appropriateness for the renovation of the existing two-story single family home. Specifically, the applicant is requesting modifications to a condition related to the height of hedges and a new variance from the required front setback for gates located along the front of the property.~~

APPROVED; Finglass/Stuart 7-0

IX. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

X. NEW APPLICATIONS

1. HPB17-0175, **1001 Ocean Drive**. The applicant, Miami Design Preservation League, is requesting a Certificate of Appropriateness for the installation of artistic supergraphics along the Ocean Drive façade.

APPROVED; Liebman/Lopez 7-0

2. HPB17-0180, **1475 Collins Avenue – CVS**. The applicant, CVS 10346 FL, LLC, C/O CVS Health Corp., is requesting a Certificate of Appropriateness for the construction of a new 2-story commercial building on a vacant lot and variances to reduce the required front and street side setbacks, to eliminate the requirement of having one open courtyard, to not provide the required loading spaces, to exceed the maximum area for signs, to relocate wall signs above the first floor and to relocate a building identification sign below the roofline.

CONTINUED to the June 11, 2018 meeting; Liebman/Finglass 7-0

3. HPB17-0183, **420 Lincoln Road**. The applicant, 420 Lincoln Road Associates, Ltd., is requesting a Certificate of Appropriateness for the partial demolition and modifications to an original public interior space at the second level of the building.

APPROVED; Paskal/Liebman 7-0

XI. DISCUSSION ITEMS

1. Deauville Hotel – update

DISCUSSED. To be placed on the May 8, 2018 agenda.

2. 8240 Byron Avenue – update

DISCUSSED. To be placed on the May 8, 2018 agenda.

3. North Beach Log Cabin – update

DISCUSSED; the Board approved a motion issuing a recommendation to the Mayor and City Commission to include the reconstruction and restoration of the Log Cabin in the General Obligation Bond Program being considered for the November 6th ballot. Liebman/Finglass 7-0

4. Indian Creek seawall – update

DISCUSSED.

5. Referral by City Commission (C4 O) on March 7, 2018 - Consider the adoption of a Resolution to study a pedestrian-friendly promenade linking the Miami Beach Botanical Garden to all open spaces adjacent to Drexel Avenue and Lincoln Road, such promenade continuing to and ending at the corner of Drexel Avenue and 16th Street (the site of the upcoming Time Out Food Court.)

DISCUSSION ITEM MOVED TO THE MAY 8, 2018 MEETING.

6. North Beach National Register Conservation District Overlay – Ordinance

DISCUSSED; the Board passed motion recommending the following modifications to the ordinance: 1. Lot aggregation as approved at the 1st Reading 2. Remove building percentage retention requirements for buildings in a local historic district and reiterate review of demolition is subject to HPB. Liebman/Stuart 7-0

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).