

HISTORIC PRESERVATION BOARD
AFTER ACTION REPORT

FOR MEETING HELD ON

Tuesday, May 8, 2018, 9:00 A.M.

I. ATTENDANCE

Board: Six (6) of seven (7) members present: Jack Finglass, Nancy Liebman, Rick Lopez, Scott Needelman, Kirk Paskal & John Stuart (Stevan Pardo absent)

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

II. APPROVAL OF MINUTES

1. April 10, 2018 Meeting

APPROVED; Liebman/Paskal 5-0 (Lopez absent)

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. 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 July 10, 2018 meeting; Paskal/Needelman 5-0 (Lopez absent)

2. 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 July 10, 2018 meeting; Stuart/Paskal 5-0 (Lopez absent)

VI. CONTINUED ITEMS

1. HPB17-0142, **1600 Washington Avenue**. The applicant, 420 Lincoln Road Development, LLC, is requesting a Certificate of Appropriateness for the total demolition of two structures and the construction of a new 7-story mixed-use building, including variances to reduce the required pedestal and tower front, sides, rear and sum-of-the-side setbacks for residential uses, to exceed the

maximum building height, to reduce the required width for a two-way driveway and to reduce the required rear and side setbacks for a driveway.

APPROVED;
CERTIFICATE OF APPROPRIATENESS; Paskal/Liebman 5-1 (Finglass)
VARIANCES; Liebman/Lopez 5-1 (Finglass)

VII. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

VIII. NEW APPLICATIONS

1. HPB18-0187, **2100 Collins Avenue**. The applicant, The Bass Museum of Art, is requesting a Certificate of Appropriateness for the installation of a work of art on the east façade of the Bass Museum.

APPROVED; Stuart/Needelman 5-0 (Lopez absent)

2. HPB18-0188, **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: **210 30th Street**.

CONTINUED to the June 11, 2018 meeting; Stuart/Paskal 5-0 (Lopez absent)

3. HPB18-0193, **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: **132 74th Street**.

CONTINUED to the June 11, 2018 meeting; Stuart/Paskal 5-0 (Lopez absent)

4. HPB18-0194, **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: **132 75th Street**.

CONTINUED to the June 11, 2018 meeting; Stuart/Paskal 5-0 (Lopez absent)

5. HPB18-0189, **1501 Michigan Avenue**. The applicant, BP 1501-11, LLC, is requesting a Certificate of Appropriateness for modifications to the Michigan Avenue façade and variances to reduce the required front and interior side setbacks for the construction of a new FPL vault within the front yard as part of the renovations to the property.

APPROVED;
CERTIFICATE OF APPROPRIATENESS; Paskal/Finglass 6-0
VARIANCES; Paskal/Needelman 6-0

6. HPB18-0191, **300 17th Street – Kaskades Hotel**. The applicant, 300 17th Street Investment, LLC, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing building and the construction of an attached 1-story ground level addition including variances to reduce the required front setback and to exceed the maximum allowable projection in required yards.

APPROVED;
CERTIFICATE OF APPROPRIATENESS; Paskal/Stuart 6-0

VARIANCES; Liebman/Paskal 5-1 (Finglass)

IX. DISCUSSION ITEMS

1. Deauville Hotel – update
DISCUSSED.

2. 8240 Byron Avenue – update
DISCUSSED; the Board passed a motion recommending that the City Manager obtain the services an engineer to perform a structural evaluation of the building which may require a court issued injunction in order to enter the privately owned property.

3. 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.)
DISCUSSED; the Board passed a motion recommending in favor of the proposed concept to the Mayor and City Commission.

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).