

HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

Tuesday, December 11, 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

II. APPROVAL OF MINUTES

1. November 9, 2018 Meeting

APPROVED; Paskal/Stuart 7-0

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB18-0241, **1436 Drexel Avenue**. The applicant, Clay Hotel Partnership, LTD c/o Infinity Real Estate, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story structure including a variance to reduce the minimum size required for hotel units. Specifically, the applicant is requesting design modifications to the lobby and ground level storefront.

CONTINUED to the January 8, 2019 meeting; Paskal/Lopez 7-0

2. HPB18-0242, **431 Washington Avenue**. The applicant, FLB1 Inc., is requesting modifications to a previously issued Certificate of Appropriateness a Certificate of Appropriateness for modifications to the Washington Avenue façade. Specifically, the applicant is requesting approval for the introduction of glass garage-type doors along the Washington Avenue and 5th Street facades.

CONTINUED to the January 8, 2019 meeting; Paskal/Stuart 7-0

3. HPB18-0199, **100 Lincoln Road – Beachtown**. The applicant, GFI Investments, Inc., is requesting a Certificate of Appropriateness for the construction of an outdoor elevated dining terrace with bar counter above the existing surface parking area on the north side of the property, including variances to reduce the required pedestal interior side and rear setbacks, to reduce the required open space, rear and side setbacks within the Dune Preservation Overlay District, to reduce the required view corridor, side and rear setbacks, to exceed the

maximum height for a deck within the Oceanfront Overlay District, to eliminate the residential or commercial use required facing the water at the ground level containing parking spaces, to reduce the required width for a two-way driveway and required width of a drive aisle for perpendicular parking.

CONTINUED to the January 8, 2019 meeting; Liebman/Finglass 7-0

VI. CONTINUED ITEMS

1. HPB18-0195, **7925-7935 Crespi Boulevard**. The applicant, Rebond, LLC., is requesting a Certificate of Appropriateness for the total demolition of two existing buildings and the construction of a new multifamily building, including variances to reduce the landscape requirements at the ground level, to exceed the maximum height for a fence and to reduce the required rear and both sides setbacks.

APPROVED;

Certificate of Appropriateness: Stuart/Needelman 6-0 (Paskal recused)

Variance: Stuart/Lopez 5-1 (Finglass) (Paskal recused)

VII. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

1. HPB18-0245 a.k.a. HPB16-0059, **1045 5th Street, 1031 5th Street, 527 Lenox Avenue & 543 Lenox Avenue**. The applicants, MAC 1045 5th Street & MAC 1031 5th Street, LLC, are requesting modifications to a previously issued Certificate of Appropriateness for the total demolition of two Non-Contributing buildings and the construction of a new 4-story commercial building. Specifically, the applicant is requesting to modify a condition of the Order to introduce varying signage types including variances from the maximum area allowed for: projecting and wall signs, a directory sign, and directional signs; variances for the installation of signs above the ground floor, and for the installation of signs without providing direct access from the street, as part of a comprehensive master signage plan for a 4-story commercial building, including a parking garage.

APPROVED;

Certificate of Appropriateness: Liebman/Paskal 7-0

Variance: Stuart/Liebman 7-0

VIII. NEW APPLICATIONS

1. HPB18-0239, **2318, 2322 and 2340 Collins Avenue**. The applicant, North Bay Owner, LLC, is requesting a Certificate of Appropriateness for the total demolition of two Non-Contributing structures and the construction of a new commercial building, including variances to exceed the maximum building height and to eliminate the commercial use required facing Liberty Avenue.

APPROVED;

Certificate of Appropriateness: Paskal/Lopez 7-0

Variance: Liebman/Stuart 6-1 (Needelman)

2. HPB18-0243, **700 Ocean Drive**. The applicant, Architectureworks LLC – James Mackenzie, is requesting a Certificate of Appropriateness for the installation of retractable awning structures attached to the east façade of the building.

APPROVED; Liebman/Lopez 6-1 (Paskal)

IX. DISCUSSION ITEMS

X. OTHER BUSINESS

XI. 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).