

HISTORIC PRESERVATION BOARD
AFTER ACTION REPORT

FOR MEETING HELD ON

Tuesday, February 12, 2019, 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. ELECTION OF CHAIR

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

III. ELECTION OF VICE CHAIR

JACK FINGLASS ELECTED AS VICE-CHAIRMAN; Stuart/Needelman 7-0

IV. APPROVAL OF MINUTES

1. January 8, 2019 Meeting

APPROVED; Finglass/Paskal 7-0

V. CITY ATTORNEY UPDATES

VI. SWEARING IN OF PUBLIC

V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. 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 from the January 8, 2019 meeting]**

CONTINUED to the March 11, 2019 meeting; Paskal/Liebman 7-0

VI. CONTINUED ITEMS

1. HPB18-0240, **2000 Park Avenue, 2030 Park Avenue, 425 Park Avenue, 435 20th Street, 430 21st Street, 450 21st Street & 2035 Washington Avenue – Collins Park Hotel**. The applicants CG Sunny Isles, LLC, CG Sunny Isles I, LLC and CG Sunny Isles II, LLC are requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 2 and 3-story buildings on the subject site, including the construction of roof-top additions and a new 5-story ground level addition, as part of a new hotel development. Specifically, the applicants are requesting After-the-Fact approval for an increased scope of demolition and a waiver in accordance with Section 118-395(b)(2)(d)(2) of the City Code. **[The application was approved at the November 9, 2018 meeting with the exception of the final details of the public interior spaces of the Collins Park, Adams and Tyler Hotels]**

APPROVED; Finglass/Paskal 7-0

VII. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

1. HPB18-0254 a.k.a. HPB File No. 7546, **801 Lincoln Road**. An application has been filed requesting modifications to a previously approved Certificate of Appropriateness for the installation of a projecting sign including variances to relocate a projecting sign and to exceed its maximum size. Specifically, new variances are requested to exceed the maximum aggregate sign area, to exceed the maximum size for a projecting sign, to relocate a projecting sign above the ground floor and to exceed the maximum size for a building identification sign.

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

VIII. NEW APPLICATIONS

1. HPB18-0247, **925 Lenox Avenue**. An application has been filed requesting a Certificate of Appropriateness for the restoration of an existing 2-story building, the construction of a new, detached 3-story ground level addition and variances to reduce the required width, curb cut width and setback for a two way driveway, to reduce the required pedestal rear and side setbacks, and to reduce the required pedestal sum of the side yards.

APPROVED; Certificate of Appropriateness; Paskal/Lopez 4-3 (Finglass, Liebman & Stuart

DENIED; Variances; Paskal/Lopez 4-3 (Finglass, Liebman & Stuart)

MOTION TO RECONSIDER ENTIRE APPLICATION; Needelman/Liebman 7-0

CONTINUED to the March 11, 2019 meeting; Paskal/Liebman 7-0

2. HPB18-0249, **304 & 312 Ocean Drive**. An application has been filed requesting a Certificate of Appropriateness for the after-the-fact total demolition of the previously existing structure located at 304 Ocean Drive, construction of a new multi-family building and a variance to reduce the required rear setback.

APPROVED;

Certificate of Appropriateness; Finglass/Lopez 7-0

Variances; Finglass/Lopez 7-0

3. HPB18-0250, **3425 Collins Avenue**. An application has been filed requesting a Certificate of Appropriateness for the installation of super-graphic banners on all sides of the Versailles Hotel building.

CONTINUED to the April 9, 2019 meeting; Needelman/Paskal 6-0 (Pardo absent)

4. HPB18-0253, **2899 Collins Avenue**. An application has been filed requesting a Certificate of Appropriateness for modifications to the window configurations on all sides of the Triton Tower Condominium building.

APPROVED; Liebman/Needelman 6-1 (Stuart)

5. HPB18-0255, **Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed 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: **1004 Michigan Avenue**.

APPROVED; Stuart/Paskal 5-0 (Finglass & Liebman absent)

6. HPB18-0256, **Citywide Distributed Antenna System (DAS) Nodes**. An application has been filed 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: **804 Michigan Avenue**.

APPROVED; Stuart/Paskal 5-0 (Finglass & Liebman absent)

VIII. 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).