

HISTORIC PRESERVATION BOARD  
AFTER ACTION REPORT

FOR MEETING HELD ON

Tuesday, September 13, 2016, 9:00 A.M.

I. ATTENDANCE

**Board:** Six (6) of seven (7) members present: Dominique Bailleul, Wyn Bradley, Jack Finglass, Scott Needelman, Stevan Pardo & John Stuart (Jane Gross absent)

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

II. APPROVAL OF MINUTES

1. August 9, 2016 Meeting

**APPROVED; Bradley/Pardo 6-0**

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III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB0416-0009, **153 Collins Avenue**. The applicant, 157 Collins Avenue, LLC, is appealing an Administrative decision to approve a building permit for the construction of a fence. **[Application has been withdrawn by the applicant]**

**WITHDRAWN**

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2. HPB0716-0046, **915, 947 and 955 Washington Avenue – Moxy Hotel**. The applicant, Washington Avenue Associates, LLC, is requesting a Certificate of Appropriateness for the substantial demolition, renovation and restoration of the existing structures and the construction of a new 7-story ground level addition.

**CONTINUED to October 11, 2016; Stuart/Bradley 6-0**

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3. HPB0516-0018, **1020, 1030, 1036, 1044 & 1050 Washington Avenue – Wyndham Garden**. Resolution supporting a Miami-Dade County Tax Abatement Application.

**CONTINUED to October 11, 2016; Pardo/Bradley 6-0**

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4. HPB0516-0022, **1020-1050 Washington Avenue**. The applicant, CRP/TWG Washington Avenue LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 1, 2 and 4-story buildings on the subject site, including the construction of roof-top additions, a new 1-story meeting room and a new 4-story ground level addition, as part of an existing hotel redevelopment.

Specifically, the applicant is requesting a modification to allow for the installation of through-the-wall air conditioning units and additional landscape.

**CONTINUED to October 11, 2016; Pardo/Bradley 6-0**

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5. HPB0716-0048, **1052 Ocean Drive**. The applicant, 1052 LLC, is requesting a Certificate of Appropriateness for the installation of a retractable awning structure on the east façade of the building fronting on Ocean Drive.

**CONTINUED to October 11, 2016; Stuart/Pardo 6-0**

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6. HPB0716-0049, **4385 Collins Avenue – SoHo Beach House Hotel**. The applicant, Beach House Owner, LLC, is requesting an After-the-Fact Certificate of Appropriateness for design modifications within the rear yard, including after-the-fact variances from the required side setback, from the maximum size and required distance separation for structures, from the openness requirements, clear space height, and the required construction materials for structures, from the required open space, and from the maximum width of walkways within the Dune Overlay District in order to allow the retention of existing structures including a retractable roof at the rear of the property facing the Ocean.

**CONTINUED to October 11, 2016; Bradley/Needelman 6-0**

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VI. REQUESTS FOR EXTENSIONS OF TIME

VII. DISCUSSION ITEMS

1. Bass Museum Sculpture – ‘Miami Mountain’, final design update

**DISCUSSED**

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2. 1446 Ocean Drive – update

**DISCUSSED; standing discussion item. The presence of the Building Official or designee and an Officer of the 1446 Ocean Drive association will be requested for each meeting until further notice.**

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3. Retail merchandising display violations – update

**DISCUSSED; a Discussion item will be placed on the October 11, 2016 agenda.**

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4. Lummus Park benches

**DISCUSSED**

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5. Hard copy plans for MDPL

**DISCUSSED**

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6. North Beach demolition moratorium

**DISCUSSED**

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7. Ocean Drive sidewalk café design

**DISCUSSED**

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8. Espanola Way right-of-way improvements

**DISCUSSED**

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VIII. PROGRESS REPORT

IX. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

X. CONTINUED ITEMS

1. HPB0516-0031, **1437 Collins Avenue – Z Ocean Hotel**. The applicant, South Beach Resort Development LLC, is requesting a Certificate of Appropriateness for the introduction of an LED screen on the ceiling within the Collins Avenue entrance area which will display underwater imagery.

**APPROVED; Bradley/Pardo 6-0**

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2. HPB0616-0037, **1610 Euclid Avenue**. The applicant, Euclid 1610 Inc., is requesting a Certificate of Appropriateness for the demolition of a 1-story rear accessory structure, the renovation and restoration of the 2-story 'Contributing' structure and the renovation of the 2-story 'Non-Contributing' structure, including a variance to reduce the required pedestal rear setback, and variances from the unit size requirements. **[Application was approved on August 9, 2016 with the exception of the fence design and the side and rear elevations of the new addition]**

**APPROVED;  
Certificate of Appropriateness; Stuart/Needelman 6-0  
Variance; Stuart/Pardo 6-0**

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3. HPB0616-0038, **334 20th Street – Sadigo Hotel**. The applicant, Sadigo Hotel LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story structure, the construction of a 1-story rooftop addition and the construction of a 5-story ground level addition, including variances to reduce the minimum required pedestal rear, side, and sum of the sideyard setbacks, and variances from the required room sizes for hotel rooms.

**APPROVED;  
Certificate of Appropriateness; Stuart/Pardo 6-0  
Variance; Pardo/Stuart 5-1 (Needelman)**

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4. HPB0616-0045, **5225 Collins Avenue – The Alexander**. The applicant, The Alexander Condominium, is requesting a preliminary evaluation for the replacement of the existing masonry railing with glass railings.

**DISCUSSED; the Board provided feedback to the applicant.**

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XI. OPEN & CONTINUED ITEMS

XII. NEW APPLICATIONS

1. HPB0516-0030, **1669 Collins Avenue – Tatel Restaurant**. The applicant, Tatel Miami, LLC, is requesting a Certificate of Appropriateness for modifications to original public lobby space, and a variance from the required front setback for a monument sign.

**APPROVED;  
Certificate of Appropriateness; Bradley/Pardo 6-0  
Variance; Finglass/Bradley 6-0**

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2. HPB0616-0041, **230 Lincoln Road**. The applicants, Camford Corp and Carib Mall Associates LLC, are requesting a Certificate of Appropriateness for the introduction of signage facing Lincoln Road in accordance with the Lincoln Road Signage District.

**APPROVED; Bradley/Needelman 5-1 (Finglass)**

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3. HPB0616-0043, **355 Washington Avenue – Casa Coloretta Hotel**. The applicant, Casa Coloretta, LLC, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 1-story ‘Contributing’ structure and the construction of a 1-story rooftop addition, including variances to reduce the required rear and interior side setbacks and variances from the unit size requirements.

**CONTINUED to November 8, 2016; Bradley/Finglass 6-0**

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4. HPB16-0051, **4041 Collins Avenue – The Confidante Hotel**. The applicant, HT-Miami Beach, LLC, is requesting a Certificate of Appropriateness for installation of 3 Building Identification signs.

**APPROVED; Pardo/Needelman 5-1 (Finglass)**

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XIII. APPEALS (BOA ONLY)

XIV. OTHER BUSINESS

XV. 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).