

HISTORIC PRESERVATION BOARD  
AFTER ACTION REPORT

FOR MEETING HELD ON

Tuesday, October 11, 2016, 9:00 A.M.

I. **ATTENDANCE**

**Board:** Five (5) of six (6) members present: Dominique Bailleul, Wyn Bradley, Jack Finglass, Scott Needelman & Stevan Pardo (John Stuart absent)

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

II. **APPROVAL OF MINUTES**

1. September 13, 2016 Meeting

**APPROVED; Bradley/Pardo 5-0**

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III. **CITY ATTORNEY UPDATES**

IV. **SWEARING IN OF PUBLIC**

V. **REQUESTS FOR CONTINUANCES/WITHDRAWALS**

1. HPB16-0054, **Citywide Distributed Antenna System (DAS) Nodes**. The applicant, Crown Castle NG East, Inc., 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: **200 16<sup>th</sup> Street**.

**NO ACTION TAKEN; Application will be re-noticed for the November 8, 2016 meeting**

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2. HPB16-0056, **Citywide Distributed Antenna System (DAS) Nodes**. The applicant, Crown Castle NG East, Inc., 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: **10 Lincoln Road**.

**NO ACTION TAKEN; Application will be re-noticed for the November 8, 2016 meeting**

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3. HPB16-0052, **929 Alton Road**. The applicant, Alton Sobe, LLC, is requesting a Certificate of Appropriateness for the design of a new 5-story mixed-use building on a vacant lot.

**NO ACTION TAKEN; Application will be re-noticed for the November 8, 2016 meeting**

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4. 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.

**[Staff is recommending a continuance to the December 13, 2016 meeting]**

**CONTINUED to December 13, 2016; Bradley/Pardo 5-0**

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## VI. HISTORIC DESIGNATIONS

1. HPB16-0061, **Possible North Shore Historic District.** A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Preliminary Evaluation and Recommendation Report relative to the possible designation of the North Shore Historic District. The eastern portion of the possible historic district is generally bounded by 73rd street on the south, Dickens Avenue and the western lot line of the properties on the west side of Harding Avenue on the west, 87th Street on the north and Collins Court on the east. The western portion of the possible historic district is generally bounded by 77th Street on the south, Hawthorne Avenue and Crespi Boulevard on the west, 87th Street on the north and Tatum Waterway Drive and Byron Avenue on the east. If the Historic Preservation Board finds that the possible district area meets the criteria of the land development regulations for designation, it may instruct the Planning Department to prepare a Designation Report pursuant to **Section 118-591(b), of the City Code of Miami Beach.**

**Staff directed to prepare a Formal Designation Report for the North Shore Local Historic District, with boundaries as recommend in the Draft North Beach Master Plan; Bradley/Finglass 5-0**

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2. HPB16-0062, **Possible Normandy Isles Historic District.** A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Preliminary Evaluation and Recommendation Report relative to the possible designation of the Normandy Isles Historic District. The northern portion of the possible historic district is generally bounded by the southern lot line of the properties on the south side of Marseille Drive to the south, Ray Street and Rue Notre Dame to the west, the Normandy Shores Golf Course and South Shore Drive on the north and North Shore Drive and Bay Drive on the east. The southern portion of the possible historic district is generally bounded by Biscayne Bay on the south, Rue Versailles and Bay Drive on the west, the northern lot line of the properties on the north side of Bay Drive and 71st Street on the north and Indian Creek and Biscayne Bay on the east. If the Historic Preservation Board finds that the possible district area meets the criteria of the land development regulations for designation, it may instruct the Planning Department to prepare a Designation Report pursuant to **Section 118-591(b), of the City Code of Miami Beach.**

**Staff directed to prepare a Formal Designation Report for the Normandy Isles Local Historic District, with boundaries as recommend in the Draft North Beach Master Plan; Bradley/Finglass 5-0**

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## VII. DISCUSSION ITEMS

1. 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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2. Retail merchandising display violations – update  
**DISCUSSED; a Discussion item will be placed on the October 11, 2016 agenda.**

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VIII. **PROGRESS REPORT**

IX. **MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER**

1. HPB0616-0039 a.k.a. HPB File No. 7263, **1900 Collins Avenue – Peter Miller Hotel**. The applicant, Lennox Miami Corp., is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing 3-story building and two 2-story buildings, and the total demolition of an existing 2-story building, as well as the construction of a new 5-story structure and new 1-story rooftop addition, as part of a new hotel development. Specifically, the applicant is requesting approval for after-the-fact partial demolition and modifications to the existing 3-story building. Additionally, the application is requesting modifications to the previously approved rooftop mechanical plan.

**NO ACTION TAKEN; Application will be re-noticed for the November 8, 2016 meeting**

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X. **CONTINUED ITEMS**

1. HPB0616-0044, **709-729 Washington Avenue**. The applicant, Washington Squared Owner 700 LLC, is requesting a Certificate of Appropriateness for the total demolition of ~~two~~ one Non-Contributing buildings, ~~the renovation and restoration of the 2-story 'Contributing' building,~~ and the construction of ~~two~~ one new 1-story structures as part of a retail development.

**APPROVED; Bradley/Pardo 5-0**

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2. 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 November 8, 2016; Bradley/Pardo 5-0**

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3. 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 December 13, 2016; Bradley/Pardo 5-0**

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XI. **NEW APPLICATIONS**

1. HPB0716-0050, **801 Lincoln Road**. The applicant, Dylan's Candy Bar Miami, is requesting a Certificate of Appropriateness for the introduction of a pass-through window along Meridian Avenue.

**NO ACTION TAKEN; Application will be re-noticed for the November 8, 2016 meeting**

2. HPB16-0053, **729 Washington Avenue**. The applicant, Washington Squared Owner 700 LLC, is requesting a Certificate of Appropriateness for the total demolition of one Non-Contributing building and the construction of one new 1-story structure as part of a retail development. **[To be heard in conjunction with HPB0616-0044]**

**NO ACTION TAKEN; Application will be re-noticed for the November 8, 2016 meeting**

3. HPB16-0055, **3400 Collins Avenue**. The applicant, 3420 Collins Avenue, LLC, is requesting a Certificate of Appropriateness for the installation of a temporary supergraphic on the south and east facades of the existing building.

**NO ACTION TAKEN; Application will be re-noticed for the November 8, 2016 meeting**

4. HPB16-0057, **2301-2399 Collins Avenue & 102 24<sup>th</sup> Street**. The applicant, SB Hotel Owner, L.P., is requesting a Certificate of Appropriateness for the improvements to the rear yard, including the installation of an outdoor bar counter and variances from the required setback from the City's bulkhead line and from the maximum elevation for structures in the Oceanfront Overlay District, from the required distance separation for structures and from the required construction materials within the Dune Preservation Overlay District.

**NO ACTION TAKEN; Application will be re-noticed for the November 8, 2016 meeting**

5. HPB16-0059, **1045 5<sup>th</sup> Street, 1031 5<sup>th</sup> Street, 527 Lenox Avenue & 543 Lenox Avenue**. The applicants, MAC 1045 5<sup>th</sup> Street, LLC & MAC 1031 5<sup>th</sup> Street, LLC, are requesting a Certificate of Appropriateness for the total demolition of two 'Non-Contributing' buildings and for the design of a new 4-story commercial building, including variances to exceed the maximum permitted building height and to eliminate the open court requirement.

**CONTINUED to December 13, 2016; Application will be re-noticed for the November 8, 2016 meeting; Needelman/Bradley 5-0**

6. HPB16-0060, **5225 Collins Avenue – The Alexander**. The applicant, The Alexander Condominium, is requesting a Certificate of Appropriateness for the replacement of the existing masonry railing with glass railings.

**NO ACTION TAKEN; Application will be re-noticed for the November 8, 2016 meeting**

XII. APPEALS (BOA ONLY)

XIII. OTHER BUSINESS

XIV. 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).