

HISTORIC PRESERVATION BOARD
AFTER ACTION REPORT

FOR MEETING HELD ON

Tuesday, November 8, 2016, 9:00 A.M.

I. **ATTENDANCE**

Board: Seven (7) of seven (7) members present: Dominique Bailleul, Wyn Bradley, Jack Finglass, Scott Needelman, Stevan Pardo, Kirk Paskal & John Stuart

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

II. **APPROVAL OF MINUTES**

1. October 11, 2016 Meeting

APPROVED; Bradley/Finglass 5-0 (Pardo & Stuart absent)

III. **CITY ATTORNEY UPDATES**

IV. **SWEARING IN OF PUBLIC**

V. **REQUESTS FOR CONTINUANCES/WITHDRAWALS**

1. 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, including a variance to not provide required off-street loading spaces.

CONTINUED to December 13, 2016; Needelman/Bradley 5-0 (Pardo & Stuart absent)

2. 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.

WITHDRAWN; no action required

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 January 10, 2017; Bailleul/Needelman 5-0 (Pardo & Stuart absent)

VI. REQUESTS FOR EXTENSIONS OF TIME

1. HPB16-0064, **3193 Royal Palm Avenue**. The applicant, Leila Koshkin, is requesting a one (1) year extension of Time for a previously approved Certificate of Appropriateness for the partial demolition of the existing individually designated historic 2-story single family home and the construction of a partial 1-story rooftop addition.

APPROVED; Finglass/Bradley 5-0 (Pardo & Stuart absent)

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.

2. Retail merchandising display violations – update

DISCUSSED; a Discussion item will be placed on the December 13, 2016 agenda.

3. 161 Ocean Drive - update

DISCUSSED

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.

APPROVED; Finglass/Paskal 7-0

X. CONTINUED ITEMS

1. 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.

APPROVED; Stuart/Needelman 5-1(Bradley) (Pardo absent)

XI. NEW APPLICATIONS

1. 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.

APPROVED; Finglass/Paskal 6-0 (Bradley absent)

2. 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.

APPROVED; Bailleul/Needelman 6-0 (Pardo absent)

3. HPB16-0057, **2301-2399 Collins Avenue & 102 24th 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.

APPROVED;

Certificate of Appropriateness; Pardo/Stuart 6-0 (Bradley absent)

Variances; Finglass/Pardo 6-0 (Bradley absent)

4. 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.

APPROVED; Stuart/Needelman 5-1 (Paskal) (Pardo absent)

5. 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.

DENIED; Finglass/Bradley 7-0

6. HPB16-0063, **4299 Collins Avenue**. The applicant, AVP Miami Beach, LLC, is requesting a Certificate of Appropriateness for the installation of three building identification signs, including a variance to relocate one of the signs.

APPROVED; Finglass/Stuart 6-0 (Bradley absent)

7. HPB16-0065, **2360 Collins Avenue – Continental Restaurant**. The applicant, Miami Weiss, LLC, is requesting modifications to a previously approved variance to exceed the maximum size of a sign.

APPROVED; Finglass/Stuart 6-0 (Bradley absent)

8. 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 16th Street**.

APPROVED; Pardo/Needelman 5-1 (Finglass) (Bradley absent)

9. 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.

APPROVED; Needelman/Pardo 5-1 (Finglass) (Bradley absent)

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).