MIAMIBEACH
LAND USE BOARDS

HISTORIC PRESERVATION BOARD
AFTER ACTION REPORT

FOR MEETING HELD ON

Tuesday, December 13, 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. November 8, 2016 Meeting

APPROVED; Bradley/Finglass 7-0

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

VI. REQUESTS FOR EXTENSIONS OF TIME

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 January 10, 2017 agenda.

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3. Infrastructure work on Sunset Islands 3 & 4

DISCUSSED; a Discussion item will be placed on the January 10, 2017 agenda.

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4. Discussion: Possible renaming of 5th Street

DISCUSSED; the board adopted a recommendation to the Mayor and Commission in support of the co-naming of 5th Street as Miami Beach Boulevard; Bradley/Pardo 7-0

VIII. PROGRESS REPORT

IX. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

1. HPB16-0066 a.k.a. HPB File No. 7550, **800 Lincoln Road**. The applicant, South Beach TriStar 800 LLC., is requesting modifications to a previously approved Certificate of Appropriateness for the partial demolition, restoration and renovation of the existing 'Contributing' structure on the site and the construction of a new 1-story rooftop addition and new 3-story ground level addition, including variances to reduce the required rear pedestal setback and to not provide the minimum required parking for off-street loading spaces. Specifically, the applicant is requesting additional interior demolition and design modifications to the ceiling.

APPROVED; Bradley/Finglass 7-0

X. **CONTINUED ITEMS**

1. 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 from the October 11, 2016 meeting]**

APPROVED with the exception of staff recommendations I.C.1.b, d, f & g which are continued to the February 14, 2017 meeting; Pardo/Paskal 7-0

2. 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 from the October 11, 2016 meeting]**

APPROVED;
Certificate of Appropriateness; Bradley/Stuart 6-1 (Finglass)
Variance 1; Bradley/Pardo 6-1 (Finglass)
Variance 2; Bradley/Needelman 6-1 (Finglass)
WITHDRAWN;
Variances 3, 4 & 5 withdrawn by the applicant; No action required

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, including a variance to not provide required off-street loading spaces. **[Continued from the November 8, 2016 meeting]**

APPROVED;
Certificate of Appropriateness; Stuart/Needelman 7-0
Variance; Bradley/Pardo 7-0

4. 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 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 from the October 11, 2016 meeting]**

APPROVED;
Certificate of Appropriateness; Stuart/Paskal 7-0
Variance; Stuart/Pardo 7-0

XI.

XII. **OPEN & CONTINUED ITEMS**

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).