

HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

March 8, 2022, 9:00 A.M.

I. ATTENDANCE

Board: Seven (7) of seven (7) members present: Rick Lopez, Ray Breslin, Barry Klein, Nancy Liebman, Kirk Paskal, Stuart Reed & Laura Weinstein-Berman

Staff: Debbie Tackett, Jake Seiberling & Nick Kallergis

II. APPROVAL OF MINUTES

1. February 8, 2022 meeting

APPROVED; Liebman/Reed 6-0 (Paskal absent)

III. OTHER BUSINESS

1. Election of Chair

Board member Lopez elected as Chair; Liebman/Klein 7-0

2. Election of Vice-Chair

Board member Paskal elected as Vice-Chair; Klein/Reed 7-0

IV. CITY ATTORNEY UPDATES

V. SWEARING IN OF PUBLIC

VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB21-0486, **411 Michigan Avenue, 419 Michigan Avenue & 944 5th Street**. An application has been filed requesting a Certificate of Appropriateness for the total demolition of one existing building, the renovation, restoration and relocation of one existing building, the construction of a new office building, a variance to eliminate the open court requirement and one or more waivers.

CONTINUED to the April 12, 2022 meeting; Reed/Liebman 6-0 (Paskal absent)

VII. CONTINUED ITEMS

1. HPB21-0483, **833 6th Street**. An application has been filed requesting a Certificate of Appropriateness for the design of a new fire station building to replace the existing building proposed to be demolished and site improvements.

APPROVED; Breslin/Liebman 5-2 (Klein and Reed)

2. HPB20-0440 a.k.a. HPB20-0380, **550 Washington Avenue**. An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition and renovation of the existing building including the construction of attached additions and modifications to original public interior spaces and a variance to exceed the maximum permitted building height. Specifically, the applicant is requesting to modify a condition of the final order to allow for the introduction of new signage on the vertical feature along Washington Avenue, a Certificate of Appropriateness for modifications to the marquee and a variance to exceed the maximum permitted size for signage.

DENIED; Klein/Paskal 5-2 (Breslin and Lopez)

MOTION TO CLARIFY DENIAL; Signage located on the projecting fin element located along Washington Avenue: denied with prejudice specifically for the modifications to the signage located on the projecting fin; denied without prejudice as to any other future application for the subject property; Paskal/Klein 7-0

3. HPB21-0481, **1901 Collins Avenue**. An application has been filed requesting a Certificate of Appropriateness for the partial demolition and renovation of two buildings on the site, the total demolition of two buildings, the construction of two new additions and landscape and hardscape modifications.

Motion to approve FAILED; Breslin/Liebman 3-4 (Klein, Paskal, Reed and Weinstein-Berman)

Motion to RECONSIDER; Klein/Paskal 7-0

Motion to CONTINUE to the May 10, 2022 meeting; Paskal/Lopez 7-0

4. HPB21-0490, **333, 337, 343 and 345 Jefferson Avenue**. An application has been filed requesting an after-the-fact Certificate of Appropriateness for partial demolition of the buildings located at 333 and 343 Jefferson Avenue and modifications to the west (front) façade of 343 Jefferson Avenue.

APPROVED; Breslin/Paskal 5-2 (Reed and Weinstein-Berman)

VIII. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

1. HPB21-0493 a.k.a. HPB19-0341, **1751, 1757 & 1775 Collins Avenue**. An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the three contributing buildings on the site, the construction of a detached ground level tower addition at the southeast portion of the site, the construction of a detached ground level addition at the northeast portion of the site and the construction of two attached additions, including one or more waivers and a variance to reduce the required subterranean rear setback. Specifically, the applicant is requesting approval for the introduction of two additional basement levels below the previously approved basement level.

APPROVED; Liebman/Breslin 7-0

IX. NEW APPLICATIONS

1. HPB21-0482, **1300 Lenox Avenue**. An application has been filed requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing single-family home, including the construction of attached and

detached additions and variances from the required setbacks, open space, lot coverage and retaining wall regulations.

APPROVED;

Certificate of Appropriateness: Klein/Paskal 6-0 (Liebman absent)

Variances: Klein/Paskal 5-1 (Reed) (Liebman absent)

2. HPB21-0495, **622 15th Street**. An application has been filed requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the building on the site, the classification of the rear accessory building as Non-Contributing, the total demolition of the rear accessory building, the construction of a new detached rear addition and variances from the required setbacks and the minimum average apartment unit size.

CONTINUED to the April 12, 2022 meeting; Breslin/Reed 6-0 (Liebman absent)

X. DISCUSSION ITEMS

1. Amendment to Chapter 118, Article X of the Land Development Regulations to provide that, when a contributing building is demolished without a certificate of appropriateness, the presumption shall be that the building must be replicated, if certain criteria are satisfied.

DISCUSSED. The Board passed a motion 6-0 issuing a favorable recommendation in strong support of the proposed ordinance amendment to the Mayor and City Commission.

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).