

MIAMI BEACH

LAND USE BOARDS

HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

July 12, 2022, 9:00 A.M.

I. ATTENDANCE

Board: Six (6) of seven (7) members present: Rick Lopez, Ray Breslin, Barry Klein, Kirk Paskal, Stuart Reed & Laura Weinstein-Berman (Nancy Liebman absent)

Staff: Debbie Tackett, Jake Seiberling & Nick Kallergis

II. APPROVAL OF MINUTES

1. June 14, 2022 meeting

APPROVED; Paskal/Klein 6-0

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB21-0485, **93 Palm Avenue – Designation of an Historic Site**. A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board relative to the proposed historic designation of 93 Palm Avenue as an individual local historic site.

WITHDRAWN; No action required – Pursuant to Ch. 2022-136, Laws of Florida (HB 423), which took effect on July 1, 2022, the Historic Preservation Board does not have the authority to consider this application without the consent of the property owner. Accordingly, the application has been withdrawn.

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.

WITHDRAWN; No action required

3. HPB21-0498, **7418 Harding Avenue**. An application has been filed requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of two buildings, the total demolition of one building and the construction of a new detached addition as part of a new hotel development on the site including variances from the minimum hotel unit size and required rear setback.

DEFERRED; No action required

VI. EXTENSIONS OF TIME

1. HPB22-0523 a.k.a. HPB20-0379, **2901-2911 Indian Creek Drive**. An application has been filed requesting a one-year extension of time for a previously issued Certificate of Appropriateness for the total demolition of two existing buildings, the renovation, restoration and relocation of one existing building, the construction of a detached residential addition and multiple variances from the required pedestal and tower setbacks and to exceed the maximum projection allowed in required yards.

APPROVED; Breslin/Reed 5-1 (Paskal)

VII. SINGLE-FAMILY HOMES

1. HPB22-0516, **1735 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 additions.

APPROVED; Paskal/Breslin 5-1 (Klein)

VIII. CONTINUED ITEMS

1. HPB21-0492, **225 37th Street**. An application has been filed requesting a Certificate of Appropriateness for the total demolition of the existing buildings on the site and the construction of a new synagogue and variances from the required lot size, lot width, setbacks, projections and yard elevation.

APPROVED;

Certificate of Appropriateness: Klein/Breslin 5-1 (Paskal)

Variances: Paskal/Klein 6-0

2. HPB22-0513, **245 & 251 Washington Avenue**. An application has been filed requesting a Certificate of Appropriateness for the construction of new educational facility on a vacant site and variances from the minimum required interior side yard setbacks for a school and loading space requirements.

CONTINUED to the September 13, 2022 meeting; Klein/Breslin 5-1 (Lopez)

RECONSIDERED; Weinstein-Berman/Klein; 5-1 (Reed)

APPROVED;

Certificate of Appropriateness: Weinstein Berman/Paskal 5-1 (Reed)

Variances: Paskal/Breslin 5-1 (Reed)

Additionally, the Board passed a motion urging the Mayor and City Commission to consider amending section 142-1131(d) of the city code to reduce the required 50'-0" interior side setback requirements. Reed/Breslin 6-0

IX. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

X. NEW APPLICATIONS

1. HPB22-0519, **1685 Collins Avenue**. An application has been filed requesting a Certificate of Appropriateness for the design of a new rear yard site plan including landscape and hardscape modifications.

APPROVED; Paskal/Reed 6-0

2. HPB22-0522, **760 Ocean Drive**. An application has been filed requesting a Certificate of Appropriateness for modifications to the east façade of the building.

APPROVED; Paskal/Klein 6-0

XI. DISCUSSION ITEMS

1. Current incentives for the retention of architecturally significant single-family homes.

DISCUSSED. The Board passed a motion urging the Mayor and City Commission to urge the State Legislature to amend the law to exempt historically designated single-family home regardless of owner consent and the date of historic designation. In addition, the Board recommends the Mayor and City Commission direct the Administration to perform a survey of all single-family homes within the City for the purpose of creating a database for future historic designation. Reed/Klein 6-0

Additionally, the Board passed a motion urging the Mayor and City Commission to explore the following incentives for homes that are voluntarily designated as historic structures:

1. Allowing for the transfer unused development rights to other properties.
2. Allowing for the introduction of an accessory dwelling unit on the property.
3. Offering City infrastructure upgrades adjacent to the property including storm water infrastructure and seawall upgrades.
4. Providing grant funding for resiliency upgrades through a Historic Preservation or Resiliency Fund.
5. Requiring any property owner seeking an increase in allowable Floor Area Ratio (FAR) to pay into a Historic Preservation or Resiliency Fund.
6. Reducing lot coverage, unit size and height for all single-family development except in cases where an existing architecturally or historically significant home is being substantially retained and restored.

Paskal/Reed 5-0 (Klein absent)

2. Collins Avenue and Ocean Drive MXE Overlay

Discussion Item to be heard at a future meeting.

3. Discussion - Museum Historic District – height and rooftop addition regulations

Discussion Item to be heard at the September 13, 2022 meeting.

XII. OTHER BUSINESS

XIII. 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).