

MIAMIBEACH

LAND USE BOARDS

HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

December 13, 2022, 9:00 A.M.

I. ATTENDANCE

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

Staff: Debbie Tackett, Jake Seiberling & Nick Kallergis

II. APPROVAL OF MINUTES

1. November 8, 2022 meeting

APPROVED; Breslin/Paskal 6-0

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

VI. EXTENSIONS OF TIME

VII. CONTINUED ITEMS

1. HPB22-0536 a.k.a. HPB20-0420, **1030 6th Street**. An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of all buildings on the site and the construction of an attached addition as part of a new hotel development, including one or more waivers and variances to reduce the required setbacks, reduce the required open space and reduce the minimum hotel unit size. Specifically, the applicant is requesting design modifications to the previously approved project and modifications to the previously approved variances for the required open space and minimum hotel unit size requirements.

APPROVED;

Certificate of Appropriateness: Liebman/Paskal 6-0

Variance: Breslin/Stuart 5-1 (Reed)

2. HPB22-0521, **803 2nd Street**. An application has been filed requesting a Certificate of Appropriateness for the total demolition of an existing building and the construction of a new single-family home, including variances from the minimum required setbacks, lot width and lot area.

CONTINUED to the January 10, 2023 meeting; Reed/Breslin 6-0

VIII. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

IX. NEW APPLICATIONS

1. HPB22-0518, **407 Lincoln Road**. An application has been filed requesting a Certificate of Appropriateness for the partial demolition and renovation of an existing building.

APPROVED; Paskal/Breslin 6-0

2. HPB22-0545, **1745 James Avenue**. An application has been filed requesting a Certificate of Appropriateness for the total demolition of an existing building and the construction of a new building as part of a new hotel development on the site including a variance from the loading space requirements.

APPROVED;
Certificate of Appropriateness: Paskal/Stuart 6-0
Variance: Paskal/Liebman 5-1 (Reed)

3. HPB22-0546, **1901 Collins Avenue**. An application has been filed requesting a waiver from Section 118-564(f)(6) to allow for the issuance of a demolition permit for the Non-Contributing structures prior to the approval of a building permit for the approved project.

APPROVED; Breslin/Paskal 6-0

X. DISCUSSION ITEMS

1. Demolition by neglect violations - Special Magistrate Orders
 - i. 1940 Park Avenue
 - ii. 2814 Collins Avenue
 - iii. 3003 Collins Avenue
 - iv. 3621 Collins Avenue
 - v. 6979 Collins Avenue

DISCUSSED.

XI. OTHER BUSINESS

XII. 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).