

# MIAMI BEACH

## LAND USE BOARDS

---

### HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

March 14, 2023, 9:00 A.M.

#### I. ATTENDANCE

**Board:** Seven (7) of seven (7) members present: Rick Lopez, Ray Breslin, Brian Ehrlich, Linsey Lovell, Stuart Reed, John Stuart & Laura Weinstein-Berman

**Staff:** Debbie Tackett, Jake Seiberling & Nick Kallergis

#### II. APPROVAL OF MINUTES

1. January 10, 2023 meeting

**APPROVED; Breslin/Stuart 7-0**

---

#### III. CITY ATTORNEY UPDATES

#### IV. SWEARING IN OF PUBLIC

#### V. OTHER BUSINESS

1. Election of Chair and Vice Chair

**Board member Lopez elected as Chair and Board member Weinstein-Berman elected as Vice Chair; Stuart/Reed 7-0**

---

#### VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

#### VII. EXTENSIONS OF TIME

#### VIII. CONTINUED ITEMS

1. HPB22-0551, **4000 Collins Avenue**. An application has been filed requesting a Certificate of Appropriateness for the construction of a partial 1-story rooftop addition and active roof deck.

**APPROVED; Stuart/Reed 7-0**

---

#### IX. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

1. HPB22-0558 a.k.a. HPB21-0498, **7418 Harding Avenue**. An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation, and restoration of three buildings as part of a new hotel development on the site including a variance from the minimum hotel

unit size. Specifically, the applicant is requesting additional modifications to the courtyard facades of the north and south buildings.

**APPROVED; Stuart/Lovell 7-0**

---

X. NEW APPLICATIONS

1. HPB22-0533, **1620 Pennsylvania Avenue**. An application has been filed requesting a variance from the required setback for air conditioning equipment.

**APPROVED; Breslin/Reed 7-0**

---

2. HPB22-0554, **337 20<sup>th</sup> Street**. An application has been filed requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing building including the introduction of a rooftop pool and decks.

**APPROVED; Breslin/Lovell 7-0**

---

3. HPB22-0557, **251 Washington Avenue**. An application has been filed requesting variances from the required setbacks for mechanical equipment rooms, plumbing equipment, electrical equipment, signage and a flagpole and variances from the maximum area and height of a monument sign.

**Variances 1, 2, 3 & 4 withdrawn by the applicant**

**Variances 5 & 6 FAILED; Breslin/Ehrlich 3-3 (Reed, Weinstein-Berman & Lopez) (Lovell recused)**

**Motion to RECONSIDER; Weinstein-Berman/Breslin 6-0 (Lovell recused)**

**Variances 5 & 6 APPROVED; Breslin/Stuart 5-1 (Reed) (Lovell recused)**

---

X. DISCUSSION ITEMS

1. 1525 Lenox Avenue – Miami-Dade County Unsafe Structures orders.

**DISCUSSED.**

---

2. Traymore Hotel, 2445 Collins Avenue – building permit update.

**DISCUSSED.**

---

3. AIPP projects located within historic districts.

**DISCUSSED. A discussion item to be placed on the April 11 agenda.**

---

4. 3621 Collins Av – SMC2022-02127, quarterly update

**DISCUSSED.**

---

5. State of Florida House Bill 1317 & Senate Bill 1346 update.

**DISCUSSED; the Board passed a unanimous motion urging the Mayor and City Commission to oppose HB1317 & SB1346 and urge the Florida Legislature not to adopt the bills. Reed/Lovell (7-0)**

---

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).