

MIAMIBEACH

LAND USE BOARDS

HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

May 9, 2023, 9:00 A.M.

I. ATTENDANCE

Board: Six (6) of seven (7) members present: Rick Lopez, Ray Breslin, Brian Ehrlich, Linsey Lovell, John Stuart & Laura Weinstein-Berman (Stuart Reed absent)

Staff: Debbie Tackett, Jake Seiberling & Nick Kallergis

II. APPROVAL OF MINUTES

1. April 11, 2023 meeting

APPROVED; Breslin/Ehrlich 6-0

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. OTHER BUSINESS

VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB23-0566, **2740 North Bay Road**. An application has been filed requesting that the designation of Historic Single-Family Residence be removed from the property.

CONTINUED to the June 13, 2023 meeting; Lovell/Stuart 6-0

VII. EXTENSIONS OF TIME

VIII. CONTINUED ITEMS

IX. SINGLE-FAMILY HOMES

1. HPB23-0567, **603 East Dilido Drive**. An application has been filed requesting that the designation of Historic Single-Family Residence be removed from the property.

APPROVED; Breslin/Stuart 6-0

X. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

XI. NEW APPLICATIONS

1. HPB22-0562, **6747-6757 Collins Avenue**. An application has been filed requesting a Certificate of Appropriateness for the construction of a hotel building on a vacant lot.

APPROVED; Lovell/Ehrlich 6-0

2. HPB23-0568, **1677 Collins Avenue**. An application has been filed requesting a Certificate of Appropriateness for modifications to the east façade of the hotel building and modifications to the cabana building including the introduction of rooftop terraces.

APPROVED; Breslin/Stuart 6-0

3. HPB23-0569, **Meridian Avenue between Lincoln Road and North Lincoln Lane and Drexel Avenue between 16th Street and North Lincoln Lane**. An application has been filed requesting a Certificate of Appropriateness for right-of-way improvements as part of the Lincoln Road Master Plan.

APPROVED; Stuart/Breslin 6-0

4. HPB23-0570, **940 Ocean Drive**. An application has been filed requesting a Certificate of Appropriateness for the introduction of a glass wall system within the original public lobby.

APPROVED; Lovell/Ehrlich 6-0

XII. DISCUSSION ITEMS

1. Proposed amendment to allow single-story rooftop additions in RM-3 zoning district between Lincoln Road and 18 Street.

DISCUSSED.

The Board passed a motion issuing a favorable recommendation to the Mayor and City Commission in support of the proposed amendment. Lovell/Stuart 4-2 (Ehrlich/Weinstein-Berman)

Additionally, the Board passed a motion recommending that the Mayor and City Commission consider directing the Administration to explore harmonizing development regulations for rooftop additions in order to address any ambiguity or inconsistencies that may exist and to establish more equity within each district. Lovell/Stuart 6-0

Further, the Board passed a motion recommending that the Mayor and City Commission explore options to support historic preservation and encourage resilient improvements through the introduction of a possible funding mechanism to balance the allocation of additional development rights for large projects with the needs of smaller projects within the City's historic districts. Weinstein-Berman/Ehrlich 6-0

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).