

HISTORIC PRESERVATION BOARD  
AFTER ACTION REPORT

FOR MEETING HELD ON

Monday, April 10, 2017, 9:00 A.M.

I. ATTENDANCE

**Board:** Six (6) of seven (7) members present: Stevan Pardo, Jack Finglass, Nancy Liebman, Scott Needelman, Kirk Paskal & John Stuart (Wyn Bradley absent)

**Staff:** Debbie Tackett, Michael Belush, Jake Seiberling & Eve Boutsis

II. APPROVAL OF MINUTES

1. March 13, 2017 Meeting

**APPROVED; Finglass/Liebman 6-0**

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III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB16-0082, **1436 Drexel Avenue**. The applicant, Clay Hotel Partnership, LTD c/o Infinity Real Estate, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story structure and a variance to reduce the minimum size required for hotel units.

**CONTINUED to the May 9, 2017 meeting; Finglass/Liebman 6-0**

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2. HPB17-0093, **6801 Collins Avenue**. The applicant, Carillon Hotel LLC, is requesting a variance to exceed the allowable hours of operation for a proposed accessory outdoor bar counter located at the rear of the property as part of renovations to the existing building and site.

**WITHDRAWN; no action required**

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3. HPB17-0097, **4000 Collins Avenue**. The applicant, Sukkah Miami Beach Acquisitions, LLC, is requesting a Certificate of Appropriateness for the partial demolition of the existing 'Contributing' 5-story structure on the site and the construction of an attached 4-story ground level addition including variances to reduce the required pedestal front, rear, street side and sum of the side setbacks and to exceed the maximum allowed projection within required yards.

**CONTINUED to the June 12, 2017 meeting; Stuart/Liebman 6-0**

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XI. CONTINUED ITEMS

1. HPB16-0071, **801, 807 & 815 Alton Road**. The applicant, 2012 New Age LLC, Matteo Soldatini, is requesting a Certificate of Appropriateness for the retention of 5 existing parking spaces and an associated driveway within the front yard including a variance from the required width for a one-way drive. **[Application continued from the February 14, 2017 meeting]**

**APPROVED;**

**Certificate of Appropriateness; Liebman/Paskal 6-0**

**Variance; Stuart/Needelman 6-0**

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2. HPB16-0083, **960 Ocean Drive – Ocean's Ten**. The applicant, Sobe USA, LLC d/b/a Ocean's Ten South Beach, is requesting a Certificate of Appropriateness for the installation of retractable awning structures attached to the east façade and freestanding retractable umbrellas along the east side of the property.

**APPROVED; Needelman/Pardo 4-2 (Finglass, Liebman)**

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3. HPB16-0090, **900 Ocean Drive – Mango's Tropical Café**. The applicant, David Wallack Real Estate, LLC, is requesting a Certificate of Appropriateness for the installation of a retractable umbrella system located in the public right-of-way. **[Application continued from the March 13, 2017 meeting]**

**APPROVED; Stuart/Paskal 4-2 (Finglass, Liebman)**

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## **VII. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER**

1. HPB16-0089 a.k.a. HPB File No. 7420, **4833 Collins Avenue – The Miami Beach Resort**. The applicant, Miami Beach Resort Owner, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 18-story hotel building, including but not limited to, the introduction of new balconies along the north, south and east elevations, the redevelopment of the eastern ground level pool deck, and introduction of a new rooftop pool and deck at the southwest portion of the building. Specifically, the applicant is requesting approval for modifications to the public interior portion of the 18<sup>th</sup> floor.

**CONTINUED to the May 9, 2017 meeting; Paskal/Finglass 6-0**

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2. HPB17-0100 a.k.a. HPB File No. 6013, **250-260 Collins Avenue**. The applicant, TwoFifty Collins, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation, and restoration of two existing 2-story multifamily buildings, including the construction of a new roof-top addition on each of the existing 2-story buildings. Specifically, the applicant is requesting to modify conditions of the order.

**CONTINUED to the May 9, 2017 meeting; Liebman/Stuart 6-0**

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## **VIII. NEW APPLICATIONS**

1. HPB17-0091, **1350 Michigan Avenue**. The applicant, Erica Rosen, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 1-story single family home including the construction of two 1-story attached additions.

**APPROVED; Liebman/Finglass 5-1 (Paskal)**

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2. HPB17-0094, **Citywide Distributed Antenna System (DAS) Nodes**. The applicant, Crown Castle NG East, Inc., is requesting a Certificate of Appropriateness for the installation of a Stealth Distributed Antenna System (DAS) node within the public right-of-way at the following approximate location:  
**99 15<sup>th</sup> Street.**

**APPROVED; Stuart/Paskal 5-0 (Finglass absent)**

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3. HPB17-0095, **1045 Pennsylvania Avenue**. The applicant, Kaiser Cars and Real Estate, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the two 2-story structures on the site including variances to reduce the required side yard setback and to exceed the maximum allowed fence height.

**APPROVED;  
Certificate of Appropriateness; Finglass/Stuart 6-0  
WITHDRAWN;  
Variances; No action required**

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4. HPB17-0098, **1208 Collins Avenue**. The applicant, 1208 Collins Ave LLC, is requesting a Certificate of Appropriateness for the introduction of terrace along Collins Avenue including a variance to exceed the maximum projection allowed for a deck within the front yard in order to construct a new deck up to the front property line.

**APPROVED;  
Certificate of Appropriateness; Finglass/Liebman 6-0  
Variance; Finglass/Liebman 6-0**

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5. HPB17-0099, **947 Lincoln Road**. The applicant, 947 Lincoln Road Investments, Inc., is requesting a Certificate of Appropriateness for the near total demolition of the existing 2-story 'Contributing' structure and the construction of a new 2-story building including variances to reduce the required pedestal rear setback and to not provide the required loading spaces.

**CONTINUED to the June 12, 2017 meeting; Finglass/Paskal 6-0**

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## **IX. DISCUSSION ITEMS**

1. Historic structures resiliency

**DISCUSSED.**

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2. 1446 Ocean Drive – update

**DISCUSSED; a Discussion item will be placed on the May 9, 2017 agenda.**

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3. Retail merchandising display violations – update

**DISCUSSION item moved to the May 9, 2017 agenda.**

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4. 960 Bay Drive – permit update

**DISCUSSION item moved to the May 9, 2017 agenda.**

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5. Historic Plaques

**DISCUSSION item moved to the May 9, 2017 agenda.**

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6. 5111 Pine Tree Drive – status (requested by Vice Chair)  
**DISCUSSED.**

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7. 2301 Normandy Drive – International Inn (requested by Board member)  
**DISCUSSION item moved to the May 9, 2017 agenda.**

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**XIII. OTHER BUSINESS**

**XIV. 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).