

HISTORIC PRESERVATION BOARD  
AFTER ACTION REPORT

FOR MEETING HELD ON

Tuesday, May 9, 2017, 9:00 A.M.

I. ATTENDANCE

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

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

II. APPROVAL OF MINUTES

1. April 10, 2017 Meeting

**APPROVED; Stuart/Finglass 6-0 (Bradley absent)**

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III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. DISCUSSION ITEMS

1. 1446 Ocean Drive – update

**DISCUSSED; a Discussion item will be placed on the June 12, 2017 agenda.**

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2. Retail merchandising display violations – update

**DISCUSSED; a Discussion item will be placed on the June 12, 2017 agenda.**

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3. 960 Bay Drive – permit update

**DISCUSSED; a Discussion item will be placed on the June 12, 2017 agenda.**

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4. Historic Plaque design

**DISCUSSED; a Discussion item will be placed on the June 12, 2017 agenda.**

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5. 2301 Normandy Drive – International Inn (requested by Board member)

**DISCUSSED; the board made a motion directing staff to prepare a preliminary evaluation report relative to the possible historic designation of 2301 Normandy Drive as an individual historic site. Liebman/Stuart 6-0 (Pardo absent)**

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VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB16-0070, **1671 Collins Avenue – Sagamore Hotel**. The applicant, EBJ/Insite Sagamore, LLC, is requesting a Certificate of Appropriateness for the

partial demolition, renovation and restoration of the existing hotel, including interior and exterior design modifications.

**WITHDRAWN without prejudice; Request for modifications to the west façade. Needelman/Liebman 7-0**

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2. HPB16-0078, **3301 Indian Creek Drive**. The applicant, 3420 Collins Avenue, LLC, is requesting an after-the-fact Certificate of Appropriateness for the installation of a sculpture within the front yard facing Collins Avenue including a variance to reduce the minimum required front setback.

**CONTINUED to the June 12, 2017 meeting; Bradley/Stuart 6-0 (Pardo recused)**

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3. 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 June 12, 2017 meeting; Finglass/Paskal 7-0**

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#### VI. CONTINUED ITEMS

1. HPB16-0068, **1434 Washington 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 all structures on the site, including an after-the-fact Certificate of Appropriateness for the demolition of interior floor plates and variances to reduce the required rear setback, to relocate a projecting sign and to reduce the minimum size required for hotel units.

**APPROVED;  
Certificate of Appropriateness; Stuart/Liebman 5-1 (Finglass) (Needelman recused)  
Variance; Bradley/Paskal 6-0 (Needelman recused)**

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2. 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.

**APPROVED; Liebman/Stuart 6-0 (Needelman recused)**

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3. 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.

**APPROVED; Bradley/Finglass 7-0**

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VIII. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

1. HPB17-0105 a.k.a. HPB File No. 7303, **1220 Ocean Drive & 1201-1225 Collins Avenue – Tides Hotel**. The applicant, CG Tides LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition of the existing Tides Hotel at the pool deck level, and the construction of a new elevated pedestrian bridge spanning the alley, Ocean Court, and connecting to a previously approved project located at 1201-1225 Collins Avenue. Specifically, the applicant is requesting to enclose the previously approved pedestrian bridge.

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

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IX. NEW APPLICATIONS

1. HPB16-0074, **161 Ocean Drive**. The applicant, Komar Investments, Inc., is requesting an after-the-fact Certificate of Appropriateness for partial demolition within the public interior and a Certificate of Appropriateness for modifications to the original public lobby space.

**APPROVED; Finglass/Bradley 7-0**

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2. HPB16-0079, **3425 Collins Avenue – Versailles Hotel**. The applicant, 3425 Collins LLC, is requesting after-the-fact variances to exceed the maximum area allowed for construction signs, to relocate the construction signs to a non-street façade and to relocate construction signs above the first floor, in order to retain multiple construction signs on the property.

**APPROVED (Variances 3 & 7); Bradley/Liebman 5-1 (Paskal) (Pardo absent)  
Variances 1, 2, 4, 5 & 6 withdrawn by the applicant**

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3. HPB17-0103, **1414 Collins Avenue – Nassau Hotel**. The applicant, Nassau Investments Corp., is requesting a Certificate of Appropriateness for the partial demolition and restoration of the existing 3-story building and the construction of a 1-story rooftop addition and 3-story ground level addition on the south side of the site, which will replace an existing surface parking lot.

**APPROVED; Stuart/Paskal 6-1 (Leibman)**

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4. HPB17-0104, **626, 640 & 650 Collins Avenue Ocean Drive – Heathcote Apartments, Park Central Hotel & Imperial Hotel**. The applicant, Park Central Partners, LLC, is requesting a Certificate of Appropriateness for the introduction of an outdoor bar counter within the ground level courtyard and the installation of retractable awning structures attached to the east façades of the Park Central and Imperial Hotels. **[Application will be re-noticed for the June 12, 2016 meeting]**

**NO ACTION; Application will be re-noticed for the June 12, 2016 meeting**

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X. OTHER BUSINESS

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).