

MIAMI BEACH

PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, November 10, 2015
9:00 A.M.**

ATTENDANCE

Board: Seven (7) of seven (7) members present: David Wieder, Dominique Bailleul, Wyn Bradley, Jane Gross, Scott Needelman, Herb Sosa & John Stuart.

Staff: Deborah Tackett, Michael Belush, Jake Seiberling, Eve Boutsis & Nicholas Kallergis

I. APPROVAL OF AFTER-ACTION

1. October 13, 2015 Meeting

APPROVED; Sosa/Bradley 7-0

9:11 a.m.

II. CONTINUANCES/OTHER

1. HPB File No. 7568, **738 Lincoln Road – T-Mobile**. The applicant, 738 Lincoln Rd LLC, is requesting a Certificate of Appropriateness for the partial demolition of the Lincoln Road façade and the design of a new glass storefront system.

CONTINUED to December 8, 2015, Gross/Bailleul 7-0

9:11 a.m.

2. HPB File No. 7549, **400 Collins Avenue**. The applicant, Savoy Hotel Partners, LLC, is requesting a Certificate of Appropriateness for the construction of a new 7-story main use parking garage, including variances to reduce the required rear setback and to exceed the maximum allowed projection into the required front setback.

CONTINUED to December 8, 2015, Bailleul/Bradley 7-0

9:11 a.m.

3. HPB File No. 7553, **1024 Lenox Avenue**. The applicant, Daniel Marinberg, is requesting an after the fact variance to reduce the required pedestal rear setback to permit a perimeter structure to enclose the rear yard for the apartment unit number 5.

CONTINUED to December 8, 2015, Gross/Sosa 7-0

9:12 a.m.

4. HPB File No. 7581, **728 Ocean Drive**. The applicant, IRE 728 Ocean Drive, LLC, is requesting a Certificate of Appropriateness for the substantial demolition, renovation and restoration of the existing 2-story structure and the construction of an attached 2-story addition, including a variance to

reduce the required side setback for a loading space located at the rear of the property.

CONTINUED to December 8, 2015, Gross/Bradley 7-0 **9:15 a.m.**

5. HPB File No. 7579, **6565 Collins Avenue – Sherry Frontenac Hotel**. The applicant, S.F. Land, LLC, is requesting a Certificate of Appropriateness for the partial demolition and renovation existing building in order to increase the window opening size along the north, south and east elevations and to introduce balcony structures along the east elevation.

CONTINUED to December 8, 2015, Bailleul/Bradley 7-0 **9:16 a.m.**

III. EXTENSIONS OF TIME

1. HPB File No. 7393, a.k.a. BOA File 3673, **929 Alton Road**. The applicant, Alton Sobe, LLC, is requesting a one (1) year Extension of Time for previously approved variances to reduce the required front pedestal setback, to exceed the maximum permitted projection into the front setback, and to not provide the required parking for off-street loading space in order to build a new 5-story mixed use building.

APPROVED; Bailleul/Gross 7-0 **9:19 a.m.**

IV. NEW BUSINESS

1. Discussion – 1446 Ocean Drive

CONTINUED to December 8, 2015, Sosa/Bailleul 7-0 **9:27 a.m.**

2. Discussion – Bass Museum donation of exterior sculpture for Collins Park

DISCUSSED **9:49 a.m.**

3. Discussion – 161 Ocean Drive

CONTINUED to December 8, 2015, Sosa/Bailleul 7-0.

A motion was made directing staff to contact the Building Official urging the consideration of the issuance of a Stop Work Order for the construction at 161 Ocean Drive until an after-the-fact application is considered by the Board. **9:27 a.m.**

V. SINGLE FAMILY HOMES

1. HPB File No. 7575, **7815 Atlantic Way**. The applicant, Robert Chavez, is requesting a variance to reduce the required setback for a structure from the Miami Beach Bulkhead line within the Altos del Mar district in order to increase the height of an existing wall located along the south side of the property.

APPROVED; Gross/Stuart 7-0 **10:03 a.m.**

2. HPB File No. 7580, **3193 Royal Palm Avenue**. The applicant, Adam Greenberg, is requesting a Certificate of Appropriateness for the partial demolition of the existing individually designated historic 2-story single family home and the construction of a partial 1-story rooftop addition.

APPROVED; Bradley/Gross 7-0 **10:07 a.m.**

VI. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. Previously continued applications

- a. HPB File No. 7515, **1901 Collins Avenue – Shore Club Hotel**. The applicant, Shore Club Property Owner LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition and renovation of the existing ‘Contributing’ structures on the site, total demolition of the existing 2-story cabana structure, the construction of two 2-story ground level cabana structures, modifications to the existing 22-story ‘Non-Contributing’ structure and landscape and hardscape modifications. Specifically, the applicant is requesting design modifications and additional demolition within the existing Shore Club Hotel building.

APPROVED; Gross/Bradley 7-0

1:32 p.m.

2. New applications

- a. HPB File No. 7513, **1035 Lincoln Road – Nike**. The applicant, Playa Retail Investments, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the total demolition of the existing building, classified as ‘Non-Contributing’, and the construction of a new 2-story commercial building, including a variance to waive all minimum required parking for off-street loading spaces. Specifically, the applicant is requesting to change the name of the owner from 1035 Lincoln Road, LTD., to Playa Retail Investments, LLC.

APPROVED; Gross/Bradley 7-0

10:46 a.m.

- b. HPB File No. 7552, **1200 Meridian Avenue – Flamingo Park Master Plan**. The applicant, City of Miami Beach, is requesting modifications to a previously issued Certificate of Appropriateness for Flamingo Park Master Plan. Specifically, the applicant is requesting the deletion of conditions I.C.1a-c, in order to allow for the implementation of the uses authorized by the City Commission.

CONTINUED to December 8, 2015; Stuart/Gross 6-1 (Bradley)

10:17 a.m.

VII. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS/VARIANCES

1. New applications

- a. HPB File No. 7585, **Lincoln Road Master Plan**. The applicant, City of Miami Beach, is requesting a Certificate of Appropriateness for the design of the Lincoln Road Master plan. The area for the proposed master plan is located within the public right-of-way generally bounded by Lincoln Lane North to the north, Lincoln Lane South to the south, Collins Avenue to the east, and West Avenue to the west. **[To be heard at approximately 11:00 a.m.]**

APPROVED; Stuart/Gross 7-0

11:02 a.m.

- b. HPB File No. 7571, **3201 Collins Avenue – Saxony Hotel**. The applicants, 3201 Hotel LLC and 3315 Tower Condominium Association, Inc., are requesting a Certificate of Appropriateness for the installation of a building identification sign located on the west façade, the relocation of the original terrazzo medallion from the west entrance to an entrance along 32nd street and the installation of a new Faena medallion within the west entrance, including variances to exceed the maximum size for a projecting sign, to relocate a permitted flat sign from the first floor to the second floor and to exceed its maximum size.

APPROVED;
Certificate of Appropriateness – Gross/Bradley 6-1 (Sosa recused)
Variances – Bradley/Gross 6-1 (Sosa recused) **10:50 a.m.**

- c. HPB File No. 7577, **421 Meridian Avenue**. The applicant, Miami Beach Bicycle Center, Inc., is requesting a variance to exceed the maximum allowable size for a flat wall sign.

APPROVED; Bradley/Gross 7-0 **3:45 p.m.**

- d. HPB File No. 7582, **660 Washington Avenue – Angler’s Hotel**. The applicant, Angler’s Boutique Resort, LLC., is requesting variances to exceed the maximum permitted building height and to exceed the maximum projection into the front and side yards for a deck facing the streets.

APPROVED; Gross/Stuart 7-0 **3:19 p.m. & 4:00 p.m.**

- e. HPB File No. 7584, **1444 Drexel Avenue**. The applicant, 1444 Drexel LLC, is requesting a Certificate of Appropriateness for the construction of two, 1-story ground level, detached additions to accommodate additional hotel units, including variances to reduce the minimum pedestal front, rear and sum of the side setbacks, and to exceed the maximum projection into the front setback for a deck facing Espanola Way.

APPROVED;
Certificate of Appropriateness – Gross/Sosa 7-0
Variances – Bailleul/Sosa 7-0 **3:48 p.m.**

VIII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

IX. CITY ATTORNEY UPDATES

X. NEXT MEETING DATE REMINDER
Tuesday, December 8, 2015 at 9:00 a.m.

I. ADJOURNMENT
4:10 p.m.

These applications have been filed with the Planning Department for review by the Historic Preservation Board, and will be considered pursuant to the Board’s authority under Miami Beach City Code Chapter 118, Article II, Division 4 and Chapter 118, Article X, Divisions 1-3 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. The applications for the above projects are available for public inspection 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 of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal 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 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-day notice required), information on access for persons with disabilities, and/or any 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).

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