

# MIAMI BEACH

## PLANNING DEPARTMENT

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### HISTORIC PRESERVATION BOARD AGENDA

Tuesday, March 8, 2016  
9:00 A.M.

#### CITY COMMISSION CHAMBERS

I. APPROVAL OF AFTER-ACTION

1. February 9, 2016 Meeting

II. NEW BUSINESS

1. Discussion – 1446 Ocean Drive - update\*
2. Discussion – Retail merchandising display - update\*
3. Discussion – 161 Ocean Drive construction maintenance – update\*
4. Discussion – 555 17<sup>th</sup> Street\*

\* Discussion items moved to the April 12, 2016 meeting

III. CONTINUANCES/OTHER

1. 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. **[Applicant is requesting a continuance to the April 12, 2016 meeting]**
2. 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. **[Applicant is requesting a continuance to the April 12, 2016 meeting]**
3. 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. **[Applicant is requesting a continuance to the April 12, 2016 meeting]**

4. HPB File No. 7576, **927 Jefferson Avenue**. The applicant, Emotions AP LLC, is requesting Certificate of Appropriateness for the total demolition of the existing 1-story, rear accessory structure and the construction of a new 3-story ground level addition at the rear of the site, including variances to reduce the required rear yard setback and interior side yard setback.
5. HPB File No. 7591, **927 Jefferson Avenue**. The applicant, Emotions AP LLC, is requesting the 1-story accessory structure located at the rear of the property be classified as 'Non-Contributing' within the City's Historic Properties Database. **[Applicant is requesting a continuance to the April 12, 2016 meeting]**
6. HPB File No. 7607, **161 Ocean Drive**. The applicant, Komar Inverstments Inc., is requesting a Certificate of Appropriateness for the installation of a canopy shade structure located at third level roof terrace. **[Applicant is requesting a continuance to the April 12, 2016 meeting]**
7. HPB File No. 7618, **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: **1 18<sup>th</sup> Street**. **[Applicant is requesting a continuance to the April 12, 2016 meeting]**

#### IV. HISTORIC DESIGNATIONS – MULTI-FAMILY/COMMERCIAL

1. [HPB File No. 7590, 1700 Alton Road – Proposed Designation of an Historic Site](#). A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Historic Designation Report relative to the proposed historic designation of 1700 Alton Road, as an individual local historic site, requested by the applicant, AC 1700 Alton Owner LLC.

#### V. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. New applications
  - a. [HPB File No. 7490, 3425 Collins Avenue – Versailles Hotel](#). The applicant, 3425 Collins, LLC., is requesting modifications to previously approved Certificate of Appropriateness for the partial demolition renovation and restoration of the existing 16-story hotel building, including the total demolition of the 1955 south addition, and the construction of a new 16-story detached ground level addition. Specifically, the applicant is requesting approval of additional demolition, design modifications and site plan modifications.

- b. [HPB File No. 7603 a/k/a BOA File 3760, 3425 Collins Avenue – Versailles Hotel.](#) The applicant, 3425 Collins, LLC., is requesting modifications to previously approved variances to reduce the Dune Overlay and Oceanfront Overlay required setbacks; to reduce the minimum required subterranean, pedestal and tower setbacks; to reduce the required sum of the side pedestal and tower setbacks, to exceed the maximum building and fence height and to exceed the maximum projection of balconies. Additionally, new variances are requested to leave underground sheet piles within the required front, side and rear setbacks, to reduce the required front setback for a driveway, to exceed the maximum allowed height for a porte-cochere and to exceed its maximum length, all as part of the renovation of an existing historic building and the construction of a new 16-story residential building.

## VI. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS/VARIANCES

### 1. Previously continued applications

- a. [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.
- b. [HPB File No. 7594, 1029-1031 Lincoln Road – Capital One.](#) The applicant, Capital One Financial Corporation, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 1-story structure as part of a new retail development.
- c. [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.
- d. [HPB File No. 7595, 1700 Alton Road.](#) The applicant, AC 1700 Alton Owner LLC, is requesting a Certificate of Appropriateness for the partial demolition, restoration and renovation of the existing structure as part of a new hotel development.

### 2. New applications

- a. [HPB File No. 7608, 6475 Collins Avenue – Allison Park.](#) The applicant, City of Miami Beach, is requesting a Certificate of Appropriateness for the installation of a handicap accessible playground within the northeast portion of the park. **[To be heard shortly after 1:00 p.m.]**
- b. [HPB File No. 7619, 6747-6757 Collins Avenue.](#) The applicant, CCCC

Miami Beach LLC., is requesting Certificate of Appropriateness for the construction of a new 18-story residential building on a vacant lot including variances to exceed the maximum height for a fence facing the ocean and to reduce the required width for a two-way driveway.

- c. [HPB File No. 7620, 555 Washington Avenue.](#) The applicant, EOSII AT 555 Washington LLC., is requesting a Certificate of Appropriateness for removal of the existing mosaic tile to be replacement with a new façade treatment on the existing Non-Contributing building.
- d. [HPB File No. 7621, 1409 Washington Avenue.](#) The applicant, Acastar Miami, LLC., is requesting Certificate of Appropriateness for the substantial demolition, renovation and restoration of the existing structure and the construction of a new 4-story ground level addition including variances to reduce the required interior side and sum of the side yard setbacks, as part of a new hotel development.
- e. [HPB File No. 7622, 947-955 Washington Avenue.](#) The applicants, Estis, LLC. and 955 Washington Owner, LLC., are requesting a Certificate of Appropriateness for the substantial demolition, renovation and restoration of the existing structures and the construction of a new 7-story ground level addition including variances to reduce the required pedestal side setback, to reduce the required tower side and rear setbacks, and to exceed the maximum projection within required yards, as part of a new hotel development.
- f. [HPB File No. 7609, 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: **200 8<sup>th</sup> Street.**
- g. [HPB File No. 7610, 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: **501 10<sup>th</sup> Street.**
- h. [HPB File No. 7613, 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: **1260 Euclid Avenue.**
- i. [HPB File No. 7614, 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: **1103 Euclid Avenue.**

- j. [HPB File No. 7615, 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: **1638 Lenox Avenue.**
- k. [HPB File No. 7616, 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: **1640 Pennsylvania Avenue.**
- l. [HPB File No. 7617, 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: **360 Lincoln Road.**

VII. AFTER THE FACT REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

VIII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

IX. CITY ATTORNEY UPDATES

X. NEXT MEETING DATE REMINDER  
**Tuesday, April 12, 2016 at 9:00 a.m.**

XI. ADJOURNMENT

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).