



HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, June 10, 2014
9:00 A.M.**

ATTENDANCE:

Board: Seven (7) of seven (7) members present: Herb Sosa, David Wieder, Jane Gross, Jo Manning, Dominique Bailleul, Wyn Bradley, John Stuart

Staff: Deborah Tackett, Jake Seiberling, Waldhys Rodoli, Gary Held

I. REQUESTS FOR CONTINUANCES / OTHER

1. HPB File No. 7434, 1200 Meridian Avenue – **Flamingo Park Master Plan**. The applicant, the City of Miami Beach, is requesting Certificate of Appropriateness for the previously approved and expired Master Plan concept for the Park, modifications including the demolition of the Friendship Corner restroom structure and the relocation of a previously approved restroom structure, and a phasing schedule. **[The applicant has been withdrawn at the request of the applicant]**

WITHDRAWN – NO ACTION REQUIRED

2. HPB File No. 7336, **1020-1050 Washington Avenue – Wyndham Garden**. The applicant, CRP/TWG Washington Avenue LLC., is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 1, 2 and 4-story buildings on the subject site, including the construction of roof-top additions, a new 1-story meeting room and a new 4-story ground level addition, as part of an existing hotel redevelopment. Specifically, the applicant is requesting modifications to the landscape and hardscape designs. **[The applicant is requesting a continuance to the July 8, 2014 meeting]**

CONTINUED to July 8, 2014; Bailleul/Wieder 5-0, (Bradley & Stuart absent) 9:04 a.m.

II. NEW BUSINESS

1. Discussion: 7th Street Parking Garage

DISCUSSED

9:05 a.m.

2. Discussion: Pinetree Drive and Lummus Park update by the Parks Department

DISCUSSED

9:08 a.m.

3. Discussion: Unsafe Structures List
DISCUSSED

10:04 a.m.

III. REQUESTS FOR RE-HEARINGS

1. HPB File No. 7414, **1440 Ocean Drive – The Betsy Hotel & 1433 Collins Avenue – The Carlton Hotel**. The re-hearing applicant, BOOS Development Group Inc., is requesting a re-hearing of a previous decision of the Historic Preservation Board wherein it approved a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story Carlton Hotel located at 1433 Collins Avenue, including the construction of a new 1-story ground level addition located at the north side of the property, a new 4-story ground level addition located at the south side of the property and a new 1-story rooftop addition. Additionally, the applicant is proposing to construct a pedestrian bridge connecting the Carlton Hotel and the Betsy Hotel, at the third levels. The new pedestrian bridge is proposed to be located above the public alleyway. Alterations to the exterior of the Betsy Hotel located at 1440 Ocean Drive are limited to the pedestrian bridge and alley improvements. If the request for a re-hearing is granted, the matter may be heard immediately.

DENIED; Bradley/Bailleul 5-1(Manning), (Stuart absent)

9:29 a.m.

IV. EXTENSIONS OF TIME

1. HPB File No. 7308, **1825 Collins Avenue – B South Beach a.k.a. Continental Hotel**. The applicant, InSite Miami Beach, LLC., is requesting a one (1) year Extension of Time for a previously approved Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 7-story hotel, including the construction of a new porte-cochere, the installation of balconies, and the construction of a new single story cabana structure at the rear of the property.

APPROVED; Gross/Bailleul 6-0, (Stuart absent)

9:26 a.m.

V. HISTORIC DESIGNATIONS

1. HPB File No. 7432 – **Proposed North Shore Historic District**. A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Preliminary Evaluation and Recommendation Report relative to the proposed designation of the North Shore Historic District. The proposed historic district is generally bounded by 73rd Street to the south, Dickens Avenue, Hawthorne Avenue and Crespi Boulevard to the west, 87th Street to the north, and Collins Avenue to the east. If the Historic Preservation Board finds that the possible district expansion area meets the criteria of the land development regulations for designation, it may instruct the Planning Department to prepare a Designation Report pursuant to **Section 118-591(b), of the City Code of Miami Beach**.

CONTINUED to September 9, 2014; Bradley/Bailleul 7-0

10:23 a.m.

2. HPB File No. 7433 – **Proposed Normandy Isles Historic District**. A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Preliminary Evaluation and Recommendation Report relative to the proposed designation of the Normandy Isles Historic District. The proposed historic district is generally bounded by Biscayne Bay to the south, Ray

Street, Rue Notre Dame and Rue Versailles to the west, Normandy Shores Golf Course to the north, and the western bulkhead of Indian Creek to the east. If the Historic Preservation Board finds that the possible district expansion area meets the criteria of the land development regulations for designation, it may instruct the Planning Department to prepare a Designation Report pursuant to **Section 118-591(b), of the City Code of Miami Beach.**

CONTINUED to September 9, 2014; Bradley/Bailleul 7-0

10:23 a.m.

VI. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. HPB File No. 7379, **336 21st Street – Plymouth Hotel.** The applicant, Plymouth Hotel, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 1-story rooftop addition, as part of a new hotel development. Specifically, the applicant is requesting to locate mechanical units on the roof of the penthouse addition.

CONTINUED to July 8, 2014; Bailleul/Gross 5-0, (Bradley & Stuart absent) 9:04 a.m.

VII. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued applications from April 8, 2014
 - a. HPB File No. 7419, **660 Washington Avenue – Angler's Hotel.** The applicant, Angler's Boutique Resort, LLC., is requesting a Certificate of Appropriateness for the construction of a new 5-story ground level addition, as part of a new hotel development.

APPROVED; Manning/Bailleul 5-2(Sosa & Wieder)

11:12 a.m.

2. New Applications

- a. HPB File No. 7430, **344 Ocean Drive.** The applicant, Green Comet LLC., is requesting a Certificate of Appropriateness for the construction of a new 4-story hotel, which will replace an existing surface parking lot, to be demolished.

APPROVED; Gross/Manning 7-0

12:47 p.m.

3. After-the-Fact Applications

- a. HPB File No. 7431, **1020 Pennsylvania Avenue.** The applicant, 1020 Pennsylvania Avenue, LLC., is requesting an "After-the-Fact" Certificate of Appropriateness for the emergency demolition of all structures on the site.

APPROVED; Bailleul/Gross 6-1(Wieder)

12:58 p.m.

VIII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

IX. CITY ATTORNEY UPDATES

X. NEXT MEETING DATE REMINDER:
Tuesday, July 8, 2014 at 9:00 am

XI. ADJOURNMENT
Meeting adjourned at 2:03 p.m.

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