

MIAMIBEACH

LAND USE BOARDS

HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

July 9, 2024, 9:00 A.M.

I. ATTENDANCE

Board: Six (6) of seven (7) members present: John Stuart, Ray Breslin, Elizabeth Camargo, Linsey Lovell, Haskel Mayer & Laura Weinstein-Berman (Brian Ehrlich absent)

Staff: Debbie Tackett, Jake Seiberling & Nick Kallergis

II. APPROVAL OF MINUTES

1. June 11, 2024 meeting

APPROVED; Breslin/Camargo 6-0

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. OTHER BUSINESS

VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB23-0591, **1509 and 1515 Washington Avenue and 1500 Collins Avenue.** An application has been filed requesting a Certificate of Appropriateness for the total demolition and partial reconstruction of two Contributing buildings and the construction of a new addition as part of a new hotel development, including one or more waivers and a variance from the setback requirements for architectural projections.

DEFERRED; Applicant requested a one-time administrative deferral to the November 12, 2024 meeting. No action required.

VII. SINGLE-FAMILY HOMES

1. HPB24-0606, **1728 Lenox Avenue.** An application has been filed requesting a Certificate of Appropriateness for the construction of a new single-family home on an existing vacant lot, one or more waivers and variances from the required setback, lot coverage and yard encroachment regulations.

APPROVED; Certificate of Appropriateness: Breslin/Lovell 5-1 (Mayer)

DENIED; Variances: Lovell/Breslin: 6-0

VIII. EXTENSIONS OF TIME

IX. CONTINUED ITEMS

X. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

XI. NEW APPLICATIONS

1. HPB23-0571, **321 Jefferson Avenue**. An application has been filed requesting a Certificate of Appropriateness for the substantial demolition of the existing building and the construction of a new multi-family residential addition.

CONTINUED to the October 8, 2024 meeting; Breslin/Mayer 5-0 (Weinstein-Berman absent)

2. HPB23-0579, **7401, 7409, 7417 & 7425 Harding Avenue**. An application has been filed requesting a Certificate of Appropriateness for the construction of a mixed-use building of an existing surface parking lot and a variance to reduce the number of required loading spaces.

APPROVED;

Certificate of Appropriateness: Camargo/Lovell 5-1 (Weinstein-Berman)

Variance: Breslin Breslin/Mayer: 6-0

XII. DISCUSSION ITEMS

1. RPS4 Height Incentive, Planning Board File PB24-0671

DISCUSSED. The Board passed a motion issuing a recommendation to the Mayor and City Commission ... Lovell/Breslin 6-0

XIII. 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).