

Historic Preservation Board

(HPB24-0638)

Property Address: 1210 Michigan Ave. Miami Beach, FL

HPB Plan Review – James Seiberling – 12/24/24

1. Remove the Historic Resources Report from the architectural plans. It should be provided separately.
 - a. The report has been removed from the architectural plans, and has been provided separately.
2. Subsections E, F & H(decking along the north) of the understory standards (Section 7.2.2.3(b)(6)) do not appear to be in compliance.
 - a. E is talking about parking being under the understory.
 - i. 2 Cars required which are provided under the structure. The rest is a driveway. Please refer to the Understory Plan – A-1.0
 - b. F is talking about a 2' continuous soffit
 - i. We have 1'-6" provided soffit. If at the time of construction, we feel that we need additional space, the soffit will be made 2'-0".
 - c. H is talking about 5' setback from each side of the underneath of walls.
 - i. We have complied with this requirement as much as we can. Dimensions in RED have been added to the understory plan A-1.0.
 - ii. The only portions that do not comply with this are the main stairway with a column next to it, and a column near the front by the parking located in the understory.
3. Remove vehicular gate from front property line, parking in required yards not permitted.
 - a. We have removed this vehicular gate. Refer to A-0.5, A-1.0, A-1.1.
4. Provide line drawn, to scale, context elevation drawings. The 12th Street context elevation photo does not appear accurate.
 - a. Please refer to line drawings on A-0.4C and A-0.4D.
5. DESIGN/APPROPRIATENESS COMMENTS (Recommendations) 1. Staff recommends further development of the north elevation.
 - a. Suggestions will be considered.

HPB Admin Review – Gabriela Freitas – 12/26/24

1. Submit checklist. Must include name, signatures, and date.
 - a. This information will be provided by Larkin.

2. E-mail owner's mail labels in Excel.

a. This information will be provided by Larkin.

Planning Landscape Review – Philip Byrnes – 12/27/24

1. Refer to Landscape Narrative.

Public Works Review – Pass – Aaron Osborne – 12/30/2024

1. No Comments