

1. February 11, 2025 meeting

APPROVAL OF MINUTES 1

MIAMI BEACH  
Land Use Boards

Historic Preservation Board

TO: Historic Preservation Board  
FROM: Thomas Mooney, Director  
DATE: March 11, 2025  
TITLE: FEBRUARY 11, 2025 MEETING

**PROPERTY**

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**FILE NO.**

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**APPLICANT**

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**IN RE:**

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**PRIOR ORDER NUMBER:**

**Applicable Area**

N/A

**Is this a "Residents Right to Know" item,  
pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond  
Funds?**

No

# MIAMI BEACH

## LAND USE BOARDS

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### HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

February 11, 2025, 9:00 A.M.

#### I. ATTENDANCE

**Board:** Five (5) of seven (7) members present: John Stuart, Ray Breslin, Brian Ehrlich, Linsey Lovell & Haskel Mayer (Elizabeth Camargo & Laura Weinstein-Berman absent)

**Staff:** Debbie Tackett, Jake Seiberling & Nick Kallergis

#### II. CITY ATTORNEY UPDATES

#### III. SWEARING IN OF PUBLIC

#### IV. OTHER BUSINESS

##### 1. Election of Chair and Vice-Chair

**Board member Stuart elected as Chair and Board member Lovell elected as Vice-Chair; Breslin/Ehrlich 5-0**

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#### V. APPROVAL OF MINUTES

##### 1. December 17, 2024 meeting

**APPROVED; Breslin/Mayer 5-0**

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#### VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

#### VII. EXTENSIONS OF TIME

#### VIII. SINGLE-FAMILY HOMES

#### IX. CONTINUED ITEMS

1. HPB24-0628, **900 Ocean Drive**. An application has been filed requesting a Certificate of Appropriateness for modifications to the east façade of the building including the introduction of a glass canopy structure and a variance from the required setbacks.

**APPROVED;**

**Certificate of Appropriateness; Lovell/Breslin 5-0**

**Variance; Breslin/Ehrlich 5-0**

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#### X. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

XI. NEW APPLICATIONS

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 including the construction of a new addition, the partial demolition and renovation of two contributing buildings including the construction of a 1-story rooftop addition, the total demolition of a non-contributing building, one or more waivers and site improvements, as part of a new hotel development.

**APPROVED; Ehrlich/Breslin 5-0**

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XII. DISCUSSION ITEMS

1. 3425 Collins Avenue. A resolution in support of a Miami-Dade County Tax Exemption application for the restoration of the Versailles Hotel.

**DISCUSSED; The Board in support of the Miami-Dade County Tax Exemption application, Lovell/Ehrlich 5-0**

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2. *InSAR Observations of Construction-Induced Coastal Subsidence on Miami's Barrier Islands, Florida.* Presentation by Esber Andiroglu, PhD, PE, LEED AP Director of Murphy Construction Program, University of Miami, Department of Civil and Architectural Engineering.

**DISCUSSED.**

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3. HPB24-0626 a.k.a. HPB20-0379, 2901-2911 Indian Creek Dr. Update regarding property maintenance issues, fencing and the status of the building permit for the project.

**DISCUSSED; A future discussion item to be placed on the April 22, 2025 agenda.**

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XIII. ADJOURNMENT