

10. HPB25-0648, 1700 Washington Avenue – Possible Designation of an Historic Site.

**CONSENT 1**

**MIAMI BEACH**  
Land Use Boards

**Historic Preservation Board**

TO: Historic Preservation Board  
FROM: Thomas Mooney, Director  
DATE: April 22, 2025  
TITLE: HPB25-0648, 1700 WASHINGTON AVENUE – POSSIBLE DESIGNATION OF AN HISTORIC SITE.

**PROPERTY**

1700 Washington Avenue – Possible Designation of an Historic Site

**FILE NO.**

HPB25-0648

**APPLICANT**

City of Miami Beach Mayor and City Commission via Resolution 2024-33392

**IN RE:**

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 possible designation of the Jackie Gleason Theater located at 1700 Washington Avenue, as a local historic site.

**PRIOR ORDER NUMBER:**

**Applicable Area**

South Beach

**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

# MIAMIBEACH

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: [www.miamibeachfl.gov/planning](http://www.miamibeachfl.gov/planning)

### LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		<b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<b>Planning Board</b> <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		<b>Historic Preservation Board</b> <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> <b>Other:</b>			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY			
FOLIO NUMBER(S)			
Property Owner Information			
PROPERTY OWNER NAME			
ADDRESS		CITY	STATE      ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME			
ADDRESS		CITY	STATE      ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST			

<b>Project Information</b>			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
<b>Party responsible for project design</b>			
NAME		<input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS	CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS	CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS	CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS	CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

**Please note the following information:**

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-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).

RESOLUTION NO.

2024-33392

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, INITIATING THE PROCEDURE FOR HISTORIC DESIGNATION SET FORTH IN SECTION 2.13.9 OF THE MIAMI BEACH RESILIENCY CODE, AND REQUESTING THE DESIGNATION OF THE FILLMORE MIAMI BEACH AT JACKIE GLEASON THEATER, LOCATED AT 1700 WASHINGTON AVENUE, AS AN INDIVIDUAL HISTORIC SITE.**

**WHEREAS**, The Fillmore Miami Beach at Jackie Gleason Theater (the "Fillmore Theater"), located at 1700 Washington Avenue in Miami Beach, was originally opened as the Miami Beach Auditorium in 1950, and has served as a prominent venue for entertainment and cultural events in the City of Miami Beach for over seven decades; and

**WHEREAS**, the Fillmore Theater holds a unique place in the cultural and architectural heritage of Miami Beach, having hosted countless performances, films, and live shows that have contributed to the city's identity as a vibrant cultural hub; and

**WHEREAS**, the building's original architectural style, including its distinctive design elements and historical significance as a venue for major performances, underscores its importance to the community's cultural history; and

**WHEREAS**, a request for designation as an individual historic site may be initiated by Resolution of the City Commission; and

**WHEREAS**, the Mayor and City Commission recognize the Fillmore Theater as a significant historical and cultural landmark deserving of preservation.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby initiate the procedure for historic designation set forth in Section 2.13.9 of the Miami Beach Resiliency Code for The Fillmore Miami Beach at Jackie Gleason Theater, located at 1700 Washington Avenue, as an individual historic site.

**PASSED AND ADOPTED** this 20 day of November 2024.

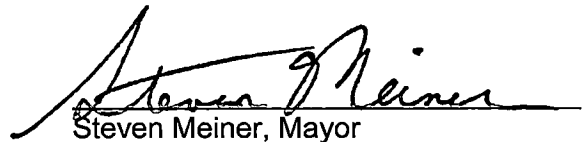
**ATTEST:**



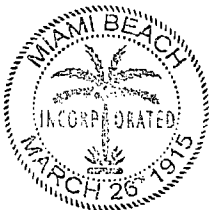
NOV 22 2024

Rafael E. Granado, City Clerk

(Sponsored by Vice Mayor Alex J. Fernandez)

  
Steven Weiner, Mayor

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION



  
City Attorney

11/13/2024  
Date