

1. April 22, 2025 meeting

APPROVAL OF MINUTES 1

MIAMI BEACH  
Land Use Boards

Historic Preservation Board

TO: Historic Preservation Board  
FROM: Thomas Mooney, Director  
DATE: May 13, 2025  
TITLE: APRIL 22, 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

April 22, 2025, 9:00 A.M.

#### I. ATTENDANCE

**Board:** Five (5) of five (5) members present: John Stuart, Ray Breslin, Elizabeth Camargo, Linsey Lovell & Haskel Mayer

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

#### II. CITY ATTORNEY UPDATES

#### III. SWEARING IN OF PUBLIC

#### IV. OTHER BUSINESS

#### V. APPROVAL OF MINUTES

1. February 11, 2025 meeting

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

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#### VI. ITEMS PREVIOUSLY SCHEDULED ON THE MARCH 11, 2025 AGENDA

1. HPB24-0639, **833 6th Street – Possible Designation of an Historic Site.** 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 South Shore Community Center located at 833 6th Street, as a local historic site.

**CONTINUED to the May 13, 2025 meeting; Camargo/Lovell 4-1 (Mayer)**

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2. HPB24-0638, **1210 Michigan Avenue.** An application has been filed requesting a Certificate of Appropriateness for the total demolition of the existing single-family home and the construction of a new single-family.

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

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3. HPB24-0643, **1825 Collins Avenue.** An application has been filed requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing hotel building, site improvements and a variance from the minimum required setbacks for a detached sign.

**APPROVED;  
Certificate of Appropriateness; Lovell/Camargo 5-0  
Variance; Camargo/Mayer 5-0**

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VII. REQUESTS FOR CONTINUANCES/WITHDRAWALS

VIII. EXTENSIONS OF TIME

IX. SINGLE-FAMILY HOMES

1. HPB24-0632, **1730 Jefferson Avenue**. An application has been filed requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing home and accessory buildings including the construction of attached additions and variances from the required setbacks, lot coverage, unit size and open space requirements.

**CONTINUED to the June 17, 2025 meeting; Lovell/Camargo 5-0**

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X. CONTINUED ITEMS

XI. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

1. HPB25-0647 a.k.a. HPB 7431, **1020 Pennsylvania Avenue**. An application has been filed requesting a modification to a previously issued Certificate of Appropriateness for the after-the-fact demolition of the previously existing buildings on the site. Specifically, the applicant is requesting the deletion of Condition C.1. of the final order.

**CONTINUED to the June 17, 2025 meeting; Lovell/Camargo 5-0**

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XII. 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.

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

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2. HPB24-0618, **1020 Pennsylvania Avenue**. An application has been filed requesting a Certificate of Appropriateness for the construction of a multi-family residential building on a vacant lot including one or more waivers.

**CONTINUED to the June 17, 2025 meeting; Lovell/Camargo 5-0**

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3. HPB24-0610, **3611, 3621 & 3651 Collins Avenue**. An application has been filed requesting a Certificate of Appropriateness for the construction of a new residential and hotel development located at 3611 & 3621 Collins Avenue.

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

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XIII. HISTORIC DESIGNATIONS

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

**The Board directed staff NOT to prepare a formal historic designation report;**

**Lovell/Breslin 5-0**

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XIV. DISCUSSION ITEMS

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

**DISCUSSED.**

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XV. ADJOURNMENT