

1. May 13, 2025 meeting

APPROVAL OF MINUTES 1

MIAMI BEACH
Land Use Boards

Historic Preservation Board

TO: Historic Preservation Board
FROM: Thomas Mooney, Director
DATE: June 17, 2025
TITLE: MAY 13, 2025 MEETING

PROPERTY

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FILE NO.

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APPLICANT

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IN RE:

-

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

HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

May 13, 2025, 9:00 A.M.

I. ATTENDANCE

Board: Five (5) of six (6) members present: John Stuart, Ray Breslin, Randy Hollingworth, Linsey Lovell & Haskel Mayer (Elizabeth Camargo absent)

Staff: Debbie Tackett, Jake Seiberling, Nick Kallergis & Steven Rothstein

II. CITY ATTORNEY UPDATES

III. SWEARING IN OF PUBLIC

IV. OTHER BUSINESS

V. APPROVAL OF MINUTES

1. April 22, 2025 meeting

APPROVED; Breslin/Lovell 5-0

VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB24-0641, **1800 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 home.

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

VII. EXTENSIONS OF TIME

VIII. SINGLE-FAMILY HOMES

IX. CONTINUED ITEMS

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 July 8, 2025 meeting; Lovell/Mayer 5-0

X. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

1. HPB25-0646 a.k.a. HPB21-0482, **1300 Lenox Avenue**. An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing single-family home, including the construction of attached and detached additions and variances from the required setbacks, open space, lot coverage and retaining wall regulations. Specifically, the applicant is requesting design and variance modifications.

CONTINUED to the July 8, 2025 meeting; Hollingworth/Lovell 4-1 (Breslin)

2. HPB25-0649 a.k.a. HPB20-0442, **100 21st Street**. An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the hotel building, the total demolition of an accessory cabana structure, the construction of ground level and rooftop additions, one or more waivers and a variance to relocate signage to a non-street facing façade. Specifically, the applicant is requesting to exceed the scope of the previously approved demolition.

APPROVED; Lovell/Breslin 5-0

XI. NEW APPLICATIONS

1. HPB24-0629, **910 Marseille Drive and 7116 Bay Drive**. An application has been filed requesting a Certificate of Appropriateness for the construction of a new multi-family residential building on the vacant portion of the site.

APPROVED; Breslin/Mayer 5-0

2. HPB24-0637, **The right-of-way located adjacent to the east of 260 Euclid Avenue**. An application has been filed requesting a Certificate of Appropriateness for the construction of an odor control unit at the existing pump station located within city right-of-way.

APPROVED; Breslin/Mayer 5-0

3. HPB24-0644, **100 Lincoln Road CU-1**. An application has been filed requesting a Certificate of Appropriateness for façade modifications to the commercial unit CU-1 located at the northwest corner of the property.

APPROVED; Lovell/Hollingworth 5-0

XII. HISTORIC DESIGNATIONS

XIII. DISCUSSION ITEMS

1. Ad Hoc Historic Preservation Ordinance Review Advisory Committee Recommendations – Ordinance.

DISCUSSED. The Historic Preservation Board transmitted a favorable recommendation to the Mayor and City Commission. The HPB also recommended the following modification to section 2.13.7(d)(ii)(2)(j): Any proposed new structure or addition on a building site shall have ~~be an orientation oriented~~, and massing designed, sited, and massed, in a manner which is sensitive to and compatible with existing improvements, the building site, and surrounding area, and which creates or maintains important view corridors(s). Lovell/Breslin 4-0

2. Land Use Incentives for Schools and Educational Facilities – Ordinance.
DISCUSSED. The Historic Preservation Board transmitted a favorable recommendation to the Mayor and City Commission. The HPB also recommended that the review of a certificate of appropriateness for the design of new school buildings remain within the jurisdiction of the Board for all areas located within a local historic district or local historic site. Breslin/Hollingworth 4-0

XIV. ADJOURNMENT