

MIAMIBEACH

LAND USE BOARDS

HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

July 8, 2025, 9:00 A.M.

I. ATTENDANCE

Board: Seven (7) of seven (7) members present: John Stuart, Ray Breslin, Elizabeth Camargo, Randy Hollingworth, Linsey Lovell, Haskel Mayer & Mitch Novick

Staff: Debbie Tackett, Jake Seiberling, Nick Kallergis

II. CITY ATTORNEY UPDATES

III. SWEARING IN OF PUBLIC

IV. OTHER BUSINESS

V. APPROVAL OF MINUTES

1. June 17, 2025 meeting

APPROVED; Breslin/Camargo 7-0

VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB25-0650, **1826 Collins Avenue**. An application has been filed requesting a Certificate of Appropriateness for total demolition of the existing building.

WITHDRAWN; No action required.

VII. EXTENSIONS OF TIME

VIII. ITEMS PREVIOUSLY SCHEDULED ON THE JUNE 17, 2025 AGENDA

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 September 16 meeting; Hollingworth/Novick 5-2 (Breslin & Lovell)

2. 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.

APPROVED;
Certificate of Appropriateness; Camargo/Novick 7-0

Variances; Novick/Camargo 6-1 (Mayer)

3. 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.

APPROVED; Novick/Camargo 7-0

4. 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.

APPROVED; Novick/Camargo 7-0

5. HPB25-0651, **7305 Collins Avenue**. An application has been filed requesting a Certificate of Appropriateness for exterior modifications including but limited to the introduction of a new shade structure, an outdoor bar counter and a mural, and a variance to exceed the hours of operation for an outdoor bar counter.

**APPROVED;
Certificate of Appropriateness; Breslin/Novick 7-0
Variance; Breslin/Novick 7-0**

IX. SINGLE-FAMILY HOMES

1. HPB25-0659, **3193 Royal Palm Avenue**. An application has been filed requesting a Certificate of Appropriateness for construction of an attached addition to an individually designated historic single-family home, including setback variances.

**APPROVED;
Certificate of Appropriateness; Lovell/Breslin 7-0
Variations; Lovell/Camargo 7-0**

2. HPB25-0655, **3193 Royal Palm Avenue**. An application has been filed requesting the Historic Preservation Board's recommendation for a single-family ad valorem tax exemption for an addition to a renovated and restored individually designated historic single-family home.

The Board passed a motion issuing a recommendation to the Mayor and City Commission in favor of the requested Historic Single Family Ad Valorem Tax Exemption; Lovell/Breslin 7-0

X. CONTINUED ITEMS

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.

APPROVED; Hollingworth/Novick 6-1 (Mayer)

2. 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. **[Application continued from the May 13, 2025 meeting]**

The Board directed the Planning Department to prepare a formal designation report relative to the possible designation of the South Shore Community Center as an historic site; Hollingworth/Novick 4-3 (Breslin, Lovell & Mayer)

- XI. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER
- XII. NEW APPLICATIONS
- XIII. DISCUSSION ITEMS
- XIV. ADJOURNMENT