

# MIAMIBEACH

## LAND USE BOARDS

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### HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

September 16, 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. July 8, 2025 meeting

**APPROVED; Breslin/Novick 6-0 (Lovell absent)**

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#### VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB25-0656, **1600 Washington Avenue, 425 16th Street and 1601 Drexel Avenue**. An application has been filed requesting a Certificate of Appropriateness for the total demolition of two structures and the construction of a new mixed-use building.

**CONTINUED to the October 21 meeting; Novick/Camargo 6-0 (Lovell absent)**

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#### VII. EXTENSIONS OF TIME

#### VIII. CONTINUED ITEMS

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 one or more waivers and variances from the required lot coverage and open space requirements.

**APPROVED;**  
**Certificate of Appropriateness; Novick/Lovell 7-0**  
**Variances; Novick/Lovell 7-0**

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

1. HPB25-0660 a.k.a. HPB 7069, **1244 Ocean Drive**. An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the 3-story hotel including the construction of a new roof-top pool and pool deck. Specifically, the applicant is requesting to modify several conditions of the final order.

**APPROVED; Breslin/Hollingworth 6-1 (Novick)**

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2. HPB25-0662 a.k.a. HPB 7490, **3425 Collins 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 16-story hotel building, including the total demolition of the 1955 south addition, and the construction of a new 16-story detached ground level addition. Specifically, the applicant is requesting modifications to the design of the guardhouses and the detached residential addition.

**APPROVED; Breslin/Novick 6-0 (Lovell recused)**

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X. NEW APPLICATIONS

1. HPB25-0652, **6979 & 6985 Collins Avenue**. An application has been filed requesting a Certificate of Appropriateness for the construction of a new multi-family residential building.

**APPROVED; Novick/Breslin 7-0**

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2. HPB25-0657, **809 2<sup>nd</sup> Street**. An application has been filed requesting a Certificate of Appropriateness for the construction of a new single-family home, including variances from the minimum lot width and lot area.

**APPROVED;  
Certificate of Appropriateness; Breslin/Lovell 7-0  
Variances; Lovell/Hollingworth 7-0**

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XI. DISCUSSION ITEMS

1. Sidewalk color within the historic districts.

**DISCUSSED. The Board passed a motion issuing a recommendation to the Mayor and City Commission in favor of keeping red sidewalks within historic districts; Lovell/Hollingworth 7-0**

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XII. ADJOURNMENT