

MIAMIBEACH

LAND USE BOARDS

HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON
November 18, 2025, 9:00 A.M. | City Commission Chambers

AGENDA ITEMS

I. ATTENDANCE

Board: Six (6) of seven (7) members present: Ray Breslin, Elizabeth Camargo, Randy Hollingworth, Linsey Lovell, Haskel Mayer & Mitch Novick.

Absent: John Stuart

Staff: Michael Belush, Nick Kallergis, Giselle Deschamps

II. APPROVAL OF MINUTES

1. October 21, 2025 meeting

APPROVED - Breslin / Novick 6-0

III. REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. **HPB25-0670, 1835 Michigan Ave – Single Family Home**. An application has been filed requesting a variance from the minimum seawall height requirements in order to repair the existing seawall along the property, which contains an existing 2-story home.

CONTINUED to 1/13/2026 - Novick / Breslin 6-0

IV. SINGLE-FAMILY HOMES

3. **HPB25-0674, a.k.a HPB24-0638, 1210 Michigan Avenue – Single Family Home**. An application has been filed requesting modifications to a previously approved Certificate of Appropriateness for the construction of a new single-family home. Specifically, the applicant is requesting a variance from the minimum required setbacks for a roof deck, and including one or more design waivers.

APPROVED:

Certificate of Appropriateness – Breslin / Novick 5-1 (Mayer opposed)

Variance - Breslin / Novick 5-1 (Mayer opposed)

V. CONTINUED ITEMS

4. **HPB25-0663, 336 Meridian Avenue**. An application has been filed requesting a Certificate of Appropriateness for the total demolition of one structure, the substantial demolition of one structure, the construction a single-family home and a variance from the minimum required setbacks. **[continued from 10/21/2025]**

APPROVED:

Certificate of Appropriateness – Novick / Breslin 5-1 (Mayer opposed)

Variance - Novick / Breslin 5-1 (Mayer opposed)

VI. **NEW APPLICATIONS**

5. **HPB24-0640, 1440 Michigan Ave – Miami Beach Apartments**. An application has been filed requesting a Certificate of Appropriateness for the construction of a new 3-story multifamily building with an understory, including a waiver to exceed the maximum allowable lot coverage, to replace an existing parking lot, to be demolished.

APPROVED - Breslin / Camargo 5-1 (Mayer opposed)

6. **HPB25-0672, 1701 James Avenue – Cadet Hotel**. An application has been filed requesting an after-the-fact Certificate of Appropriateness for the construction of a wood deck and trellis structure, including after-the-fact variances from the minimum required front and side setbacks, on a site containing an existing 2-story hotel.

APPROVED:

**Certificate of Appropriateness – Breslin / Novick 6-0
Variances - Breslin / Novick 6-0**

7. **HPB25-0669, 4441 Collins Avenue – Fontainebleau Hotel**. An application has been filed requesting a Certificate of Appropriateness for the partial demolition of existing improvements in the rear yard, and the construction of new rear yard amenities for the hotel, including water slides, pools, restrooms, and cabanas. The applicant is also requesting variances from the maximum allowable height for shade structures; a variance from the minimum setback requirements from the Erosion Control Line; variances from the walkway material and maximum walkway width requirements; variances from the minimum open space requirements in both the Dune Preservation and Oceanfront Overlay Districts; a variance from the side setback requirements in the Oceanfront Overlay; a variance from the minimum setback requirements from the Bulkhead line; a variance from the view corridor requirements in the Oceanfront Overlay; a variance from the rear pedestal setback requirements; and variances from the side setback requirements and sum of the side yard setback requirements.

CONTINUED to 1/13/2026 - Breslin / Novick 6-0

VII. **ADJOURNMENT**