

MIAMIBEACH

LAND USE BOARDS

HISTORIC PRESERVATION BOARD AGENDA AFTER ACTION REPORT

FOR MEETING HELD ON
December 16, 2025, 9:00 A.M. | City Commission Chambers

AGENDA ITEMS

I. ATTENDANCE

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

Absent: Randy Hollingworth

Staff: Michael Belush, Nick Kallergis, Giselle Deschamps

II. APPROVAL OF MINUTES

1. November 18, 2025 meeting

APPROVED - Breslin / Novick 5-0 (Mayer absent)

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. 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. **[Continuance requested to 1/13/2026]**

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

VI. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

1. **HPB25-0677 a.k.a. HPB File No. 7245, 1545 Collins Avenue – The James Royal Palm Hotel.** An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing structures on the site, including a new landscape plan and pool deck, new roof-terraces, and new signage. Specifically, the applicant is requesting to delete certain conditions of approval regarding outdoor operations, noise conditions, and operational conditions.

APPROVED - Lovell / Breslin 6-0

VII. NEW APPLICATIONS

1. **HPB25-0678. Jefferson Avenue (from 6th Street to 11th Street) and 13th Street (from Meridian Avenue to Washington Avenue) - Slow Streets 2.0.** An application has been filed requesting a Certificate of Appropriateness for street improvements associated with the introduction of protected bicycle lanes, including traffic calming devices, curb extensions, and vertical path dividers.

APPROVED - Lovell / Breslin 6-0

2. **HPB25-0673, 407 Lincoln Road.** An application has been filed requesting a certificate of Appropriateness for the installation of decorative lighting fixtures on the existing building.

APPROVED - Novick / Breslin 6-0

3. **HPB25-0675, 1651 Washington Avenue – Electronic Murals.** An application has been filed requesting a certificate of Appropriateness for the installation of two electronic murals on the rooftop of the existing building.

APPROVED - Breslin / Novick 6-0

VIII. **DISCUSSION ITEMS**

IX. **ADJOURNMENT**