

MIAMIBEACH

LAND USE BOARDS

HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON
February 10, 2026, 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 & Mitch Novick.

Absent: Haskel Mayer

Staff: Michael Belush, Nick Kallergis, Justin Alexander, Giselle Deschamps

II. APPROVAL OF MINUTES

1. December 16, 2026 (Note: January 13, 2026 meeting was cancelled).

APPROVED - Novick / Lovell 6-0 (Mayer absent)

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. OTHER BUSINESS

2. Election of Chair and Vice-Chair

DEFERRED to March 17, 2026

VI. REQUESTS FOR CONTINUANCES / WITHDRAWALS / OTHER

3. **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. **[Automatically continued from 1/13/2026, due to the canceled meeting]**

DEFERRED by the Applicant – No Board Action required. Application to be fully re-noticed for a future meeting, yet to be determined.

4. **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. **[Automatically continued from 1/13/2026, due to the canceled meeting]**

CONTINUED to 4/14/2026 - Novick / Lovell 6-0 (Mayer absent)

XI. **SINGLE-FAMILY HOMES**

XII. **EXTENSIONS OF TIME**

XIII. **NEW APPLICATIONS**

5. **HPB25-0684. 833 6th Street – Fire Station #01.** An application has been filed requesting a Certificate of Appropriateness for the design of a new fire station building, site improvements, and for the installation of the Apollo Mural on the new building, to replace the existing building, to be demolished. The application also requests an advisory recommendation by the Historic Preservation Board on the demolition of the existing building, which will require the approval of the City Commission.

Advisory Recommendation on the demolition of the existing building:

- **Motion:** Support the Certificate of Appropriateness for demolition of the South Shore Community Center.
- **Made by:** Lindsey Lovell
- **Seconded by:** Ray Breslin
- **Vote Details:**
 - Ray Breslin – Yes
 - Lindsey Lovell – Yes
 - Mitch Novick – No
 - Randy Hollingworth – No
 - John Stuart – Yes
 - Elizabeth Camargo – No
 - Haskel Mayer – Absent
- **Vote Tally:** 3 Yes / 3 No (Tie)
- **Result:** Motion **FAILED** (Tie vote = motion fails).
- **Effect:** Advisory recommendation to the City Commission is **unfavorable** regarding the CofA for demolition.

CofA for New Fire Station No. 1 and Mural:

- **Motion:** Approve the Certificate of Appropriateness for the new Fire Station No. 1, including the inclusion of the Apollo Mural.
 - **Made by:** Ray Breslin
 - **Seconded by:** Lindsey Lovell
 - **Vote: Unanimous in favor (6-0);** Haskel Mayer absent.
 - **Result:** Motion **PASSED**.
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IX. PREVIOUSLY CONTINUED ITEMS

6. **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. **[Automatically continued from 1/13/2026, due to the canceled meeting]**

CONTINUED to 3/17/2026 - Lovell / Novick 6-0 (Mayer absent)

7. MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER

8. DISCUSSION ITEMS

5. Plaque Program for Historically Designated Homes and Public Buildings

Discussed and continued to to 3/17/2026

9. ADJOURNMENT