

MIAMIBEACH

LAND USE BOARDS

HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON
March 17th, 2026, 9:00 A.M. | City Commission Chambers

AGENDA ITEMS

I. ATTENDANCE

Board: Five (5) of six (6) members present: Randy Hollingwoth, Ray Breslin, Haskel Mayer, Linsey Lovell & Mitch Novick.

Absent: Elizabeth Camargo (Note: one position is vacant)

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

II. APPROVAL OF MINUTES

1. February 10th, 2026

APPROVED - Novick / Hollingworth 5-0 (Camargo absent)

III. CITY ATTORNEY UPDATES

IV. SWEARING IN OF PUBLIC

V. OTHER BUSINESS

2. Election of Chair and Vice-Chair

- **Motion:** To nominate Lindsey Lovell as Chair
- **Made by:** Ray Breslin
- **Second by:** Mitch Novick
- **Vote: 5-0 in favor for Lindsey Lovell as Chair**

- **Motion:** To nominate Elizabeth Camargo or Mitch Novick for Vice Chair
- **Vote Rollcall:**
 - Randy Hollingwoth: Mitch Novick
 - Ray Breslin: Mitch Novick
 - Haskel Mayer: Mitch Novick
 - Mitch Novick: Elizabeth Camargo
 - Lindsey Lovell: Elizabeth Camargo
- **Vote: 3-2 in favor for Mitch Novick as Vice Chair**

VI. REQUESTS FOR CONTINUANCES / WITHDRAWALS / OTHER

3. **HPB25-0676, 2201 Collins Avenue – W Hotel**. An application has been filed

requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing structure and site, including the construction associated with the introduction of a private members-only club, new beach club restaurant, modifications to valet operations, including a dedicated members-only drop-off entrance along the north side of the property. The application also includes variances from the maximum continues deck area within the Dune Preservation Overlay District, a variance from the minimum required setback from the Bulkhead line within the Oceanfront Overlay District, and a variance from the maximum allowable clearance for a shade structure in the Dune Preservation Overlay

CONTINUED to 04/14/2026 – Novick / Breslin 5-0

VII. **SINGLE-FAMILY HOMES**

VIII. **EXTENSIONS OF TIME**

IX. **OPEN AND CONTINUED ITEMS AND PREVIOUSLY CONTINUED ITEMS**

4. **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 from 2/10/2026]**

CONTINUED to 07/14/2026 - Breslin / Hollingworth 5-0 (Camargo absent)

X. **MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER**

5. **HPB25-0680, a.k.a. HPB23-0591, 1509 and 1515 Washington Avenue and 1500 Collins Avenue.** An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the total demolition and partial reconstruction of two contributing buildings including the construction of a new addition, the partial demolition and renovation of two contributing buildings including the construction of a 1-story rooftop addition, the total demolition of a non-contributing building, one or more waivers and site improvements, as part of a new hotel development. Specifically, the application includes modifications to window/door openings, installation of an operable storefront, and other design modifications associated with adjustments to the accessory uses, including the construction of an outdoor bar counter. The applicant is also requesting a waiver to allow the demolition of an existing non-contributing structure, prior to the issuance of a building permit for the new construction.

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

XI. **NEW APPLICATIONS**

6. **HPB25-0681, Venetian Causeway Bridges 2 through 12.** An application has been filed requesting a Certificate of Appropriateness for the demolition of 11 bridge structures along the Venetian Causeway extending from North Bayshore Dr. (City of Miami), to Purdy Avenue (City of Miami Beach), and their replacement with new, elevated bridges by approximately one (1') foot, including the replication of the existing concrete bridge railings, along with associated light fixtures, and site modifications. **The Historic Preservation Board application**

pertains only to those bridges located within the City of Miami Beach.

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

7. **HPB25-0645, 235 Washington Ave – basecamp305**. An application has been filed requesting a Certificate of Appropriateness for the total demolition of the existing 2-story structure, and its replacement with the construction of a new recreation field for the abutting, previously approved school, located at 251 Washington Avenue.

CONTINUED to 04/14/26 - Breslin / Mayer 5-0 (Camargo absent)

8. **HPB24-0642, 7275 Collins Ave – Miami Beach Bandshell**. An application has been filed requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing facility, including the construction of additions on both the north and south sides of the existing structure, and including a variance from the minimum required north side yard setback.

CERTIFICATE OF APPROPRIATENESS- Novick / Breslin 5-0 (Camargo absent)

VARIANCES- Novick / Breslin 5-0 (Camargo absent)

XII. DISCUSSION ITEMS

10. Plaque Program for Historically Designated Homes and Public Buildings

APPROVED unanimously 5-0. Board recommends the Historic Plaque Program in support, with suggestion to explore embossed/raised design options.

XIII. ADJOURNMENT