

# MIAMIBEACH

## LAND USE BOARDS

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### HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD ON  
April 14, 2026, 9:00 A.M. | City Commission Chambers

#### I. ATTENDANCE

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

**Absent:** Ray Breslin

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

#### II. CITY ATTORNEY UPDATES

#### III. SWEARING IN OF PUBLIC

#### IV. APPROVAL OF MINUTES

1. March 17, 2026 meeting

**APPROVED - Novick / Camargo 6-0 (Breslin absent)**

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#### V. REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. **HPB25-0683, 1680 Collins Ave and 1671 James Avenue – San Juan Hotel.** An application has been filed requesting a Certificate of Appropriateness for the substantial demolition, renovation and restoration of the existing hotel, including the construction of a new 5-story addition fronting James Avenue, together with associated site and façade improvements, and restoration of historic signage. The application also includes a waiver of the requirement for onsite loading spaces.

**CONTINUED to 6/9/2026 – Novick / Mayer 6-0**

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3. **HPB25-0656, 1600 Washington Avenue, 425 16<sup>th</sup> 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 from February 10, 2026 meeting]**

**CONTINUED to 5/12/2026 – Novick / Camargo 6-0**

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#### VI. SINGLE-FAMILY HOMES

4. **HPB26-0688, 230 Palm Avenue.** An application has been filed requesting a Certificate of Appropriateness for the partial demolition and renovation of an individually designated historic single-family home, including additions and variances from the required side setbacks, and a recommendation from the Historic Preservation Board for a single-family ad valorem tax exemption for the proposed improvements.

VII. **PREVIOUSLY CONTINUED ITEMS**

5. **HPB25-0676, 2201 Collins Ave – 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 from March 17, 2026 meeting]**
6. **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 from March 17, 2026 meeting]**

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

XI. **NEW APPLICATIONS**

7. **HPB25-0679, 100 Lincoln Road – The Decoplage**. An application has been filed requesting a Certificate of Appropriateness for the partial demolition of the existing porte-cochere and associated site and ground floor construction, and for the renovation of the porte-cochere together with associated site and ground floor improvements, including variances from the maximum encroachment into the right of way, the maximum frontage allowed along a primary elevation, and the maximum height permitted for a porte-cochere.
8. **HPB25-0682, 298 Lincoln Road**. An application has been filed requesting a Certificate of Appropriateness for the partial demolition of the existing two-story commercial building and the substantial reconstruction of the original street façade.
9. **HPB26-0685, Citywide Digital Information Kiosks**. An application has been filed requesting a Certificate of Appropriateness for the design and placement of Digital Information Kiosks to be installed within the right-of-way at the following approximate locations: Espanola Way & Drexel Ave, Washington Ave and 12<sup>th</sup> Street, and Washington Ave and 8<sup>th</sup> Street.

**APPROVED (Washington Ave & 12<sup>th</sup> St) – Gelpi**

**APPROVED (Washington Ave & 8<sup>th</sup> St) – Gelpi / Camargo 5-1 (Mayer opposed);**

**CONTINUED to 7/24/2026 (Espanola Way & Drexel Ave) Camargo / Gelpi 5-1 (Mayer opposed)**

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XII. **DISCUSSION ITEMS**

10. **1775 Collins Avenue - Raleigh Hotel**

XIII. **FUTURE MEETING DATE REMINDER:** May 12, 2026

XIV. **ADJOURNMENT**