

CITY OF MIAMI BEACH

PLANNING DEPARTMENT



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD WEDNESDAY, November 12, 2003

I. REVISIONS TO PREVIOUSLY APPROVED PLANS

1. HPB File No. 1701, 6860 Indian Creek Drive - Fire Station No. 4. The applicant, the City of Miami Beach, is requesting revisions to conditions of the Final Order for a previously issued Certificate of Appropriateness to construct a new fire station.

APPROVED

II. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects
 - a. HPB File No. 1733, 242 Washington Avenue. The applicant, Obiza II Corp., is requesting a Certificate of Appropriateness to remove the roof of an existing structure and replace it with a tiki style thatched roof, as well as partial demolition and alterations to the exterior and site modifications.

CONTINUED: to January 13, 2004

2. New Projects
 - a. HPB File No. 1818, 2206 Park Avenue - Mr. Chow. The applicant, Mr Chow of Miami, LLC, is requesting a Certificate of Appropriateness to construct a 4 story, mixed-use structure consisting of 2 floors of restaurant space and a 2 level penthouse apartment.

APPROVED

- b. HPB File No. 1820, 3924 Collins Avenue - The Crown Hotel Parking Lot. The applicant, Alan Cohen, is requesting a Certificate of Appropriateness to demolish an existing 1-story structure and construct a 6 level parking garage with accessory retail at the ground floor.

CONTINUED: to December 9, 2003

- c. HPB File No. 1821, 1700 Meridian Avenue - The Montclair Lofts. The applicant, Meridian Assoc. LLC c/o Gregg Covin, is requesting a Certificate of Appropriateness to partially demolish, alter, and rehabilitate an existing two (2) story residential structure and to construct a five (5) story rear addition to the existing structure and two (2) five (5) story additions to the north and south of the existing structure.

APPROVED

- d. HPB File No. 1815, 310 Jefferson Avenue. The applicant, Mercator Investment, LLC, is requesting a Certificate of Appropriateness for partial demolition of an existing residence, inclusive of a 2 story addition, as well as the substantial rehabilitation of an existing 2 story structure in the rear of the property.

APPROVED

- e. HPB File No. 1817, 6261 Collins Avenue - The Allison. The applicant, BSG Development Corp, is requesting a Certificate of Appropriateness for the partial demolition and rehabilitation of an existing hotel structure inclusive of a 10 story addition, a new atrium, pool deck, cabanas, and a parking garage.

APPROVED

- f. HPB File No. 1816, 200 Lincoln Road - WINGS. The applicant, L & L Wings, Inc., is requesting a Certificate of Appropriateness to install new building signage in accordance with the Lincoln Road Signage District.

APPROVED

- g. HPB File No. 1838, 2300 Collins Avenue – Walgreens. The applicant, Walgreens Co., is requesting a Certificate of Appropriateness for the partial demolition and substantial rehabilitation of an existing commercial building.

CONTINUED: to December 9, 2003

III. REQUESTS FOR PRELIMINARY EVALUATIONS

- 1. HPB File No. 1819, 4041 Collins Avenue - The Crown Hotel. The applicant, Alan Cohen, is requesting a preliminary evaluation for the restoration and conversion of an existing hotel into apartments and the addition of new residential floors at the rear of the property.

ITEM DISCUSSED

IV. NEW BUSINESS

1. Historic Designations:

- a. HPB File No. 1837, 3156 Royal Palm Avenue. The applicant, Cheryl Model, is requesting that the Historic Preservation Board approve a request for the designation of an existing single family home as an historic structure.

CONTINUED: to December 9, 2003

2. Discussion Items:

- a. Design Guidelines for North Beach Historic District.

ITEM DISCUSSED

- b. Height Ordinance for North Beach Historic District.

ITEM DISCUSSED

- c. Proposed ordinance for non-designated structures.

ITEM DISCUSSED

- d. Proposed ordinance for Single Family Review Board.

ITEM DISCUSSED

- e. 5225 Collins, Replacement of exterior wall tiles.

ITEM DISCUSSED

- f. 1039 18th Street, After-The-Fact demolition.

ITEM DISCUSSED

V. NEXT MEETING DATE REMINDER:

Tuesday, December 9, 2003