



### HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD TUESDAY, December 13, 2005

#### I. REQUESTS FOR CONTINUANCES

1. HPB File No. 3344, 1616 Drexel Avenue. The applicant, 1616 Drexel L.L.C., is requesting an After-the-Fact Certificate of Appropriateness for the demolition of the pedestrian entrance gate, and the construction of a new curb-cut, driveway, and parking lot, along with a Certificate of Appropriateness for the construction of a new vehicular entrance gate.

**CONTINUED: to January 10, 2006**

2. HPB File No. 3362, Lake Pancoast area right-of-way improvements. Liberty Avenue, south of Lake Pancoast; Lake Pancoast Drive, from Liberty Avenue to Pinetree Drive; Flamingo Place, from 24<sup>th</sup>-26<sup>th</sup> Streets; 24<sup>th</sup> Street, 24<sup>th</sup> Terrace, 25<sup>th</sup> Street, and 26<sup>th</sup> Street, from Pinetree Drive to Flamingo Drive. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for right-of-way improvements, including parking, landscaping, paving, grading and drainage.

**CONTINUED: to January 10, 2006**

#### II. HISTORIC DESIGNATIONS

1. HPB File No. 3221, 55 Palm Avenue – Single Family Home. The applicant, Dr. Noaman Sanni, is requesting that the Historic Preservation Board approve a request for the designation of the existing home as an historic structure. **(Continued from the Nov. 8, 2005 meeting due to the lack of a quorum.)**

**APPROVED**

#### III. SINGLE FAMILY HOME REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. HPB File No. 3221, 55 Palm Avenue – Single Family Home. The applicant, Dr. Noaman Sanni, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing home and the construction of a new 2-story, main home addition. **(Continued from the Nov. 8, 2005 meeting due to the lack of a quorum.)**

**APPROVED**

2. HPB File No. 2981, 1420 Michigan Avenue – Single Family Home. The applicant, Antonio Priscal, is requesting the re-classification of the existing home from contributing to non-contributing, as well as a Certificate of Appropriateness for the demolition of the existing 1-story home. **(Continued from the Nov. 8, 2005 meeting due to the lack of a quorum.)**

**APPROVED**

IV. AD VALOREM TAX EXEMPTIONS FOR HISTORIC SINGLE FAMILY HOMES

1. HPB File No. 3221, 55 Palm Avenue – Single Family Home. The applicant, Dr. Noaman Sanni, is requesting that the Historic Preservation Board recommend approval for an ad valorem tax exemption for the restoration, renovation, and rehabilitation of the existing home, as well as for the new construction proposed for the site. **(Continued from the Nov. 8, 2005 meeting due to the lack of a quorum.)**

**APPROVED**

V. REVISIONS TO PREVIOUSLY APPROVED PLANS

1. HPB File No. 1633, 121, 125, and 135 Ocean Drive – Villa Luisa. The applicant, Villa Luisa, L.L.C., is requesting that the Historic Preservation Board classify the Atlantic View apartment building as 'non-contributing' in the Historic Properties Database, and is also seeking a waiver of section 118-564 (F) 6 of the City Code, in order to demolish the existing Atlantic View apartment building, prior to the issuance of a full building permit for the new construction on the site. **(Continued from the Nov. 8, 2005 meeting due to the lack of a quorum.)**

**CONTINUED: to January 10, 2006**

VI. NEW BUSINESS/OLD BUSINESS **[Time Certain of 12pm or Shortly Thereafter]**

1. HPB File No. 3343 - HPB Resolution supporting a Tax Abatement Application for the Crown Hotel, located at 4041 Collins Avenue.

**APPROVED**

2. Discussion: 23rd Street Bridge.

**CONTINUED: to January 10, 2006**

3. Discussion: Consideration for the possible designation of 1045 Dade Blvd – Publix, as an historic structure.

**DISCUSSED**

4. Discussion: Proposed Ordinance Amendment pertaining to Parking Pedestal Design.

**DISCUSSED**

5. Discussion: Proposed streetscape improvements for City Center Neighborhood, generally bound by Dade Blvd to the north, 16<sup>th</sup> Street to the south, West Avenue to the west, and Collins Avenue to the east.

**DISCUSSED**

6. Discussion: Presentation by FDOT and Public Works regarding new traffic signal arms in the City's historic districts.

**CONTINUED: to January 10, 2006**

7. Discussion: Proposed policy for privacy devices located in the front yards within the Flamingo Park and Ocean Beach Historic Districts.

**CONTINUED: to January 10, 2006**

8. Discussion: Proposed Ordinance Amendment pertaining to the membership requirements of the Historic Preservation Board.

**CONTINUED: to January 10, 2006**

9. Altos Del Mar Sculpture Park

**DISCUSSED**

VII. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects

- a. HPB File No. 3222, 921 Euclid Avenue. The applicant, Pablo Rene Ruiz, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 2-story multifamily building, and the construction of a new 3-story multifamily building at the rear of the property. **(Continued from the Nov. 8, 2005 meeting due to the lack of a quorum.)**

**APPROVED**

- b. HPB File No. 3223, 425-455 Ocean Drive – Savoy - Arlington Hotel. The applicant, Savoy Hotel Partners, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the two (2) existing 3-story hotel buildings, a one story roof top addition on both existing structures, and the construction of a new 2-story building fronting Ocean Drive, and three (3), 7-story buildings at the rear of the site. **(Continued from the Nov. 8, 2005 meeting due to the lack of a quorum.)**

**CONTINUED: to January 10, 2006**

- c. HPB File No. 3339, 4525 Collins Avenue – Eden Roc. The applicant, Eden Roc, L.L.L.P., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 14-story hotel, including the demolition of the existing Ballroom and sports center and the construction of a new 21-story condo-hotel tower.

**APPROVED, with the exception of the ballroom and parking areas, which are CONTINUED to January 10, 2006**

- d. HPB File No. 3340, 4441 Collins Avenue – The Fontainebleau. The applicants, Fontainebleau Florida Hotel, L.L.C., and Fontainebleau Florida Tower 4, L.L.C., are requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing hotel, including the complete demolition of the existing north tower, and the construction of a new 20-story tower.

**CONTINUED: to January 10, 2006**

- e. HPB File No. 3294, 1244 Ocean Drive – Leslie Hotel. The applicant, Leslie Beach Associates, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, restoration, and renovation of the existing 3-story hotel, including the expansion of window openings and the addition of balconettes on the north elevation, and the addition of multiple atriums for rooftop access. **(Continued from the Nov. 8, 2005 meeting due to the lack of a quorum.)**

**APPROVED**

- f. HPB File No. 3295, 860 Collins Avenue – Franklin Hotel. The applicant, United Box, Inc., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 3-story structure, including the expansion of windows on the north elevation in association with new commercial space, and the introduction of a new vertical circulation core with roof-top access. **(Continued from the Nov. 8, 2005 meeting due to the lack of a quorum.)**

**APPROVED**

- g. HPB File No. 3225, 100 Ocean Drive – Apple Hotel. The applicant, 100 Ocean Drive Land, L.L.C., is requesting a Certificate of Appropriateness for the construction of a new 3-story hotel on a vacant site.

**APPROVED**

2. New Requests

- a. HPB File No. 2726, 3737 Collins Avenue - Caribbean Hotel. The applicant, Caribbean Holdings L.L.C. is requesting revisions to a previously issued Certificate of Appropriateness for the renovation, restoration, and partial demolition of the existing seven (7) story building, and the construction of a new 19-story multifamily building on the south side of the site. Specifically, the applicant is requesting to retain a non-original roof-top addition on the existing hotel, which was previously required to be demolished as part of the building's restoration. The applicant is also requesting a waiver of section 118-564 (F) 6 of the City Code, in order to demolish a single-story, non-original addition, prior to the issuance of a full building permit for the new construction on the site.

**APPROVED: the single story demo only**

- b. HPB File No. 3341, 1301 Lenox Avenue – Single Family Home. The applicant, Rodrigo Burzaco, is requesting a Certificate of Appropriateness for the renovation, restoration, and partial demolition of the existing one and two story home, including the construction of a partial roof-top addition and single story ground level addition.

**APPROVED**

- c. HPB File No. 3363, 1728 Lenox Avenue – Single Family Home. The applicant, Andreas Brandstatter, is requesting a Certificate of Appropriateness for the construction of a new 2-story home on a vacant site.

**APPROVED**

- d. HPB File No. 3342, 1144 Ocean Drive – Victor Hotel. The applicant, ZOM Ocean Drive, Ltd., is requesting an After-the-Fact Certificate of Appropriateness for modifications to the building, including the installation of up-lighting on the building's eyebrows, a green curtain on the exterior of the lobby facing Ocean Drive, exterior curtains for mechanical screening, painting of the lobby, and the removal of the front porch railing.

**CONTINUED: to February 14, 2006**

VIII. NEXT MEETING DATE REMINDER:  
Tuesday, January 10, 2006 @ 9:00 am

IX. ADJOURNMENT