



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD Tuesday, August 8, 2006

I. REQUESTS FOR CONTINUANCES

1. HPB File No. 3686, 1611-1615 Lenox Avenue. The applicant, Lincoln Group, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 2-story building, the demolition of the existing single story structure, and the construction of two (2) new 3-story buildings.

Continued to September 12, 2006.

II. NEW BUSINESS/OLD BUSINESS

1. Proposed By-Law Amendment pertaining to Property Ownership.
APPROVED
2. HPB File No. 3859, 800 Lenox Avenue. The applicant, Marilyn Gottlieb-Roberts, is requesting a change in classification of the existing 2-story building from 'non-contributing' to 'contributing' in the City's Historic Properties Database.

APPROVED

III. REQUESTS FOR RE-HEARINGS

1. HPB File No. 2445, 1701 Collins Avenue – **Ritz Plaza**. The applicant, Ritz Plaza, L.L.C., is requesting a re-hearing of a previous decision of the Historic Preservation Board wherein a re-hearing was granted. The applicant is requesting that the previous decision of the Board on June 13, 2006 to grant a re-hearing for a previously issued Certificate of Appropriateness for the demolition of the single story cabana structure at the rear of the property, the renovation and alteration of the existing structure and the construction of a new five (5) story residential structure be reversed. If the request for a re-hearing is granted, the matter shall be heard immediately.

DENIED

IV. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects
 - a. HPB File No. 2445, 1701 Collins Avenue – **Ritz Plaza**. The applicant, Ritz Plaza, L.L.C., is requesting a Certificate of Appropriateness for the demolition of the single story cabana structure at the rear of the property, the renovation and alteration of the existing structure and the

construction of a new five (5) story residential structure. This request is the result of a re-hearing request previously granted by the Board.

Continued to September 12, 2006

- b. HPB File No. 3481, 4833 Collins Avenue – **Wyndham Hotel**, a.k.a **Doral Beach Hotel**. The applicant, Miami Beach Owner, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 19-story hotel.

APPROVED; Interior Details Continued to November 14, 2006

- c. HPB File No. 3679, 1131 Collins Avenue – **The Kent Hotel**. The applicant, 1131 Kent, LLC, is requesting a Certificate of Appropriateness for the renovation of an existing hotel structure including the construction of a new exterior bar and canopy structure, as well as a one-story accessory structure.

APPROVED

2. New Projects

- a. HPB File No. 3853, 1730 Jefferson Avenue – **Single Family Home**. The applicant, Terry Zamojski, is requesting a Certificate of Appropriateness for the construction of a second floor addition to an accessory guest house at the rear of the property.

APPROVED

- b. HPB File No. 3691, 1220 Ocean Drive – **Tides Hotel**. The applicant, Tides Real Estate, L.L.C. / Tides Residential Condo., L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, restoration and renovation of the existing patio and lobby, including the relocation of the existing lobby bar.

APPLICATION WITHDRAWN

- c. HPB File No. 3860, 1475 Collins Avenue – **First Ocean Residence**. The applicant, First Ocean Residence, LLC., is requesting an After-the-Fact Certificate of Appropriateness for the total demolition of the previous five (5) story Charles Hotel structure and a Certificate of Appropriateness for the construction of a new four (4) story Condo-Hotel building.

APPROVED

- d. HPB File No. 3687, 960 Ocean Drive – **Edison Hotel**. The applicant, South Beach Hotel Invest. L.L.C., is requesting an After-the-Fact Certificate of Appropriateness for both the demolition of the exterior lobby walls and the demolition of the pool. The applicant is also requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing lobby and courtyard, including the construction of a new canopy structure and bar in the existing courtyard, and the construction of a new pool and deck above the existing entertainment stage.

Main Building APPROVED; Courtyard Continued to September 12, 2006

- e. HPB File No. 3683, 926 Lenox Avenue. The applicant, Robert Policaster, is requesting a Certificate of Appropriateness for the substantial

demolition, renovation and restoration of the existing single story structure, and the construction of a new 3-story multifamily building.

Continued to October 10, 2006

- f. HPB File No. 3856, 2100 Collins Avenue – **Collins Park**. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for an Art in Public Places (AIPP) project.

APPROVED

- g. HPB File No. 3854, 2701-2727 Indian Creek Drive, & 230 28th Street – **Indian Creek Hotel & Annex**. The applicant, Indian Creek Inn, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the following structures; the existing 3-story hotel located at 2727 Indian Creek Drive and the existing single story building located at 230 28th Street. The applicant is also requesting a Certificate of Appropriateness for the construction of a new roof-top addition on 2727 Indian Creek Drive, and the partial demolition, renovation, restoration and relocation of the existing 2-story structure located at 2701 Indian Creek Drive, and the construction of a new 7-story condo-hotel.

Continued to September 12, 2006

- h. HPB File No. 3855, 301-311 Washington Avenue – **Jewish Museum of Florida**. The applicant, Jewish Museum of Florida, Inc., is requesting a Certificate of Appropriateness for the partial demolition of the two existing 2-story structures and the construction of a new 2-story atrium located in-between the two existing structures.

APPROVED

- i. HPB File No. 3858, 1690 Collins Avenue & 1685 James Avenue – **The Plaza South**. The applicant, Collins Hotel Associates, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the two existing buildings, including the construction of a new roof top addition to each building, as part of a new hotel complex.

APPROVED

- j. HPB File No. 3383, 4385 Collins Avenue - **Sovereign Hotel**. The applicant, Ryder Properties, L.L.C., is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, restoration, and renovation of the existing 7-story hotel, including the construction of a single story roof-top addition, and a new 15-story ground level addition at the rear of the property. Specifically, the applicant is proposing to partially demolish and alter the existing exterior elevations, modify the existing lobby, and modify the previously approved site plan to include the addition of a 'Tiki' hut.

APPROVED

- k. HPB File No. 3479, 2900-2912 Collins Avenue, 201-265 29th Street & 2901-2911 Indian Creek Drive - **The Seville Annex**. The applicant, 2901 Beach Ventures L.L.L.P., is requesting a Certificate of

Appropriateness for the construction of a new pool, deck, and associated landscaping at the southwest corner of the site, as part of a previously approved Certificate of Appropriateness for the demolition of the 2-story 'contributing' building at 2901 Indian Creek Drive, the partial demolition and renovation of the two 2-story buildings at 2911 Indian Creek Drive, and the construction of a new 7-story multifamily building.

Continued to September 12, 2006

- I. HPB File No. 3857, Beachfront from 75th Street to 77th Street – **Beachwalk**. The applicant, the City of Miami Beach is requesting a Certificate of Appropriateness for the construction of a new beachwalk, including associated hardscape, landscaping, and lighting.

APPROVED

- V. NEXT MEETING DATE REMINDER:
Tuesday, September 12, 2006 @ 9:00 am

- VI. ADJOURNMENT