



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD Tuesday, September 12, 2006

I. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 2728, 2445 Collins Avenue – **Traymore Hotel**. The applicant, The Traymore, is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for the renovation, restoration, and partial demolition of the existing 8-story hotel, including the installation of new balconies, and the construction of a new motor court and rear pool deck.

APPROVED – ONE YEAR

2. HPB File No. 2845, 1529 Jefferson Avenue. The applicant, 1529 Jefferson Avenue, L.L.C., is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for the substantial renovation and restoration of the existing 2-story structure, and the construction of a new 3-story multifamily building at the rear of the property.

CONTINUED TO OCTOBER 10, 2006

3. HPB File No. 2740, 940 Ocean Drive – **Breakwater Hotel**. The applicant, South Beach Investors, L.L.C., is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing lobby, including the recreation of the original courtyard terrace.

APPROVED – 6 MONTHS

4. HPB File No. 2674, 7735 Collins Avenue – **Single Family Home**. The applicant, Altos Del Mar, Ltd., is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for the demolition of an existing single family home, along with its partial reconstruction as part of a new 2-story single family residence.

APPROVED – 6 MONTHS

II. NEW BUSINESS/OLD BUSINESS

1. Slide Presentation: Historic Signage within the Proposed Collins Waterfront Expanded Historic District.

PRESENTATION MADE; HPB RECOMMENDS A PRESENTATION BE MADE TO THE LAND USE COMMITTEE

2. Discussion: Proposed Ordinance Amendment Pertaining to Roof Materials.

APPROVAL RECOMMENDED

3. The Board will vote on whether to proceed with the designation process and extend the interim procedures for the issuance of a demolition permit, as more specifically set forth in **Section 118-591(d), of the City Code of Miami Beach**, which went into effect on July 27, 2006 when the Historic Preservation Board directed staff to prepare a designation report for the expansion of the local Flamingo Park Historic District westward to include **all properties on the east side of Alton Road between 7th Street and 14th Street**. The Designation Report will be presented to the Historic Preservation Board, Planning Board, and City Commission at separate public hearings held on future dates that will be separately noticed.

PROCESS EXTENDED

III. REVISIONS TO PREVIOUSLY APPROVED PLANS

HPB File No. 2740, 940 Ocean Drive – **Breakwater Hotel**. The applicant, South Beach Investors, L.L.C., is requesting a modification to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing lobby, including the recreation of the original courtyard terrace. Specifically, the applicant is requesting to remove the condition requiring the removal of all existing kitchen equipment in the lobby prior to the issuance of any building permit.

APPLICATION WITHDRAWN

IV. PREVIOUSLY CONTINUED PROJECTS

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 OCTOBER 10, 2006

2. HPB File No. 3687, 960 Ocean Drive – **Edison Hotel**. The applicant, South Beach Hotel Invest. L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 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.

APPROVED

3. 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.

CONTINUED TO OCTOBER 10, 2006

4. 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 NOVEMBER 10, 2006

5. 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.

APPROVED

V. NEW PROJECTS

- a. HPB File No. 3688, 2200-2236 Collins Avenue. The applicant, American Interstate Corp., is requesting an After-The-Fact Certificate of Appropriateness for the demolition of 2220-2236 Collins Avenue, a modification to the previously issued Certificate of Appropriateness for the demolition of 2200 Collins Avenue, and a Certificate of Appropriateness for the partial demolition of the existing 3-story structure at the center of the block, along with the construction of a new 2-story building and a new 4-story building.

APPROVED; FINAL DETAILS OF SOUTH CORNERS CONTINUED TO OCTOBER 10, 2006

- b. HPB File No. 3954, Public Right-of-Way between 2nd Street and 5th Street (excluding 3rd Street) west of Euclid Avenue to Michigan Avenue, including Michigan Court and Lenox Avenue between 4th and 5th Streets - **South Pointe Right-of-Way Improvements**. The applicant, the City of Miami Beach is requesting a Certificate of Appropriateness for

improvements to the right-of-way, including streetscape, landscape, lighting, and parking enhancements.

CONTINUED TO OCTOBER 10, 2006

- V.** NEXT MEETING DATE REMINDER:
Tuesday, October 10, 2006 @ 9:00 am

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