



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

#### I. REQUESTS FOR CONTINUANCES

1. HPB File No. 4006, 2940 Collins Avenue – **Royal Polo Hotel**. The applicant, Royal Polo Investors, L.L.C., is requesting a Certificate of Appropriateness for the total demolition of the existing 7-story hotel, along with its substantial recreation as part of a new 7-story hotel. **[The applicant is requesting a continuance to January 9, 2007.]**

**Continued to January 9, 2007**

#### II. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 2887, 900 Collins Avenue & 209 9<sup>th</sup> Street – **Coral Rock, Avery Smith Home**. The applicant, 900 Collins 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 rehabilitation, renovation, restoration and partial demolition of the existing single story coral rock structure, the demolition of the coral rock garage structure, the partial demolition, renovation and restoration of the 2-story structure at 209 9th Street, and the construction of a new five (5) story structure at the rear of the site as part of a new mixed-use development.

#### APPROVED

2. HPB File No. 2882, 605 Lincoln Road – **Sony Building**. The applicant, Bayview Lincoln Road, 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 and renovation of the existing roof top deck, including the addition of several large canopies, as part of a new rooftop restaurant and bar.

#### APPROVED

3. HPB File No. 2839, 7833 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 construction of a new 2-story home on a vacant lot.

#### APPROVED

4. HPB File No. 2889, 1600 Michigan Avenue. The applicant, Kenneth Noll, is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for the construction of a new four (4) story multifamily building on a site containing an existing two (2) story building.

**APPROVED**

5. HPB File No. 2881, 420 Lincoln Road, 1601-1619 Drexel Avenue, 425 16<sup>th</sup> Street, and 1600 Washington Avenue – **PLC Lincoln Road Loft**. The applicant, PLC Lincoln Road Loft, 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 three (3), one, two, and three story buildings, and the construction of a new 9-story mixed-use structure.

**APPROVED**

III. REVISIONS TO PREVIOUSLY APPROVED PLANS

1. HPB File No. 3221, 55 Palm Avenue – **Single Family Home**. The applicant, Dr. Noaman Sanni, is requesting revisions to a previously issued 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. Specifically, the applicant is proposing to demolish part of the existing structure in order to expand the size of the existing garage.

**APPROVED**

2. HPB File No. 1840, 2360 Collins Avenue – **Rivage, a.k.a. Ankara Hotel**. The applicant, Centurian Collins Avenue, L.L.C., is requesting revisions to a previously issued Certificate of Appropriateness for the partial demolition, partial reconstruction, alteration, renovation and rehabilitation of the existing motel complex, as well as the construction of a new 8-story residential structure. Specifically, the applicant is requesting modify the proposed use to a Condominium Hotel.

**Continued to January 9, 2007**

IV. NEW BUSINESS/OLD BUSINESS

1. Discussion: Design Guidelines

**Continued to January 9, 2007**

V. 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.

**APPROVED**

- b. HPB File No. 3854, 2701-2727 Indian Creek Drive, & 230 28<sup>th</sup> 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 28<sup>th</sup> 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 February 13, 2007**

2. New Projects

- a. HPB File No. 4170, 7717 Atlantic Way – **Single Family Residence**. The applicant, Altos Del Mar Realty Corp., is requesting a Certificate of Appropriateness for the construction of a new 3-story single family home on a vacant lot.

**APPROVED**

- b. HPB File No. 4174, 1001 Ocean Drive – **10<sup>th</sup> Street Auditorium / Beach Patrol Headquarters**. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the Beach Patrol Headquarters, and the substantial demolition of the 2-story auditorium building, along with a new 2-story addition to the retained and restored portion of the auditorium building.

**APPROVED**

- c. HPB File No. 4162, 300 Meridian Avenue. The applicant, 300 Meridian Ave. Corp., is requesting a Certificate of Appropriateness for the partial demolition and alteration of an existing 2-story structure inclusive of a single story attached garage addition.

**APPROVED**

- d. HPB File No. 4166, 645 Collins Avenue – **Deco Denim**. The applicant, Bengee, Inc., is requesting a Certificate of Appropriateness for façade alterations to the existing single story building.

**APPROVED**

- e. HPB File No. 4164, 4385 Collins Avenue – **Sovereign Hotel**. The applicant, Ryder Properties, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 7-story hotel, including the construction of a new 3-story addition at the rear of the site.

**Continued to February 13, 2007**

- f. HPB File No. 4168, 726-730 Lincoln Road. The applicant, 730 Corporation, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing single story retail structure, and the construction of a new single story, double-height addition at the rear of the property.

**APPROVED**

- g. HPB File No. 4165, 825 Michigan Avenue. The applicant, German Carmona, 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 structure at the rear of the property.

**APPROVED**

- h. HPB File No. 4172, 7725 Atlantic Way – **Single Family Home**. The applicant, 7725 Atlantic Way, L.L.P., is requesting a Certificate of Appropriateness for the construction of a new three (3) story single family home on a vacant lot.

**APPROVED**

- i. HPB File No. 4171, 1208 Collins Avenue. The applicant, 1208 Collins Ave, L.L.C., is requesting a Certificate of Appropriateness for the construction of a new 4-story mixed-use residential/commercial structure, on a vacant lot.

**APPROVED**

- j. HPB File No. 4173, 1433 Collins Avenue – **Carlton Hotel**. The applicant, Carlton Hotel, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, alteration, renovation and restoration, of an existing hotel, inclusive of the construction of a new four (4) story annex structure.

**APPROVED; Elevations Continued to February 13, 2007**

VI. NEXT MEETING DATE REMINDER:  
**Tuesday, January 9, 2007 @ 9:00 am**