



### HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD Tuesday, July 10, 2007

#### I. CITY ATTORNEY UPDATES

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#### II. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 3434, 1000-1030 Collins Avenue – **Fairwind Hotel**. The applicant, Ocean-Fairwind, L.L.C., is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story Fairwind Hotel, including a single story roof-top addition, as well as the renovation and substantial demolition of the two (2) existing 2-story multifamily buildings, and the construction of one (1) new 5-story building along the alley.

#### APPROVED

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#### III. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects
  - a. HPB File No. 4167, 616-660 Washington Avenue – **Right of Way Improvements**. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for landscape and hardscape improvements to the existing plaza.

#### Continued to October 9, 2007

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- b. HPB File No. 4876, 81 Washington Avenue & 230 1<sup>st</sup> Street – **Villazzo**. The applicant, 81 Washington Associates, Ltd., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story structure, including the construction of a partial roof-top addition, and new outdoor garden, to replace the existing parking lot.

#### Continued to August 14, 2007

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- c. HPB File No. 4878, 1668-1676 Collins Avenue – **Shops at Collins**. The applicant, New Rex Corp. is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing single story

structure, including new storefronts and exterior facades, and the construction of a new 2-story structure at the northeast corner of the site.

**APPROVED**

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2. New Projects
  - a. HPB File No. 5014, 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.

**APPROVED**

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- b. HPB File No. 5011, 0001 35<sup>th</sup> Street – **Restroom Facilities**. The applicant, the City of Miami Beach is requesting a Certificate of Appropriateness for the construction of a new single story restroom facility.

**APPROVED**

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- c. HPB File No. 5012, 1011-1015 Alton Road – **Walgreens, a.k.a Dorrick Apartments**. The applicant, Walgreens Co., is requesting a Certificate of Appropriateness for the total demolition of the two (2) existing single story multifamily buildings, and the construction of a new single story retail building with roof-top parking.

**Continued to August 14, 2007**

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- d. HPB File No. 5009, 1920 Collins Avenue – **Greystone Hotel**. The applicant, Grace SGM Enterprises, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story hotel, including modifications to the original window openings, and the construction of new roof-top canopies.

**APPROVED**

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- e. HPB File No. 5010, 4100 Collins Avenue. The applicant, Royal Property Investments 2, Inc., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 5-story building, including the expansion in size of existing window openings on Collins Avenue and the construction of a new canopy structure over the existing front terrace.

**APPROVED**

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- f. HPB File No. 5013 - 315-321 Ocean Drive – **Bijou**. The applicant, Zedek Associates, is requesting a Certificate of Appropriateness for the substantial demolition of the existing 3-story Simone Hotel, along with the construction of a new 7-story building as part of a new hotel project.

**Continued to September 11, 2007**

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- g. HPB File No. 5008, 3720 Collins Avenue – **Croydon Arms Hotel**. The applicant, 3720 Collins, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 8-story hotel, including the construction of new outdoor dining terraces, and extensive modifications to the ground floor interiors.

**APPROVED**

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- h. HPB File No. 5015, 3201-3315 Collins Avenue – **Saxony Hotel**. The applicant, Patrinely Group, L.L.C., is requesting a Certificate of Appropriateness for the substantial rehabilitation, renovation, restoration and partial demolition of the existing twelve (12) story Saxony Hotel, along with the construction of a new nineteen (19) story multifamily building.

**APPROVED**

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3. REQUESTS FOR VARIANCES

HPB File No. 2527, 6901 Collins Avenue – **Golden Sands Hotel**. The applicant, WSG 34<sup>th</sup> Street, L.L.C., is requesting a Variance, pursuant to Section 118-564(c) of the City Code, from Sections 118-532(f) and 118-564(f)(11) in order to request and obtain an Extension of Time to obtain a Building Permit for a previously issues Certificate of Appropriateness for the partial demolition, restoration and renovation of an existing 3-story hotel, and the construction of a new 18-story multifamily building. The applicant has already received the maximum time permitted of thirty (30) months in order to obtain a Full Building Permit for the project. The previously approved project is non-conforming with regards to the City's parking requirements.

**APPROVED**

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IV. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

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- V. NEXT MEETING DATE REMINDER:  
**Tuesday, August 14, 2007 @ 9:00 am**