



### **HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD Tuesday, August 14, 2007**

#### I. REQUESTS FOR CONTINUANCES

1. 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 revisions to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing hotel, including the demolition the existing ballroom, meeting rooms and back of house areas on the north side of the site, in conjunction with the construction of a new seven (7) story structure to accommodate new ballroom, meeting rooms and back of house space. Specifically, the applicant is requesting modifications to the entire west side of the site, including the Tropigala Theater, the porte-cochere, and “cheese wall”, and modifications to the south elevation of the Fontainebleau II parking garage and landscape plan.

**CONTINUED TO OCTOBER 9, 2007**

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2. HPB File No. 4875, 312 Ocean Drive. The applicant, Project Madison, L.L.C., is requesting an After-the-Fact Certificate of Appropriateness for the complete demolition of the former 3-story apartment building.

**CONTINUED TO SEPTEMBER 11, 2007**

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#### II. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 3295, 860 Collins Avenue – **Franklin Hotel**. The applicant, United Box, Inc., 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 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 TO SEPTEMBER 11, 2007**

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2. 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 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 hotel, including the demolition of the existing ballroom, meeting rooms and back of house areas on the north side of the site, in conjunction with the construction of a new seven (7) story structure to accommodate new ballroom, meeting rooms and back of house space. The application also includes the demolition and reconstruction of portions of the historic lobby and terrace.

### **APPROVED**

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#### III. REQUESTS FOR RE-HEARINGS

1. HPB File No. 2887, 900 Collins Avenue & 209 9<sup>th</sup> Street – **Coral Rock, Avery Smith Home**. The re-hearing applicant, Mitch Novick, is requesting a re-hearing of a previous decision of the Historic Preservation Board wherein it approved modifications to the previously approved project, which originally included the substantial rehabilitation, restoration and partial demolition of the existing single story coral rock structure, the partial demolition, renovation and restoration of the 2-story structure at 209 9th Street, and the construction of a new 5-story structure at the rear of the site as part of a new mixed-use development. The modifications approved, which are the subject of the rehearing, include the option to demolish and replicate, rather than restore the Coral Rock home, the total demolition of the 2-story structure at 209 9th Street, and modifications to the design of the new construction, including its reduction in height to 4-stories. If the request for a re-hearing is granted, the matter may be heard immediately.

### **DENIED**

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#### IV. SINGLE FAMILY HOME AD VALOREM TAX EXEMPTIONS

1. HPB File No. 5164, 841 19<sup>th</sup> Street – **Ad Valorem Tax Exemption**. The applicants, Friedrich Koesters and Michael Jarboe, are 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, as previously approved by the Board.

### **APPROVAL RECOMMENDED**

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#### V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects

- a. 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.

**APPROVED**

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- b. 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 SEPTEMBER 11, 2007**

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2. New Projects

- a. HPB File No. 5167, 529 15<sup>th</sup> Street – **Cameo Apartments**. The applicant, Peter A. Coakley, is requesting a Certificate of Appropriateness for the construction of new parking spaces on the west side of the site fronting Pennsylvania Avenue, and also located within the public right-of-way.

**DENIED**

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- b. HPB File No. 5165, 745 Collins Avenue. The applicant, Maticumbe Enterprises, Ltd., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 2-story structure, including the construction of a new roof-top addition.

**APPROVED**

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- c. HPB File No. 5166, 1111 & 1119 Collins Avenue – **Tudor and Palmer House Hotels**. The applicants, TBS Realty, L.L.C., Tudor South Beach Resort Condominium, Inc., and Tudor South Beach Resort North Condominium, Inc., are requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the two (2) existing hotels, including the installation of new landscaping and hardscaping, the substantial demolition of the existing penthouse level of the Tudor Hotel and the construction of a new roof-top pool and deck, and construction of a new trash room along the alley.

**APPROVED**

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VI. NEW BUSINESS/OLD BUSINESS

1. Discussion: Proposed Ordinance Amendment pertaining to Designation Timeframes.

**CONTINUED TO SEPTEMBER 11, 2007**

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VII. HISTORIC DISTRICT DESIGNATIONS [Time Certain of 5:01 pm]

1. HPB File No. 3861: **Proposed Flamingo Park Historic District Westward Expansion**. A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Designation Report relative to the proposed designation of the Flamingo Park Historic District Westward Expansion. The proposed westward expansion area is generally bounded on the south by the center line of 7th Street, on the west by the eastern right-of-way line of Alton Road, on the north by the center line of 14th Street, and on the east by the center line of Lenox Court as extended, which abuts and is contiguous to the western boundary of the Flamingo Park Historic District.

**APPROVED 8<sup>th</sup> – 14<sup>th</sup> Streets; 7<sup>th</sup> – 8<sup>th</sup> Streets CONTINUED TO SEPTEMBER 11, 2007**

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VIII. NEXT MEETING DATE REMINDER:  
**Tuesday, Septemeber 11, 2007 @ 9:00 am**