



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD Tuesday, September 11, 2007

I. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 3474, 7825 Atlantic Way – **Single Family Home**. The applicant, ADM Beach House, 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 construction of a new 3-story single family home on a vacant site.

APPROVED

2. 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.

APPROVED

II. SINGLE FAMILY HOME AD VALOREM TAX EXEMPTIONS

1. HPB File No. 5255, 3190 Royal Palm Avenue – **Ad Valorem Tax Exemption**. The applicants, Leslie J. Swanson and Jorge M. Gonzalez, 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 at the rear of the site, previously approved administratively.

APPROVED

III. HISTORIC DISTRICT DESIGNATIONS PREVIOUSLY CONTINUED

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.

BLOCK 7-8 NOT APPROVED

IV. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

1. HPB File No. 4714, 100 21st Street – **James Hotel**. The applicant, JHMB, L.L.C., is requesting modifications to a previously approved Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 8-story hotel, including the construction of a new single story cabana addition. Specifically, the applicant is requesting a Certificate of Appropriateness for the construction of a new 8-story addition on the south side of the existing structure.

CONTINUED TO OCTOBER 9, 2007

V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Items
 - a. 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.

APPROVED

- b. 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.

APPROVED

- 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.

APPROVED

- d. HPB File No. 4486, 2340 Park Avenue – **23rd Street Bridge**. The applicant, The City of Miami Beach, is requesting a Certificate of Appropriateness for the closing-off of southbound access to Park Avenue from 23rd Street, and new hardscape, landscaping, and lighting to adjacent streets, as part of the demolition of the existing 23rd Street bridge, and the construction of a new, re-aligned, wider bridge.

NO ACTION TAKEN

2. New Projects

- a. HPB File No. 5276, 701 Lincoln Road – **Peter Lik Gallery**. The applicant, Peter Lik Miami, is requesting a Certificate of Appropriateness for modifications to the existing Lincoln Road storefront, including the replacement of an existing storefront window with a door.

CONTINUED TO OCTOBER 9, 2007

- b. HPB File No. 5277, 350 Meridian Avenue. The applicant, 350 Meridian, L.L.C., is requesting a Certificate of Appropriateness for the substantial demolition of the existing single story building and the construction of a new single story roof-top addition to the retained portion of the existing structure, along with the construction of a new 4-story multifamily addition.

CONTINUED TO NOVEMBER 13, 2007

- c. HPB File No. 5291, 1775 Collins Avenue – **Raleigh Hotel**. The applicant, AB Green Raleigh, L.L.C., is requesting a Certificate of Appropriateness for the construction of a new 2-story rear addition on the east side of the existing site.

WITHDRAWN BY APPLICANT

VI. Preliminary Evaluations

1. HPB File No. 5290, 420 Lincoln Road – **TAO Miami Beach Restaurant and Nightclub**. The applicant, Asia South Beach, L.L.C., is requesting a Preliminary Evaluation for design modifications to the existing structure, including modifications to the Lincoln Road storefront, the introduction of a new storefront entrance on Drexel Avenue, as well as modifications to portions of the Drexel Avenue façade and landscaping.

COMMENTS GIVEN

VII. NEW BUSINESS/OLD BUSINESS

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

APPROVAL OF ORDINANCE RECOMMENDED, SUBJECT TO CERTAIN CHANGES

2. Resolution urging an expedited review of RPS Accessory Use Ordinance.

ADOPTED

VIII. NEXT MEETING DATE REMINDER:
Tuesday, October 9, 2007 @ 9:00 am