



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD Tuesday, November 13, 2007

CITY COMMISSION CHAMBERS

I. REQUESTS FOR CONTINUANCES

1. HPB File No. 5398, 230 20th Street – **Santa Barbara**. The applicant, Michael Kadosh, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 2-story multifamily building, including the construction of a new entrance canopy, and pool, as part of a new hotel.

CONTINUED TO DECEMBER 11, 2007

2. 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 DECEMBER 11, 2007

3. HPB File No. 5318, 845 5th Street & 523 Jefferson Avenue – **Perfect Wash and Detail**. The applicant, Perfect Wash and Detail, inc., is requesting a Certificate of Appropriateness for the construction of a new single story 'Juice Bar' and canopy structures for the purpose of a hand car wash, in connection with the existing gasoline service station.

WITHDRAWN BY APPLICANT

4. HPB File No. 2607, 100 37th Street – **Ocean Grande Hotel**. The applicant, Longkey, L.L.C., is requesting revisions to a previously issued Certificate of Appropriateness for the partial demolition, renovation and alteration of an existing hotel structure and the construction of a new 6-story multifamily residential structure. Specifically, the applicant is requesting the total demolition of the existing 7-story Ocean Grande Hotel, along with its substantial reconstruction.

CONTINUED TO DECEMBER 11, 2007

5. 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 JANUARY 8, 2008

6. HPB File No. 5396, 2421 Lake Pancoast Drive – **Helen Mar Condo**. The applicant, Verizon Wireless, is requesting a Certificate of Appropriateness for the installation of wireless antennas and enclosures, including on the exterior of the rooftop elevator machine room, which will conceal original decorative features.

CONTINUED TO DECEMBER 11, 2007

7. HPB File No. 5397, 420 Lincoln Road – **TAO Miami Beach Restaurant and Nightclub**. The applicant, Asia South Beach, L.L.C., is requesting a Certificate of Appropriateness for the renovation of 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.

CONTINUED TO JANUARY 8, 2008

8. HPB File No. 5425, 318 20th Street – **Collins Plaza Hotel**. The applicant, Alan Lieberman, is requesting a Certificate of Appropriateness for the renovation, restoration, and partial demolition of the existing 3-story hotel, and the construction of a new 5-story hotel structure.

CONTINUED TO DECEMBER 11, 2007

II. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 3384, 1607 Michigan Avenue. The applicant, Southern Shore Properties, 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, restoration, and renovation of the existing 2-story multifamily building, and the construction of a new 3-story multifamily building at the front of the property.

APPROVED

2. HPB File No. 3680, 1776 Collins Avenue – **Fairfax Hotel**. The applicant, Fairfax Hotel Partnership, LTD, 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, substantial restoration and renovation of an existing hotel structure including the conversion of the existing lobby into a restaurant, the construction of a new exterior roof deck with an accessory bar and cooking facilities, as well as new roof-top canopy structures, and alterations to the front and side terraces.

APPROVED

III. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

1. HPB File No. 3680, 1776 Collins Avenue – **Fairfax Hotel**. The applicant, Fairfax Hotel Partnership, LTD, is requesting revisions to a previously issued Certificate of Appropriateness the partial demolition, substantial restoration and renovation of an existing hotel structure including the conversion of the existing lobby into a restaurant, the construction of a new exterior roof deck with an accessory bar and cooking facilities, as well as new roof-top canopy structures, and alterations to the front and side terraces. Specifically, the applicant is requesting modifications to the Final Order in order to locate a utility transformer in the front yard.

APPROVED

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 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 exterior elevations of the existing north tower.

APPROVED

IV. REQUESTS FOR RE-HEARINGS

1. HPB File No. 5013 - 315-321 Ocean Drive – **Bijou**. The re-hearing applicant, **Zedek Associates**, is requesting a re-hearing of a previous decision of the Historic Preservation Board wherein it approved 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. If the request for a re-hearing is granted, the matter may be heard immediately.

CONTINUED TO JANUARY 8, 2008

2. HPB File No. 5013 - 315-321 Ocean Drive – **Bijou**. The re-hearing applicant, **Frank Del Vecchio**, is requesting a re-hearing of a previous decision of the Historic Preservation Board wherein it approved 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. If the request for a re-hearing is granted, the matter may be heard immediately.

CONTINUED TO JANUARY 8, 2008

V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. New Projects

- a. HPB File No. 5455, 1632 Meridian Avenue – **The Neptune Apartments**. The applicant, Neptune Premier Holdings, L.L.C., is requesting a Certificate of Appropriateness for the renovation and restoration of the existing 3-story structure, including the substantial demolition and reconstruction of the 2nd and 3rd floors.

APPROVED

- b. HPB File No. 5399, 2445 Collins Avenue – **Traymore Hotel**. The applicant, City National Bank of Florida, is requesting a Certificate of Appropriateness for the renovation, restoration, and partial demolition of the existing eight (8) story hotel, including the installation of new balconies.

APPROVED

- c. HPB File No. 5363, 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 renovation of the existing courtyard space between the two structures, including the construction of new water features, landscaping, and an architectural screen.

CONTINUED TO JANUARY 8, 2008

- d. 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.

APPROVED

- e. HPB File No. 5395, 805 5th Street – **Burmon Building**. The applicant, Burmon Investments, Inc., is requesting a Certificate of Appropriateness for the construction of a new 3-story commercial structure on a vacant lot.

CONTINUED TO JANUARY 8, 2008

- f. HPB File No. 5440, 7833 Collins Avenue – **Single Family Residence**. The applicant, Altos del Mar, Limited, is requesting a Certificate of Appropriateness for the construction of a new two (2) story home on a vacant lot.

APPROVED

VI. NEW BUSINESS/OLD BUSINESS

1. The Board shall consider directing staff to submit a Resolution to the Miami-Dade County Unsafe Structures Board, invoking the requirements of Section 16A-11(VI)(b), Miami-Dade County Code, requesting and requiring the Unsafe Structures Board to establish a grace period of no less than 120 days to obtain a permit to repair the property known as the **Collins Park Hotel** at 2000 Park Avenue, Miami Beach.

RESOLUTION APPROVED

2. Discussion: Proposed Ordinance Amendment pertaining to Accessory Uses in the RPS Zoning Districts.

CONTINUED TO DECEMBER 11, 2007

VII. NEXT MEETING DATE REMINDER:
Tuesday, December 11, 2007 @ 9:00 am

VIII. ADJOURNMENT