



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD ON Tuesday, February 12, 2008

CITY COMMISSION CHAMBERS

I. REQUESTS FOR CONTINUANCES / REMOVED ITEMS

1. 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 MARCH 11, 2008

2. 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 MARCH 11, 2008

3. 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 APRIL 8, 2008

4. File No. 5478, 4525 Collins Avenue – **Eden Roc Hotel**. The applicant, Eden Roc L.L.P. is requesting a Certificate of Appropriateness for the partial demolition of the hotel's existing balcony railings and the installation of new glass railings, and modifications to the existing pool deck and cabanas, including the construction of a new 3-story stair enclosure.

WITHDRAWN BY APPLICANT

5. HPB File No. 5589, 545 Jefferson Avenue. The applicant, Meli Investment Corp., is requesting a Certificate of Appropriateness for the renovation of the existing single story office building, including façade modifications to the existing structure. **[Removed from agenda due to noticing deficiency]**

NO ACTION; ITEM REMOVED FROM AGENDA DUE TO LACK OF NOTICE

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. 3634, 2100 Collins Avenue and 2101 Collins Avenue – **Collins Park Cultural Campus**. The applicant, the City of Miami Beach, 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, relocation and renovation of existing landscaping, as well as new landscaping, site furnishings, lighting, walkways, plazas and the restoration of the existing rotunda structure.

APPROVED

3. HPB File No. 3856, 2100 Collins Avenue – **Collins Park AIPP Project**. The applicant, the City of Miami Beach, is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued a Certificate of Appropriateness for an Art in Public Places (AIPP) project.

APPROVED

III. HISTORIC DESIGNATIONS

1. HPB File No. 5606, 709-759 Alton Road – **Flamingo Park Historic District Westward Expansion**. A request by the City Commission for the Historic Preservation Board to consider directing Planning Department staff to prepare a Preliminary Evaluation and Recommendation Report relative to the possible westward expansion of the Flamingo Park Historic District on the east side of Alton Road from 7th Street to 8th Street.

BOARD DIRECTS STAFF TO PREPARE A PRELIMINARY EVALUATION

IV. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects
 - a. 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 APRIL 8, 2008

- b. 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 APRIL 8, 2008

- c. HPB File No. 5477, 1201-1225 Collins Avenue. The applicant, Collins Corner, L.L.C., is requesting a Certificate of Appropriateness for the renovation, restoration, and partial demolition of the existing two (2) and three (3) story buildings, including the construction of two (2) new 5-story additions, as well as the construction of a new 5-story structure to replace the existing surface parking lot, as part of a new hotel complex.

APPROVED

- d. HPB File No. 5476, 1155 Collins Avenue. The applicant, Margules Properties, Inc., is requesting a Certificate of Appropriateness for the construction of a new 4-story mechanical lift parking garage with accessory retail on a vacant lot.

CONTINUED TO MARCH 11, 2008

2. New Projects

- a. HPB File No. 5591, **Lake Pancoast Area Right-of-Way Improvements.** The area is generally bound by Lake Pancoast and the Indian Creek waterway on the east, Collins Canal on the south, and Pine Tree Drive on the west and north. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for right-of-way improvements, including parking, landscaping, paving, grading and drainage.

APPROVED

- b. HPB File No. 5590, **South Pointe Right-of-Way Improvements Phases III, IV, & V.** The area is generally bound by 5th Street to the north, Ocean Drive to the east, South Pointe Drive to the south, and Washington Avenue to the west. Commerce Court, Commerce Street, Biscayne Court, South Pointe Drive and Alton Road south of 5th Street are also included in the project. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for right-of-way improvements, including parking, landscaping, lighting, paving and drainage.

APPROVED

- c. HPB File No. 5588, 6525 Collins Avenue – **The Mimosa Hotel.** The applicant, The Mimosa L.L.C., is requesting a Certificate of Appropriateness for the partial demolition of the existing hotel, and the construction of a new 9-story structure at the rear of the site.

APPROVED

V. 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.

ORDER RE-AFFIRMED

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 MARCH 11, 2008

VI. NEW BUSINESS/OLD BUSINESS

1. Discussion: Proposed Ordinance Amendment pertaining to Demolition Evaluation Criteria.

ITEM DISCUSSED

VII. NEXT MEETING DATE REMINDER:
Tuesday, March 11, 2008 @ 9:00 am