



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD ON Tuesday, March 11, 2008

CITY COMMISSION CHAMBERS

I. REQUESTS FOR CONTINUANCES

1. 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 APRIL 8, 2008

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.

NO ACTION TAKEN

II. NEW BUSINESS/OLD BUSINESS

1. HPB Resolutions supporting a Tax Abatement Application for the Anglers Hotel at 634 and 660 Washington Avenue.

APPROVED

III. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 5607 (Formerly DRB File No. 18871), 929-939 Alton Road. The applicant, Alton Sobe, L.L.C., is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Design Review Approval for the construction of a new, 5-story mixed-use project, which will replace two (2) demolished single story buildings.

APPROVED

2. HPB File No. 3690, 315-321 Ocean Drive – **Bijou**. The applicant, Zedek Associates, is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness for the substantial demolition of the existing 3-story Simone Hotel, along with the construction of a new 7-story building.

APPROVED

IV. HISTORIC DESIGNATIONS

1. **HPB File No. 5642, 501-657 Alton Road – Possible Historic Designation of the east side of Alton Road between 5th Street and 7th Street.** The Historic Preservation Board will consider directing Planning Department staff to prepare a Preliminary Evaluation and Recommendation Report relative to the possible historic designation of the east side of Alton Road between 5th Street and 7th Street adjacent to the Ocean Beach and Flamingo Park Historic Districts.

APPROVAL RECOMMENDED FOR 600 BLOCK ONLY

V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Historic Roadways
 - a. HPB File No. 5644, **Venetian Causeway** from the western end of San Marino Island to the eastern end of Belle Island. The applicant, Miami-Dade County Public Works, is requesting a Certificate of Appropriateness for roadway enhancements including, but not limited to, sidewalks, bike lanes, medians, signage, landscaping, utilities, infrastructure, paving, drainage and lighting.

CONTINUED TO APRIL 8, 2008

2. Previously Continued Items
 - a. 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 APRIL 8, 2008

3. Revisions to Previously Approved Plans
 - a. 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 revisions to a previously approved 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. The proposed modifications include, but are not limited to, alterations to the public interior spaces and exterior elevations of the existing structures, modifications to the roof decks, including a new roof-top connector bridge and changes to the interior courtyard.

CONTINUED TO APRIL 8, 2008

4. New Projects

- a. 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.

APPROVED

- b. HPB File No. 5643, 1825 Collins Avenue – **Riande Beach Hotel**. The applicant, 1825 Collins Avenue Owner LLC, is requesting a Certificate of Appropriateness for the partial demolition of, and modifications to, the existing hotel lobby.

APPROVED

VI. REQUESTS FOR RE-HEARINGS

1. 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.

REHEARING GRANTED; CONSOLIDATED ORDER AMENDED

VII. NEXT MEETING DATE REMINDER:
Tuesday, April 8, 2008 @ 9:00 am