



HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, April 8, 2014
9:00 A.M.**

ATTENDANCE:

Board: Six (6) of six (6) members present: Herb Sosa, David Wieder, Jane Gross, Jo Manning, Wyn Bradley, Dominique Bailleul

Staff: Deborah Tackett, James G. Murphy, Alex Boksner, Waldhys Rodoli

I. REQUESTS FOR CONTINUANCES / OTHER

1. HPB File No. 7424, **1620 Drexel Avenue – Miami Beach Community Church**. The applicant, Miami Beach Community Church, Inc., is requesting a Certificate of Appropriateness for the construction of a new 2-story commercial building with active roof deck, including the demolition of the existing raised terrace located at the north elevation facing Lincoln Road, the demolition of the existing site wall, and partial demolition of the existing 2-story building located along Drexel Avenue.

CONTINUED to May 13, 2014; Bailleul/Bradley 6-0.

10:45 a.m.

II. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued applications from February 11, 2014
 - a. HPB File No. 7414, **1440 Ocean Drive – The Betsy Hotel & 1433 Collins Avenue – The Carlton Hotel**. The applicants, Betsy Ross Owner, LLC and Ocean Court, LLC, are requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story Carlton Hotel located at 1433 Collins Avenue, including the construction of a new 1-story ground level addition located at the north side of the property, a new 4-story ground level addition located at the south side of the property and a new 1-story rooftop addition. Additionally, the applicant is proposing to construct a pedestrian bridge connecting the Carlton Hotel and the Betsy Hotel, at the third levels. The new pedestrian bridge is proposed to be located above the public alleyway. Alterations to the exterior of the Betsy Hotel located at 1440 Ocean Drive are limited to the pedestrian bridge and alley improvements.

APPROVED; Bradley/Bailleul 5-1 (Wieder). 10:49 a.m.

2. Previously continued applications from March 11, 2014
 - a. HPB File No. 7407, **620 Ocean Drive**. The applicant, 620 Park Central Partners, LLC, is requesting a Certificate of Appropriateness for the construction of a new 4-story building, as part of a hotel development.

APPROVED; Bradley/Gross 4-2 (Manning, Wieder). 12:01 p.m.

3. New Applications
 - a. HPB File No. 7425, **2899 Collins Avenue – Triton Towers**. The applicant, Triton Tower Condominium, is requesting a Certificate of Appropriateness for the installation of decorative wood panels within the condominium lobby.

CONTINUED to May 13, 2014; Bailleul/Wieder 6-0. 10:46 a.m.

- b. HPB File No. 7418 **1801 Collins Avenue – Shelborne Hotel**. The applicant, Shelborne Property Associates. LLC., is requesting a Certificate of Appropriateness for two building identification signs located at the parapet along the south and west elevations.

APPROVED; Gross/Manning 5-0 (Wieder abstained). 12:36 p.m.

- c. HPB File No. 7419 **660 Washington Avenue – Angler’s Hotel**. The applicant, Angler’s Boutique Resort, LLC., is requesting a Certificate of Appropriateness for the construction of a new 5-story ground level addition, as part of a new hotel development.

CONTINUED to June 10, 2014; Wieder/Gross 6-0. 12:45 p.m.

- d. HPB File No. 7420, **4833 Collins Avenue – The Miami Beach Resort**. The applicant, Miami Beach Resort Owner, LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 18-story hotel building, including but not limited to, the introduction of new balconies along the north, south and east elevations, the redevelopment of the eastern ground level pool deck, and introduction of a new rooftop pool and deck at the southwest portion of the building.

APPROVED; Wieder/Bradley 6-0 (Wieder left meeting at 2:38 p.m.). 1:53 p.m.

- e. HPB File No. 7421, **4441 Collins Avenue – Fontainebleau Hotel**. The applicant, Fontainebleau Florida Hotel, LLC., is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 17-story north tower including the construction of a new 2-story rooftop addition.

APPROVED; Bradley/Manning 5-0 (Wieder absent). 2:51 p.m.

- f. HPB File No. 7422, **1651 Washington Avenue – Bhoiwani Tower**. The applicant, Manhattan House Inc., is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 3-story non-contributing structure, as part of a new commercial development.

APPROVED; Gross/Bradley 5-0 (Wieder absent). 3:13 p.m.

- g. HPB File No. 7423, **835 Alton Road – Phyllis Gardens Apartments**. The applicant, DIT Global, Inc., is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 1 and 2-story apartment complex including the new courtyard plan, as part of a new restaurant development.

APPROVED; Gross/Manning 5-0 (Wieder absent).

3:27 p.m.

III. NEW BUSINESS

1. Discussion: Ocean Drive Sidewalk Cafes, Presentation by Goldman Properties. **DISCUSSED, The Board adopted a resolution urging the Mayor and City Commission to explore solutions to the current untenable sidewalk café conditions on Ocean Drive and consider incorporating the conceptual Ocean Drive sidewalk café plan as presented by Goldman Properties to the Board at the April 08, 2014 meeting; Wieder/Bradley 6-0.**

9:03 a.m.

2. Discussion: Status Update regarding Pinetree Drive. **DISCUSSED, The Board adopted a resolution urging the Mayor and City Commission to work with County and or State entities to perform any required trimming and maintenance of the Australian pine trees before the start of hurricane season (June 1, 2014); Bradley/Manning 6-0.**

9:45 a.m.

3. Discussion: U.S. Post Office, 1300 Washington Avenue, current conditions. **DISCUSSED, The Board adopted a resolution urging the Mayor and City Commission to engage the City’s federal lobbyist to prioritize the initiation of discussions with the U.S. Postal Service on the maintenance and restoration of the historic U.S. Post Office structure at 1300 Washington Avenue; Bradley/Gross 6-0.**

10:05 a.m.

4. Discussion: An Ordinance Amendment to modify the prohibition of rooftop additions of more than one story in the Morris Lapidus/Mid-20th Century Historic District to allow additional stories. **DISCUSSED, Recommendation in favor of the proposed amendments to the City Commission; Bradley/Wieder 6-0.**

10:13 a.m.

5. Discussion: An Ordinance Amendment to modify the setback requirements for detached additions and ADA walkways for oceanfront properties within RM-3 zoning districts. **DISCUSSED, Recommendation in favor of the proposed amendments to the City Commission; Gross/Bailleul 6-0.**

10:17 a.m.

6. Discussion: An Ordinance Amendment to modify the maximum height requirements for oceanfront properties within RM-2 zoning districts. **DISCUSSED, Recommendation in favor of the proposed amendments to the City Commission; Bailleul/Wieder 5-1 (Gross).**

10:18 a.m.

7. Discussion: 304 Ocean Drive – Miami-Dade County Unsafe Structures Board hearing.

DISCUSSED.

10:21 a.m.

IV. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

V. CITY ATTORNEY UPDATES

VI. NEXT MEETING DATE REMINDER:
Tuesday, May 13, 2014 at 9:00 a.m.

VII. ADJOURNMENT
Meeting adjourned at 3:36 p.m.

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