



### HISTORIC PRESERVATION BOARD

### AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, March 11, 2014  
9:00 A.M.**

I. REQUESTS FOR CONTINUANCES / OTHER

1. 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. **[Note: The application was approved on February 11, 2014 with the exception of the Collins Avenue façade of the new structure.]**

**CONTINUED TO APRIL 8, 2014**

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II. NEW BUSINESS

1. Discussion: 210 7<sup>th</sup> Street, City Parking Garage Repairs  
**DISCUSSED, A MOTION WAS MADE REQUESTING STAFF TO PROVIDE AN UPDATE OF THE PROGRESS OF THE REPAIRS EVERY 30 TO 60 DAYS.**
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2. Discussion: Unsafe Structures Violations for properties located within the North Beach National Register Districts  
**DISCUSSED, A MOTION WAS MADE DIRECTING STAFF TO PREPARE A PRELIMINARY EVALUATION FOR THE LOCAL DESIGNATION OF ALL NATIONAL REGISTER HISTORIC DISTRICTS.**

**A SECOND MOTION WAS MADE REQUESTING STAFF TO DEVELOP A FORMAL PROCESS FOR THE REVIEW OF DEMOLITION PERMITS FOR POTENTIALLY**

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**ARCHITECTURALLY SIGNIFICANT COMMERCIAL AND MULTI-FAMILY STRUCTURES WHICH ARE NOT LOCALLY DESIGNATED.**

**THE BOARD REQUESTED THAT THE BUILDING DEPARTMENT PROVIDE A MONTHLY LIST OF UNSAFE STRUCTURES VIOLATIONS THAT HAVE BEEN ISSUED.**

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III. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued single family homes from February 11, 2014
  - a. **Certificate of Appropriateness**  
HPB File No. 7415, **7709 Atlantic Way**. The applicant, Kadey Family Beach LP., is requesting a Certificate of Appropriateness for the construction of a new 3-story single family home on a vacant lot.

**APPROVED**

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2. Previously continued applications from January 14, 2014
  - a. HPB File No. 7390, **1500 Collins Avenue and 1455 Washington Avenue – Haddon Hall and Campton Apartments**. The applicant, Haddon Hall Hotel Owner, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story hotel, including a partial 1-story rooftop addition, the partial demolition and renovation of an existing 2-story non-contributing structure, including a 1-story rooftop addition and the partial demolition, renovation and restoration of the existing 2-story Campton Apartments, and as part of a new hotel development. **[Note: The application was approved on January 14, 2014 with the exception of the design of the Washington Avenue yard and the design of the exterior corridors.]**

**APPROVED**

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- b. HPB File No. 7393, **929 Alton Road**. The applicant, Alton Sobe, LLC, is requesting a Certificate of Appropriateness for the construction a new 5-story mixed-use building on an existing vacant lot.

**APPROVED**

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- c. HPB File No. 7394, **1150 8<sup>th</sup> Street**. The applicant, 1150 8<sup>th</sup> Street, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 2-story multi-family building, including the construction of a new 5-story ground level addition and 1-story roof-top addition with active roof deck, and as part of a new mixed-use development.

**CONTINUED TO MAY 13, 2014**

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3. Previously continued applications from February 11, 2014
  - a. HPB File No. 7399, **2206 Park Avenue, 2216 Park Avenue**. The applicant, Encotel, LLC, is requesting a Certificate of Appropriateness for the total demolition of the existing two story structure and the construction of a new 5-story mixed-use building.

**APPROVED**

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- b. 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.

**CONTINUED TO APRIL 8, 2014**

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- c. HPB File No. 7410, **6084 Collins Avenue – Mt. Vernon**. The applicant, Mount Vernon Property Holdings, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 2-story building, including the construction of a 1-story rooftop addition, as part of a new hotel development.

**APPROVED**

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4. Modifications to previously approved applications

- a. HPB File No. 7263, **1900 Collins Avenue & 1915 Liberty Avenue – Peter Miller Hotel**. The applicant, Lennox Miami Corp., is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing 3-story building and two 2-story buildings, and the total demolition of an existing 2-story building, as well as the construction of a new 5-story structure, as part of a new hotel development. Specifically, the applicant is requesting more extensive demolition than previously approved.

**APPROVED**

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5. New Applications

- a. HPB File No. 7416, **1425 Collins Avenue**. The applicant, 1425 Collins Avenue LLC, is requesting a Certificate of Appropriateness for partial demolition, renovation and restoration of the existing 3-story building, including the partial demolition of the west façade in order to accommodate larger window openings at the ground floor and the partial demolition of the north façade in order to accommodate a new egress door at the ground floor as part of a new retail development.

**APPROVED**

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IV. NEW BUSINESS

1. Discussion: Proposed Re-Zoning of 1729 Lenox Avenue to RM-1  
**DISCUSSED, A MOTION WAS MADE URGING THE MAYOR AND CITY COMMISSION TO DENY THE APPLICATION FOR RE-ZONING.**
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V. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VI. CITY ATTORNEY UPDATES

VII. NEXT MEETING DATE REMINDER:  
**Tuesday, April 8, 2014 at 9:00 am**

VIII. ADJOURNMENT

These applications have been filed with the Planning Department for review by the Historic Preservation Board, pursuant to Section 118-561, Section 118-591 and Section 118-102 of the City's Land Development Regulations.

All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Boards' Administrator at (305) 673-7550 for assistance, no later than four (4) days prior to the proceeding. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice), for assistance.

Persons requiring sign language interpreters should contact the Board's Administrator five (5) days in advance, when possible. For information on access for persons with disabilities, or to request material in accessible format, please call (305) 673-7550 (VOICE); hearing impaired persons, please call (305) 673-7219 (TDD).

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