

MIAMI BEACH

PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

**Friday, November 14, 2014
9:00 A.M.**

ATTENDANCE:

Board: Five (5) of seven (7) members present: David Wieder, Dominique Bailleul, Jane Gross Herb Sosa and Jo Manning (Wyn Bradley & John Stuart absent)

Staff: Deborah Tackett, Jake Seiberling, Waldhys Rodoli and Eve Boutsis

I. REQUESTS FOR CONTINUANCES / OTHER

1. HPB File No. 7458, **1663-1675 James and 1662-1676 Collins Avenue**. The applicant, New Rex Corp, is requesting a Certificate of Appropriateness for the construction of a new 7-story parking garage, including ground level retail and a rooftop restaurant, which will replace an existing surface parking lot.

NO ACTION TAKEN; Requires re-notice for a future meeting

2. HPB File No. 7463, **1775 James Avenue – Jade Hotel**. The applicant, 1775 James Avenue LLC., is requesting a Certificate of Appropriateness for the total demolition of an existing 2-story non-contributing structure and the construction of a new 5-story hotel.

NO ACTION TAKEN; Requires re-notice for a future meeting

3. HPB File No. 7489, **1010 14th Street**. The applicant, Armagnac LLC, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 1-story home, along with the construction of new two (2) story ground level addition and partial one (1) story rooftop addition.

CONTINUED to December 9, 2014; Gross/Bailleul 5-0

9:06 a.m.

4. HPB File No. 7496, **1001 Washington Avenue – The Wolfsonian**. The applicant, The Wolfsonian – Florida International University, is requesting a Certificate of Appropriateness for the installation of a temporary art mural along west and south elevations of the building.

WITHDRAWN by the applicant

II. NEW BUSINESS

1. Discussion: HPB Resolution supporting a Miami-Dade County Tax Abatement Application for **6261 Collins Avenue – Cabana Hotel**.

DISCUSSED; The Board adopted a resolution in support of the Miami-Dade County Tax Abatement Application, Gross/Manning 5-0 **9:08 a.m.**

2. Discussion: Pinetree Drive update
DISCUSSED **9:11 a.m.**

3. Discussion: Plymouth Hotel – Palm Trees
DISCUSSED **9:17 a.m.**

III. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. HPB File No. 5015, 3201-3315 Collins Avenue – **Saxony Hotel & Condominium**. The applicants, Tower 3315 LLC. and 3201 Hotel LLC., are requesting revisions to a previously issued Certificate of Appropriateness for the substantial rehabilitation, renovation, restoration and partial demolition of the existing Saxony Hotel, along with the construction of a new nineteen (19) story multifamily building. Specifically, the applicant is requesting to modify condition C.3 of the Order.
APPROVED; Bailleul/Sosa 5-0 **9:54 a.m.**

2. HPB File No. 7249, 2901 Collins Avenue – **The Seville Beach Hotel**. The applicant, Seville Acquisition LLC., is requesting revisions to a previously issued Certificate of Appropriateness for the partial demolition, renovation, and restoration of an existing twelve (12) story hotel, a three (3) story roof top addition to the existing hotel, the demolition of the existing cabanas, as well as the construction of a new 16-story ground level addition on the north side of the site and 5-story ground level addition on the south side of the site. Specifically, the applicant is requesting to modify condition 13(c)(iv) of the Order.
APPROVED; Gross/Bailleul 5-0 **9:37 a.m.**

3. HPB File No. 7299, **3301 Indian Creek Drive, 3400 - 3420 Collins Avenue – Atlantic Hotels**. The applicant, 3420 Collins Avenue, LLC., is requesting revisions to a previously issued Certificate of Appropriateness for the construction of a new 5-story hotel with an accessory assembly space located on the vacant parcel at 3301 Indian Creek Drive, the partial demolition, renovation and restoration of an existing 3-story hotel, located at 3400 Collins Avenue, along with the construction of a new roof-top addition, and the construction of a new 6-story parking garage with accessory retail and restaurant uses, located on the vacant parcel at 3420 Collins Avenue. Underground parking with mechanical lifts is also proposed spanning all three parcels, including beneath a portion of 34th Street. Specifically, the applicant is requesting total demolition of the existing 3-story building and its reconstruction.
APPROVED; Gross/Bailleul 5-0 **9:50 a.m.**

IV. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued applications from October 14, 2014
 - a. HPB File No. 7431, **1020 Pennsylvania Avenue**. The applicant, 1020 Pennsylvania Avenue, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the After-The-Fact Certificate of Appropriateness for the complete demolition of the of the previously

existing buildings on the site. Specifically, the applicant is requesting to modify condition C.1. of the Order.

CONTINUED to December 9, 2014; Gross/Bailleul 5-0 **9:06 a.m.**

- b. HPB File No. 7460, **1020 Pennsylvania Avenue**. The applicant, 1020 Pennsylvania Ave, LLC, is requesting a Certificate of Appropriateness for the construction of a new 3-story multi-family building.

CONTINUED to December 9, 2014; Bailleul/Gross 5-0 **9:07 a.m.**

- c. HPB File No. 7473, **600-610 Collins Avenue & 215 6th Street**. The applicant, 600 Collins, LLC, is requesting a Certificate of Appropriateness for the total demolition of two existing 1-story structures and the partial demolition and restoration of two existing 1-story buildings and the construction of a new 3-story ground level addition as part of a new retail development.

CONTINUED to December 9, 2014; Bailleul/Gross 5-0 **9:07 a.m.**

2. New Applications

- a. HPB File No. 7490, **3425 Collins Avenue – Versailles Hotel**. The applicant, 3425 Collins, LLC., is requesting a Certificate of Appropriateness for the partial demolition renovation and restoration of the existing 16-story hotel building, including the total demolition of the 1955 south addition, and the construction of a new 16-story detached ground level addition, as part of a new residential development. Additionally, the applicant is requesting the Historic Preservation Board classify the 8-story south addition constructed in 1955 as 'Non-Contributing', pursuant to City Code Section 118-534.

APPROVED; Sosa/Bailleul 5-0 **9:54 a.m.**

- b. HPB File No. 7492, **524 Ocean Drive – Fritz Hotel**. The applicant, Boni Real Est., is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing non-contributing 4-story building. Specifically, the applicant is requesting to demolish the lower raised along the east elevation to sidewalk level.

APPROVED; Sosa/Gross 5-0 **12:07 p.m.**

- a. HPB File No. 7494, **546 Lincoln Road – Guess**. The applicant, Guess Inc., is requesting a Certificate of Appropriateness for the installation of three (3) lightboxes within the storefronts along Lincoln Road and Pennsylvania Avenue.

DENIED; Gross/Bailleul 5-0 **12:27 p.m.**

- V. NEW BUSINESS
VI. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER
VII. CITY ATTORNEY UPDATES
VIII. NEXT MEETING DATE REMINDER:
Tuesday, December 9, 2014 at 9:00 am
IX. ADJOURNMENT:
12:40 p.m.