



### HISTORIC PRESERVATION BOARD

### AFTER ACTION REPORT

FOR MEETING HELD ON  
**Tuesday, September 13, 2011**

#### I. REQUESTS FOR CONTINUANCES/ WITHDRAWALS/ OTHER

1. HPB File No. 7244, 1001 Lincoln Road – **Apple / GAP**. The applicant, Ungar-Marshall Company, is requesting a Certificate of Appropriateness for the complete demolition of the existing single story building and the construction of a new two (2) and three (3) story building.

**WITHDRAWAL ACCEPTED WITHOUT PREJUDICE**

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2. HPB File No. 7267, **825-845 Lincoln Road – Nike**. The applicant, Nike Inc., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing 2-story commercial building, the demolition of an existing single story portion of the building fronting Jefferson Avenue, and the construction of a new 2-story building addition. **[The applicant is requesting a withdrawal without prejudice].**

**WITHDRAWAL ACCEPTED WITHOUT PREJUDICE**

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#### II. DISCUSSION ITEMS

1. Lake Pancoast right-of-way improvements

**NO DISCUSSION; APPLICATION TO BE CONSIDERED ON OCTOBER 11, 2011**

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#### III. OLD BUSINESS

1. Discussion: Demolition Criteria for Contributing & Non-Contributing Structures.

**DISCUSSION CONTINUED TO OCTOBER 11, 2011**

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#### IV. SINGLE FAMILY HOMES

1. **Historic Designation**  
HPB File No. 7261, **2301 North Bay Road**. The applicant, Land Trust No. 1, is requesting that the Historic Preservation Board approve a request for the designation of the existing 2-story home as an historic structure.

**APPROVED**

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#### V. MODIFICATIONS TO PREVIOUSLY APPROVED PLANS

1. 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 modifications to the previously approved demolition plans as well a Certificate of Appropriateness for the interior design of the hotel's public interior spaces as well as for a landscape plan for the entire site.

**LANDSCAPE PLAN APPROVED; LOBBY REVISIONS CONTINUED TO OCTOBER 11, 2011**

VI. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued

- a. HPB File No. 7247, 100 21<sup>st</sup> Street – **Miami Beach Hotel**, a.k.a. **Day's Inn Hotel**. The applicant, JHMB, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 8-story hotel, including the construction of new roof-top additions on the existing main hotel and single story structures, and the construction of a new 2-story addition at the northeast corner of the site with a roof-top pool and pool deck, which will be part of a new restaurant.

**APPROVED; CABANAS AND ADDITION CONTINUED TO NOVEMBER 8, 2011**

- b. HPB File No. 7189, 551 Lincoln Road – **H & M** a.k.a. **The Lincoln Theater**. The applicant, SRA Lincoln Theater, LLC., is requesting revisions to a previously issued Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing building, including the substantial redesign of the north and west elevations as part of the building's conversion from theater/office use to retail/restaurant use. Specifically, the applicant is requesting design modifications to the previously approved floor plans and exterior elevations.

**CONTINUED TO NOVEMBER 8, 2011**

- c. HPB File No. 7253, 1677 Collins Avenue – **The National Hotel**. The applicant, New National LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing hotel, including design modifications to the historic public interiors, and exteriors, the construction of a new entrance canopy, a new canopy at the rear terrace, the installation of an 'Airstream' trailer with a kitchen at the rear of the property, the construction of a new single story building at the pool deck, modifications to the lower roof decks in order to activate their use, and a new landscape plan and site features.

**APPROVED; LOBBY AND KITCHEN WALLS CONTINUED TO OCTOBER 11, 2011**

- d. HPB File No. 7256, 909 Collins Avenue – **The Vitrine**. The applicant, Roshtov 909, LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 2-story building on site, the complete demolition of the existing single story structure at the rear of the site, and the construction of a new 2-story retail addition at the front of the site, and a new 4-story retail building at the rear of the site.

**APPROVED**

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2. New Projects

- a. HPB File No. 7262, 1340 Collins Avenue – **The Sheply Hotel a.k.a. Beachcomber Hotel**. The applicant, Beachcomber Investments Corp., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 2-story hotel, including the construction of a new roof-top addition and rooftop pool deck.

**APPROVED**

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- b. HPB File No. 7266, **3425 Collins Avenue – Versailles Hotel Condominium**. The applicant, Versailles on the Ocean, LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing 9-story building and an existing 13-story building, including the installation of new balconies on the east and south elevations, and the construction of a new 10-story multifamily building with a roof-top pool deck at the rear of the site, along with a new landscape and hardscape plan for the entire site.

**APPROVED**

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- c. HPB File No. 7263, **1900 Collins Avenue & 1915 Liberty Avenue – Peter Miller Hotel**. The applicant, Lennox Miami Corp. is requesting a 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.

**APPROVED**

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VII. NEW BUSINESS

1. A resolution supporting the proposed National Register Nomination for the Collins Waterfront District.

**APPROVED**

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2. Discussion: Board Member Site Visits.

**ITEM DISCUSSED**

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VIII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

IX. CITY ATTORNEY UPDATES

X. NEXT MEETING DATE REMINDER:  
**Tuesday, October 11, 2011 at 9:00 am**