



### HISTORIC PRESERVATION BOARD

### AFTER ACTION REPORT

FOR MEETING HELD ON Tuesday, May 13, 2008

### CITY COMMISSION CHAMBERS

#### I. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB File No. 2607, 100 37<sup>th</sup> Street – **Ocean Grande Hotel**. The applicant, Longkey, L.L.C., is requesting revisions to a previously issued Certificate of Appropriateness for the partial demolition, renovation and alteration of an existing hotel structure and the construction of a new 6-story multifamily residential structure. Specifically, the applicant is requesting the total demolition of the existing 7-story Ocean Grande Hotel, along with its substantial reconstruction.

**CONTINUED TO JUNE 10, 2008**

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2. HPB File No. 4714, 100 21<sup>st</sup> Street – **James Hotel**. The applicant, JHMB, L.L.C., is requesting modifications to a previously approved Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 8-story hotel, including the construction of a new single story cabana addition. Specifically, the applicant is requesting a Certificate of Appropriateness for the construction of a new 8-story addition on the south side of the existing structure.

**WITHDRAWN BY APPLICANT**

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3. HPB File No. 5749, 304-312 Collins Avenue. The applicant, 304-312 Ocean Drive, LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing two (2) and three (3) story building, including the construction of a new roof top addition, and the construction of a new 3-story structure on the vacant portion of the site, as part of a new hotel project.

**CONTINUED TO JUNE 10, 2008**

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#### II. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 3954, Public Right-of-Way between 2<sup>nd</sup> Street and 5<sup>th</sup> Street (excluding 3<sup>rd</sup> Street) west of Euclid Avenue to Michigan Avenue, including Michigan Court and Lenox Avenue between 4<sup>th</sup> and 5<sup>th</sup> Streets - **South Pointe Right-of-Way Improvements**. The applicant, the City of Miami Beach is

requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness for improvements to the right-of-way, including streetscape, landscape, lighting, and parking enhancements.

**APPROVED**

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III. MODIFICATIONS TO PREVIOUSLY APPROVED ORDERS

1. HPB File No. 5165, 745 Collins Avenue. The applicant, Maticumbe Enterprises, Ltd., is requesting a modification of the Final Order for a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 2-story structure, including the construction of a new roof-top addition. Specifically, the applicant is requesting that the Historic Preservation Board make a finding that the existing structure's parking credits, including the credits in connection with the recreated second floor slab, remain in place based upon the satisfaction of the criteria set forth in Section 118-395(b)(2)d.2 of the Code of the City of Miami Beach.

**APPROVED**

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IV. HISTORIC DESIGNATIONS

1. HPB File No. 5747, The Board will vote on whether to proceed with the designation process and extend the interim procedures for the issuance of a demolition permit, as more specifically set forth in **Section 118-591(e), of the City Code of Miami Beach**, which went into effect on April 8, 2008 when the Historic Preservation Board directed staff to prepare a designation report for the expansion of the local Flamingo Park Historic District westward to include **all properties on the east side of Alton Road between 6<sup>th</sup> Street and 8<sup>th</sup> Street**. The Designation Report will be presented to the Historic Preservation Board, Planning Board, and City Commission at separate public hearings held on future dates that will be separately noticed.

**APPROVED**

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V. DISCUSSION ITEMS

1. The Florida Department of Transportation will present proposed improvement options for **Alton Road between 5th Street and North Michigan Avenue**.

**ITEM DISCUSSED**

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VI. REQUESTS FOR VARIANCES

1. HPB File No. 2525, 6551 Collins Avenue – **Monte Carlo**. The applicant, Key Monte Carlo, LLC., is requesting a Variance, pursuant to Section 118-564(c) of the City Code, from Sections 118-532(f) and 118-564(f)(11) in order to request and obtain an Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness for the replication, with modifications of the original Monte Carlo Hotel, and the construction of a new 20-story multifamily building. The applicant has already received the maximum time permitted of thirty (30) months in order to obtain a Full Building Permit for the project.

**APPROVED; progress report required in 30 days, at the discretion of staff**

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VII. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects

- a. HPB File No. 5425, 318 20<sup>th</sup> 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.

**APPROVED**

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- b. HPB File No. 5395, 805 5<sup>th</sup> Street – **Burmon Building**. The applicant, Burmon Investments, Inc., is requesting a Certificate of Appropriateness for the construction of a new 3-story commercial structure on a vacant lot.

**APPROVED**

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2. New Projects

- a. HPB File No. 5748, 1965-1975 Washington Avenue – **London House**. The applicant, Miami Beach Community Development Corp., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing two (2) and three (3) story structure, including the construction of a new roof-top addition on the 2-story portion of the existing structure.

**APPROVED**

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- b. HPB File No. 5751, 1646 Euclid Avenue. The applicant, Seven Hundred Realty Corp., is requesting a Certificate of Appropriateness for the construction of a new 2-story retail structure on the vacant portion of a site containing an existing 2-story building.

**APPROVED**

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- c. HPB File No. 5750, 760 Collins Avenue – **A/X**. The applicant, 760 Collins Associates, LTD., is requesting a Certificate of Appropriateness for the partial demolition of the existing single story structure and the construction of a new 2-story commercial structure.

**APPROVED**

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- d. HPB File No. 5752, 344 Ocean Drive. The applicant, Green Comet, LLC, is requesting the construction of a new 4-story multifamily building on a vacant lot.

**CONTINUED TO JULY 8, 2008**

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- e. HPB File No. 5834, 55 Palm Avenue – **Sanni Residence**. The applicant, Dr. Noaman Sanni, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing home and the construction of a new 2-story, main home addition.

**APPROVED**

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- f. HPB File No. 5833, 4441 Collins Avenue – **The Fontainebleau, Coconut Willies**. The applicants, Fontainebleau Florida Hotel, LLC., and

Fontainebleau Florida Tower 4, LLC., are requesting an **AFTER-THE-FACT** Certificate of Appropriateness for the demolition of the former single story Coconut Willies and an **AFTER-THE-FACT** Certificate of Appropriateness for the construction of a new single story structure.

**APPROVED**

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VIII. NEXT MEETING DATE REMINDER:  
**Tuesday, June 10, 2008 @ 9:00 am**

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