



HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

Tuesday, April 9, 2013

I. REQUESTS FOR CONTINUANCES / OTHER

1. HPB File No. 7353, **1751 Collins Avenue – The South Seas Hotel**. The applicant, South Seas Hotel Corp. (Synergetic Real Estate of Florida, LLC.), is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing hotel, including the construction of a new 7-story addition and new 2-story cabana structure.

CONTINUED TO MAY 14, 2013

II. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. HPB File No. 7306, **2912 Collins Avenue – The Seville Beach Hotel**. The applicant, Seville Acquisition, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the construction of a new parking lot. Specifically, the applicant is requesting to modify a condition of the final order.

APPROVED

III. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Single Family Homes
 - a. HPB File No. 7359, **7829 Collins Avenue**. The applicant, Remberto Uzcategui, is requesting a Certificate of Appropriateness for the construction of a new 2-story single family home on a vacant lot.

APPROVED

2. Previously continued applications from January 15, 2013

- a. HPB File No. 7336, **1020-1050 Washington Avenue – Wyndham Garden**. The applicant, The Witkoff Group, LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 1, 2 and 4-story buildings on the subject site, including the construction of roof-top additions, a new 1-story meeting

room and a new 4-story ground level addition, as part of an existing hotel redevelopment. **[Note: The application was approved on January 15, 2013 with the exception of the landscape plan.]**

APPROVED

3. Previously continued applications from February 12, 2013
 - a. HPB File No. 7263, **1900 Collins Avenue & 1915 Liberty Avenue – Peter Miller Hotel**. The applicant, Lennox Miami Corp., is requesting revisions 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 additional demolition and modifications to the original lobby, public interior areas, and outdoor porch areas of the Peter Miller Hotel, modifications to the terrace areas of the existing structures along Liberty Avenue and 19th Street, the construction of an outdoor bar area, as well as for the construction of a new roof-top addition to the existing 3-story Peter Miller Hotel. **[Note: Application approved September 11, 2012, with the exception of the roof-top addition to the existing 3-story hotel.]**

APPROVED

4. Previously continued applications from March 12, 2013
 - a. HPB File No. 1844, **6701 Collins Avenue – Deauville Beach Resort**. The applicant, Deauville Associates, LLC., is requesting modifications to a previously issued Certificate of Appropriateness for the for the partial demolition, partial reconstruction, alteration, renovation and rehabilitation of an existing hotel complex, as well as the construction of a new 21-story residential structure. Specifically, the applicant is requesting revisions to the previously approved new residential building, modification of the south retail portion of the property allow for additional parking and a 12-unit rooftop addition above the existing Deauville Hotel. **[Note: Application approved March 12, 2013, with the exception of the traffic study.]**

APPROVED

5. New Applications
 - a. HPB File No. 7354, **950 Pennsylvania Avenue**. The applicant, Penn 950 Inc., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the 2-story multi-family building.

APPROVED

- b. HPB File No. 7349, **245 30th Street**. The applicant, Atlantiqua LLC., is requesting a Certificate of Appropriateness for the construction of a 4-story, 4-unit multi-family building on a vacant lot.

CONTINUED TO MAY 14, 2013

- c. HPB File No. 7356, **825 Collins Avenue**. The applicant, FCI Miami Beach One, LLC., is requesting a Certificate of Appropriateness for the total demolition of a Non-Contributing 2-story apartment building and the construction of a new 2-story commercial building.

APPROVED

- d. HPB File No. 7357, **727 Collins Avenue – London Arms**. The applicant, London Arms/LynMar Ltd., is requesting a Certificate of Appropriateness for partial demolition and renovation of the existing 4-story building, including ground floor window modifications and a new entrance at the west façade.

APPROVED

- e. HPB File No. 7360, **232 30th Street – The Palms Hotel & Spa Parking Garage**. The applicant, The Palms South Beach, Inc., is requesting a Certificate of Appropriateness for the construction of a new 4-story, all-valet parking garage with accessory office space associated with the parking garage operations, on an existing vacant lot.

APPROVED

IV. HISTORIC DESIGNATIONS

1. HPB File No. 7351, **42 Star Island Drive**. A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Preliminary Evaluation and Recommendation Report relative to the possible historic designation of 42 Star Island Drive, as an individual local historic site.

THE BOARD DIRECTED STAFF TO PREPARE A DESIGNATION REPORT RELATIVE TO THE POSSIBLE HISTORIC DESIGNATION OF 42 STAR ISLAND DRIVE AS AN INDIVIDUAL HISTORIC SITE

V. NEW BUSINESS

1. Discussion: Proposed Post War Modern Design Guidelines.

CONTINUED TO MAY 14, 2013

VI. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VII. CITY ATTORNEY UPDATES

VIII. NEXT MEETING DATE REMINDER: **Tuesday, May 14, 2013 at 9:00 am**

IX. ADJOURNMENT

These applications have been filed with the Planning Department for review by the Historic Preservation Board, pursuant to Section 118-561, 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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