



### HISTORIC PRESERVATION BOARD

### AFTER ACTION REPORT

**FOR MEETING HELD ON  
Tuesday, July 10, 2012**

#### I. REQUESTS FOR CONTINUANCES/WITHDRAWALS

1. HPB File No. 7315, **700-720 Lenox Avenue**. The applicant, El Veronese, Inc., is requesting a Certificate of Appropriateness for the construction of a new swimming pool within the courtyard of an existing multifamily property containing two (2) existing single story buildings and an existing 2-story building, along with new paving, landscaping, and fencing for the site. **[The applicant is requesting a continuance to August 14, 2012.]**

**CONTINUED TO AUGUST 14, 2012**

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2. HPB File No. 7298, **1155 Collins Avenue – Surfstyle**. The applicant, E.D.Y., Inc., is requesting a Certificate of Appropriateness for the construction of a new 3-story commercial building with accessory parking, including parking at the roof deck, on a site that currently contains a parking lot. **[Note: Application approved on April 10, 2012, with the exception of the lighting. The applicant is requesting a continuance to October 9, 2012.]**

**CONTINUED TO OCTOBER 9, 2012**

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#### II. EXTENSIONS OF TIME

1. HPB File No. 7225, **5301 Collins Avenue – 53<sup>rd</sup> Street Restrooms**. The applicant, the City of Miami Beach, is requesting a one (1) year Extension of Time for a previously issued Certificate of Appropriateness for the demolition of the existing restroom facilities and the construction of two (2) new single story structures at the east end of the parking lot which will contain restroom and lifeguard facilities.

**APPROVED**

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2. HPB File No. 7191, **1671 Washington Avenue – Greenview Hotel**. The applicant, Greenview Hotel, LLC., is requesting one (1) year Extension of Time for a previously issued a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story hotel, including the construction of a new roof-top addition with roof-top terraces.

**APPROVED**

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3. HPB File No. 7132, **2740 North Bay Rd – Single Family Home**. The applicant, Delphine Dray, is requesting one (1) year Extension of Time for a previously issued a Certificate of Appropriateness for the partial demolition, renovation, and

restoration of the existing 2-story home, including the construction of new one (1) and two (2) story additions.

**APPROVED**

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### III. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. HPB File No. 3858, **1685 James Avenue & 1690 Collins Avenue – Gale & Regent Hotels**. The applicant, SU Gale Properties, LLC., is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing 2-story building and an existing 3-story building, including the construction of a new roof-top addition and new roof-top pool and pool decks on each of the existing buildings. Specifically the applicant is requesting an increased occupant load for a basement lounge, modifications to the roof levels of the buildings, the ability to host special events with entertainment on the roof-top, modifications to the hours of roof-top commercial uses, and modifications to allow the serving of alcohol at exterior tables.

**CONTINUED TO AUGUST 14, 2012**

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2. HPB File No. 1840, **2360 Collins Avenue – aloft, a.k.a Ankara**. The applicant, Centurian Collins Avenue, LLC., is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, partial reconstruction, alteration, renovation and rehabilitation of an existing motel complex, as well as the construction of an eight (8) story residential structure. Specifically, the applicant is requesting substantial design and massing modifications to the previously approved project, including the elimination of all on-site parking, along with a change of use from multifamily to hotel. **[Note: Application previously continued from June 12, 2012 meeting.]**

**CONTINUED TO AUGUST 14, 2012**

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### IV. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued applications from June 12, 2012
  - a. HPB File No. 7301, **321 Ocean Drive – 321 Ocean Drive**. The applicant, 321 Ocean Drive, LLC., is requesting an After-The-Fact Certificate of Appropriateness for the total demolition of the prior 3-story Simone Hotel, and a Certificate of Appropriateness for the construction of a new 7-story multifamily building and a new 9-story multifamily building on the subject site. **[Note: Application approved on April 10, 2012, with the exception of the lobby.]**

**APPROVED**

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2. New Applications

- a. HPB File No. 7317, **3720 Collins Avenue – Croydon Hotel**. The applicant, Croydon hotel, LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of an existing 7-story building, including the expansion of existing first floor window and door openings.

**APPROVED**

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V. NEW BUISNESS

1. HPB Resolution supporting a Miami Dade County Tax Abatement Application for the Breakwater Hotel at 940 Ocean Drive.

**APPROVED**

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2. HPB Resolution supporting a Miami Dade County Tax Abatement Application for Tudor Hotel at 1111 Collins Avenue.

**APPROVED**

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3. HPB Resolution supporting a Miami Dade County Tax Abatement Application for the Palmer Hotel at 1119 Collins Avenue.

**APPROVED**

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VI. NEW BUISNESS

1. Discussion: Proposed Ordinance Amendment to create additional regulations regarding ground floor additions for properties located in the Architectural District.

**ITEM DISCUSSED; CONTINUED TO AUGUST 14, 2012**

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VII. NEXT MEETING DATE REMINDER:

**Tuesday, August 14, 2012 at 9:00 am**

VIII. ADJOURNMENT