



HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON
Tuesday, November 10, 2009

I. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 5013, 315-321 Ocean Drive. The applicant, Zedek Associates, is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for the substantial demolition of the existing 3-story Simone Hotel, along with the construction of a new 7-story building as part of a new hotel project.

APPLICATION WITHDRAWN BY APPLICANT WITHOUT PREJUDICE

2. HPB File No. 5690, 418-426 Meridian Avenue – **Plaza Hotel**. The applicant, Plaza Hotel, LLC., is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for the renovation and alteration of an existing 3-story hotel structure, including the construction of a roof-top addition, the demolition of an existing 2-story building, the substantial demolition of an existing single story structure, and construction of a new 4-story building.

APPROVED

3. HPB File No. 5884, 4764 Pinetree Drive – **Parsonage at St. Johns**. The applicant, St. John's on the Lake Methodist Church, is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 2-story parsonage, and the construction of a new 2-story classroom addition at the front of the site, as part of the expansion of the existing Montessori School.

APPROVED

4. HPB File No. 5476, 1155 Collins Avenue. The applicant, E.D.Y. Inc., is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for the construction of a new 4-story mechanical lift parking garage with accessory retail on a vacant lot.

APPROVED

5. HPB File No. 6161, 427 22nd Street & 2206 Park Avenue. The applicant, Xenia 2206, LLC., is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for

the demolition of the existing one and two story structure and the construction of a new 5-story mixed-use building.

CONTINUED TO DECEMBER 8, 2009

6. HPB File No. 5425, 318 20th Street – **Collins Plaza Hotel**. The applicant, Alan Lieberman, is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for the renovation, restoration, and partial demolition of the existing 3-story hotel, and the construction of a new 4-story hotel structure.

CONTINUED TO DECEMBER 8, 2009

II. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. New Projects

- a. HPB File No. 6817, 2300 Pine Tree Drive – **Fire Station No. 2**. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration with alteration of the existing fire station, including the construction of a new 2-story addition.

APPROVED

- b. HPB File No. 6838, 1020 Ocean Drive – **Clevelander Hotel**. The applicant, 2K South Beach Hotel, LLC., is requesting an After-the-Fact Certificate of Appropriateness for the installation of multiple televisions in the hotel's exterior courtyard.

APPROVED

III. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

1. HPB File No. 5015, 3201-3315 Collins Avenue – **Saxony Hotel**. The applicants, 3201 Hotel, LLC., and 3315 Tower, LLC., are requesting modifications to a previously approved Certificate of Appropriateness for the substantial rehabilitation, renovation, restoration, and partial demolition of the existing 12-story Saxony Hotel, along with the construction of a new 19-story multifamily building. Specifically, the applicants are requesting to eliminate the condition of the Final Order requiring that the existing Saxony Hotel be fully renovated and restored, prior to the issuance of a Temporary Certificate of Occupancy (T.C.O.) for the proposed new structure.

APPROVED

IV. NEW/OLD BUSINESS

1. Discussion: The Board will consider supporting an ordinance amendment giving the Board the authority under special circumstances to approve the partial or full demolition of Contributing buildings prior to the issuance of a full building permit for a project.

ITEM DISCUSSED; HPB INITIATES DEMOLITION BY NEGLIGENCE PROCEEDINGS FOR THE PROPERTY AT 321 OCEAN DRIVE AND TAKES NO ACTION ON A PROPOSED

ORDINANCE AMENDMENT REGARDING THE DEMOLITION OF CONTRIBUTING BUILDINGS.

2. Discussion: Noise violations at the Edison Hotel, 960 Ocean Drive.
ITEM DISCUSSED.

V. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VI. CITY ATTORNEY UPDATES

VII. NEXT MEETING DATE REMINDER:
Tuesday, December 8, 2009 at 9:00 am