



### HISTORIC PRESERVATION BOARD

### AFTER ACTION REPORT

FOR MEETING HELD ON  
Tuesday, June 14, 2011

#### I. REQUESTS FOR CONTINUANCES

1. 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 JULY 12, 2011**

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#### II. RECLASSIFICATION OF BUILDINGS

1. HPB File No. 7257, 1001 Lincoln Road: Request to change the building status of the structure from contributing to non-contributing in the City's Historic Properties Database.

**NO ACTION TAKEN; WITHDRAWN BY APPLICANT**

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#### III. EXTENSIONS OF TIME

1. HPB File No. 6740, 960 Ocean Drive – **Edison Hotel**. The applicant, SOBE USA LLC., is requesting a one (1) year Extension of time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for both the demolition of the exterior ground floor walls and storefront and the demolition of the previous courtyard pool. The applicant, is also requesting a Certificate of Appropriateness for the construction of a new water feature, bar, and canopy structure in the existing courtyard, and modifications to the design and layout of the current ground floor restaurant space.

**APPROVED**

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#### IV. NEW BUSINESS (previously continued)

1. Discussion of a draft ordinance to increase the maximum allowable height from five (5) to seven (7) stories for properties located in the Architectural District and the CD-3 zoning district, abutting 17th Street. An amendment to section 142-1161, to allow roof-top additions exceeding one story in height, may also be

discussed, as well as illustrations of how the increased height would be effectuated on affected properties.

**DISCUSSED; HPB RECOMMENDS THAT A PROPOSED ORDINANCE INCREASING THE HEIGHT OF CD-3 PROPERTIES TO SEVEN (7) STORIES NOT BE APPROVED.**

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V. SINGLE FAMILY HOMES

1. **Historic Designation**

HPB File No. 7254, **5240 North Bay Road**. The applicant, Michael Reinstein, is requesting that the Historic Preservation Board approve a request for the designation of the existing 1-story home as an historic structure.

**APPROVED**

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2. **Certificate of Appropriateness**

HPB File No. 7255, **5240 North Bay Road**. The applicant, Michael Reinstein, is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 1-story home, including the construction of a new second story addition.

**APPROVED**

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VI. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects

a. HPB File No. 7244, 1001 Lincoln Road – **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.

**CONTINUED TO SEPTEMBER 13, 2011**

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b. HPB File No. 7249, 2901 Collins Avenue – **The Seville Beach Hotel**. The applicant, Seville Acquisition, LLC, is requesting a 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. **[Note: This project was approved on May 10, 2011, with the exception of the landscape plan and site plan.]**

**APPROVED**

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2. New Projects

a. 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.

**CONTINUED TO JULY 12, 2011**

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- b. HPB File No. 7251, 121-135 Ocean Drive – **South of Fifth**. The applicant, SFI BR Villa Luisa LLC., is requesting a Certificate of Appropriateness for design modifications to the interior public areas of the project and design modifications to the landscape plan and site plan, including the construction of elevated decks with cabanas, new trellis structures, and construction of a new rear fence.

**APPROVED**

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- 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.

**CONTINUED TO JULY 12, 2011**

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- d. HPB File No. 7252, 927 Lincoln Road – **The Sterling Building**. The applicant, The Sterling Building Inc., is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 2-story building, the total demolition of an existing one and two story building at the rear of the property, and the construction of a new 4-story building.

**CONTINUED TO JULY 12, 2011**

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VII. REQUESTS FOR RE-HEARINGS (previously continued)

1. HPB File No. 7218, 100 37<sup>th</sup> Street – **Ocean Grande**. The re-hearing applicant, the Caribbean Condominium Association, Inc., is requesting a re-hearing of a previous decision of the Historic Preservation Board wherein it approved a Certificate of Appropriateness for the demolition of the existing 7-story hotel, and the construction of a new 10-story multifamily building. **[Note: The re-hearing was granted on April 12, 2011 and was continued to June 14, 2011.]**

**CONTINUED UNTIL APPEAL RESOLVED; ITEM TO BE RE-NOTICED**

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VIII. NEW BUSINESS

1. Discussion: August 2011 Board Meeting and September Board Meeting.

**AUGUST HPB MEETING CANCELLED; SEPTEMBER HPB MEETING TO START AT 8:00 AM**

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2. Discussion: Streetscape plans for 41<sup>st</sup> Street, including proposed bridge modifications spanning the Indian Creek Waterway.

**DISCUSSED; BOARD RECOMMENDS DENIAL**

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3. Discussion: Board Member Site Visits.

**CONTINUED TO JULY 12, 2011**

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IX. NEXT MEETING DATE REMINDER:  
**Tuesday, July 12, 2011 at 9:00 am**