

# CITY OF MIAMI BEACH

## PLANNING DEPARTMENT

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### DESIGN REVIEW/HISTORIC PRESERVATION BOARD HISTORIC PRESERVATION BOARD DESIGN REVIEW BOARD

### AFTER ACTION REPORT FOR MEETING HELD TUESDAY, APRIL 11, 2000

#### Requests for Continuances

DRB File No. 12570J; 1040 Collins Avenue. The applicant, Sprint PCS, is requesting a Certificate of Appropriateness and Design Review Approval for the installation of wireless antennas and communication equipment on the roof-top of an existing residential building.

**APPROVED:** Subject to Staff Conditions.

#### Extensions of Time

- a. DRB File No. 10722J, 429 Lenox Avenue - Showtime Office/Retail. The applicant, Showtime Theatres, Inc., is requesting a six (6) month Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness and Design Review approval for the demolition of an existing one-story commercial structure in order to construct a new six (6) story office/retail structure.

#### **APPROVED**

- b. DRB File No. 10720J, 945 Michigan Avenue - South Beach Brownstones. The applicant, First South Beach Co., is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness and Design

Review approval for the construction of an eight (8) unit, four (4) story townhome structure.

**APPROVED**

- c. DRB File No. 11400J, 321 Ocean Drive, Hotel Simone. The applicant, Siesta Hotels Properties, Inc. is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness and Design Review approval for the renovation, alteration and partial demolition of an existing three (3) story hotel structure in conjunction with the construction of a new one (1) story addition (partially subterranean) at the rear (east elevation).

**APPROVED**

- d. DRB File No. 11023J, 7340 Collins Avenue, Walgreens. The applicant, McBride Family Limited Partnership, is requesting a six (6) month Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness and Design Review approval for the renovation, alteration, and partial demolition of an existing two story commercial building in order to accommodate a retail and liquor store.

**APPROVED**

- e. DRB File No. 9606J, 234 Washington Avenue - The Washingtonian. The applicant, Abe Resnick Trustee, is requesting a six (6) month Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness and Design Review approval for the demolition of an existing one (1) story CBS structure and the renovation and relocation of an existing one (1) story bungalow to the front of the property, in conjunction with the construction of a seven (7) unit, four (4) story townhome structure (35' to the top of the roof), to be located directly behind and adjacent to the relocated bungalow.

**APPROVED**

Previously Continued & New Projects Requiring Demolition:

1. 1111 COLLINS AVENUE - TUDOR HOTEL
  - a. **DRB File No. 12104J**, 1111 Collins Avenue - Tudor Hotel. The applicant, Tudor Hotel Associates, Inc., is requesting a Certificate of Appropriateness and Design Review Approval for the construction of an exterior terrace, outdoor bar and perimeter wall.
  - b. **HPB File No. 1122**, 1111 Collins Avenue - Tudor Hotel. The applicant, Tudor Hotel Associates, Inc., is requesting an after-the-fact Certificate of Appropriateness for Demolition for the demolition of an existing exterior terrace and perimeter wall, in conjunction with the construction of a new exterior terrace, outdoor bar and perimeter wall.

**CONTINUED:** To May 9, 2000 to address deficiencies in documentation.

2. 935 PENNSYLVANIA AVENUE - THE FERNWOOD
  - a. **DRB File No. 12884J**, 935 Pennsylvania Avenue - The Fernwood. The applicant, MBCDC: Fernwood Apartments, Inc., is requesting a Certificate of Appropriateness and Design Review Approval for the substantial rehabilitation, renovation, restoration and partial demolition of an existing three (3) story residential structure.
  - b. **HPB File No. 1134**, 935 Pennsylvania Avenue - The Fernwood. The applicant, MBCDC: Fernwood Apartments, Inc., is requesting a Certificate of Appropriateness for Demolition for the partial demolition of an existing three (3) story residential structure, in conjunction with the substantial rehabilitation, renovation and restoration of said structure.

**APPROVED:** Subject to new courtyard.

3. 112 OCEAN DRIVE - BROWNS HOTEL

- a. **DRB File No. 12886J**, 112 Ocean Drive - Browns Hotel. The applicant, Michael Kadosh, is requesting a Certificate of Appropriateness and Design Review Approval for the substantial rehabilitation, renovation, restoration and partial demolition of an existing two (2) story hotel structure, inclusive of the conversion of the first floor to a restaurant and the relocation of the structure westward, to accommodate the original entrance feature.
- b. **HPB File No. 1135**, 112 Ocean Drive - Browns Hotel. The applicant, Michael Kadosh, is requesting a Certificate of Appropriateness for Demolition for the partial demolition of an existing two (2) story hotel structure, in conjunction with the substantial rehabilitation, renovation and restoration of said structure, inclusive of the conversion of the first floor to a restaurant and the relocation of the structure westward, to accommodate the original entrance feature.

**CONTINUED:** To May 9, 2000 to address deficiencies in documentation.

4. 2000 PARK AVENUE - COLLINS PARK HOTEL VILLAGE

- a. **DRB File No. 12891J**, 2000-2030 Park Avenue, 430-450 West 21st Street, 2035 Washington Avenue and 425-435 20th Street - Collins Park Hotel Village. The applicant, Shane Rolls is requesting a Certificate of Appropriateness and Design Review Approval for the substantial rehabilitation, renovation, restoration and partial demolition of seven (7) existing hotel and apartment structures (the Gamshire Hotel, Lord Charles Hotel, Tyler Hotel, Adams Hotel, Collins Park Hotel, Sun King Apartments No. 1 and Sun King Apartments No. 2), inclusive of the conversion of portions of said structures to restaurant, bar, fitness rooms and conference centers, as well as a new pool deck and garden, and the demolition and new addition at the rear of the Sun King Apartments No. 2.

- b. **HPB File No. 1136**, 2000-2030 Park Avenue, 430-450 West 21st Street, 2035 Washington Avenue and 425-435 20th Street - Collins Park Hotel Village. The applicant, Shane Rolls is requesting a Certificate of Appropriateness for Demolition for the partial demolition of six (6) existing hotel and apartment structures (the Gamshire Hotel, Lord Charles Hotel, Tyler Hotel, Adams Hotel, Collins Park Hotel, Sun King Apartments No. 1) and the partial demolition and new addition at the rear of the Sun King Apartments No. 2, in conjunction with the substantial rehabilitation, renovation and restoration of said structures, inclusive of the conversion of portions of said structures to restaurant, bar, fitness rooms and conference centers, as well as a new pool deck and garden.

**CONTINUED:** To June 13, 2000 due to lack of a quorum.

DESIGN REVIEW/HISTORIC PRESERVATION BOARD - REQUESTS FOR  
CERTIFICATES OF APPROPRIATENESS AND DESIGN REVIEW APPROVAL

Previously Continued Matters:

DRB File No. 12319J, 1041 Collins Avenue - Park One. The applicant, Park One of Florida, Inc., is requesting a Certificate of Appropriateness and Design Review Approval for the removal of an existing grade level municipal parking lot in order to construct a six (6) story public parking structure, with ground level retail.

**CONTINUED:** To June 13, 2000 to address height, setback and context issues.

New Projects:

DRB File No. 12885J, 315 Ocean Drive - Valora Hotel. The applicant, Zedek Associates, is requesting a Certificate of Appropriateness and Design Review Approval for the construction of a 77 unit, four (4) story hotel with a pool deck and beach grille, as well as a roof-top terrace.

**APPROVED:** Subject to staff review of arch features.

**DESIGN REVIEW BOARD**

Previously Continued Matters:

DRB File No. 11471, 2021 - 2031 Meridian Avenue - Meridian Manor. The applicant, Jonathan Fryd, is requesting Design Review approval for a new parking court and landscape plan, as required by the Final Order for the construction of an eight (8) unit, five (5) story townhome-apartment building to be located between two existing garden-style structures.

**APPROVED:** Subject to conditions.

New Projects:

1. DRB File No. 12887, 1901 Convention Center Drive - Miami Beach Convention Center. The applicant, The City of Miami Beach, is requesting Design Review approval for a comprehensive signage program for the convention center, inclusive of a new freestanding pylon sign and electronic wall sign.

**APPROVED:** Subject to conditions.

2. DRB File No. 12889, 6515 Collins Avenue - Bel-Aire Condominium. The applicant, Atlantic Bel-Aire, LC, is requesting Design Review Approval for the construction of a 176 unit, seventeen (17) story condominium/hotel, with an accessory beach grill and bar.

**APPROVED:** Subject to conditions.

3. DRB File No. 12890, 5875 Collins Avenue - Flatotel Sea Spa Palace. The applicant, American Leisure Resorts, is requesting Design Review approval for the construction of a 21 story, 300 unit condominium/hotel building with accessory restaurant, bar, boutique and meeting rooms.

**CONTINUED:** To May 9, 2000 at the request of the applicant.

NEXT MEETING DATE REMINDER

Tuesday, May 9, 2000

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