

# 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, MAY 9, 2000

1. Extensions of Time:

- a. DRB File No. 11025J, 959 Lenox Avenue - (1040 10th Street). The applicant, Renaldo Mesa, is requesting a six (6) month extension of time to obtain a Building Permit for a previously issued Certificate of Appropriateness and Design Review approval for the construction of an eleven (11) unit, four (4) story condominium building.

**APPROVED:** 6 months.

- b. DRB File No. 10373J, 1100 Meridian Avenue - Flamingo Park. The applicant, the City of Miami Beach, is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness and Design Review Approval for renovations to an existing public park including, but not limited to, a new pool facility, as well as landscape and circulation enhancements.

**APPROVED:** 1 year.

- c. DRB File No. 11271, 245 Michigan Avenue . The applicant, Third Floridian Developer, Inc. is requesting a one (1) year extension of time to obtain a Building Permit for a previously issued Design Review approval for the demolition of an existing two (2) story apartment building on site and the construction of a five (5) story townhouse project.

**APPROVED:** 1 year.

- d. DRB File No. 10378, 1765 71st Street - Normandy Isle Park. The applicant, the City of Miami Beach, is requesting a one (1) year extension of time to obtain a Building Permit for a previously issued Design Review Approval for renovations to an existing public park including, but not limited to, a new pool and office/locker room structure, new recreation courts, as well as circulation and landscape enhancements.

**APPROVED:** 1 year.

- e. DRB File No. 11401, 2700 Sheridan Avenue - Scott Rakow Center. The applicant, The City of Miami Beach, is requesting a one (1) year extension of time to obtain a Building Permit for a previously issued Design Review approval for renovations to an existing community center and a one (1) story addition adjacent to the existing structure for a new ice skating rink and support facilities.

**APPROVED:** 1 year.

2. Clarification of Conditions:

- a. DRB File No. 11022J, 1920 Meridian Avenue - Miami Beach Chamber of Commerce. The applicant, Miami Beach Chamber of Commerce, is requesting a clarification of a condition of the Final Order for a previously issued Certificate of Appropriateness and Design Review Approval for the demolition of an existing one-story building and the construction of a new three (3) story commercial structure; the subject condition pertains to a new seawall.

Condition modified to allow for a rip-rap seawall.

Previously Continued & New Projects Requiring Demolition:

- 1. 433 - 449 LINCOLN ROAD - JARMAN BUILDING

- a. **DRB File No. 12569J**; 433 - 449 Lincoln Road - Jarman Building. The applicant, JDH-Lincoln, LLC, is requesting a Certificate of Appropriateness and Design Review Approval for the demolition, alteration and renovation of existing storefronts.

**Continued** to 6/13/00 due to lack of adequate documentation and for design changes.

- b. **HPB File No. 1130**; 433 - 449 Lincoln Road - Jarman Building. The applicant, JDH-Lincoln, LLC, is requesting a Certificate of Appropriateness for Demolition for the demolition, alteration and renovation of existing storefronts.

**Continued** to 6/13/00 due to lack of adequate documentation and for design changes.

2. 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.

**APPROVED** as submitted.

- 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.

**APPROVED** as submitted.

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.

**CONTINUED** to 7/11/00.

- 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 7/11/00.

4. 1600 COLLINS AVENUE/200 LINCOLN ROAD - SOUTH BEACH CITY CENTER

- a. **DRB File No. 12977J**, 1600 Collins Avenue/200 Lincoln Road - South Beach City Center. The applicant, Atlantic Ocean Real Estate Corp., is requesting a Certificate of Appropriateness and Design Review approval for the demolition of seven (7) existing structures and the renovation of the remainder of the structures, in order to construct a new retail and multi-family dwelling complex consisting of a new 147 unit, 15 story condominium/hotel with accessory retail, three (3) new detached, 3-story retail structures, a parking garage and open air plaza.

**CONTINUED** to 7/11/00 for substantial modifications to the project.

- b. **HPB File No. 1139**, 1600 Collins Avenue/200 Lincoln Road - South Beach City Center. The applicant, Atlantic Ocean Real Estate Corp., is requesting a Certificate of Appropriateness for Demolition for the demolition of seven (7) existing structures in conjunction with the renovation of the remainder of the structures and construction of a new retail and multi-family dwelling complex consisting of a new 147 unit, 15 story condominium/hotel with accessory retail, three (3) new detached, 3-story retail structures, a parking garage and open air plaza.

**CONTINUED** to 7/11/00 for substantial modifications to the project.

5. 1300 OCEAN DRIVE - THE CARDOZO HOTEL

- a. **DRB File No. 12976J**, 1300 Ocean Drive - The Cardozo Hotel. The applicant, Cardozo Hotel, Inc., is requesting a Certificate of Appropriateness and Design Review approval for the partial demolition and alteration of an existing hotel structure in order to accommodate new accessibility ramps and a new retail use.

**APPROVED** as submitted.

- b. **HPB File No. 1137**, 1300 Ocean Drive - The Cardozo Hotel. The applicant, Cardozo Hotel, Inc., is requesting a Certificate of Appropriateness for Demolition for the partial demolition and alteration of an existing hotel structure in conjunction with new accessibility ramps and a new retail use.

**APPROVED** as submitted.

Preliminary Evaluations:

1. DRB File No. 12980J, 5937 Collins Avenue - The Bath Club. The applicant, Collins Avenue Associates, LLC, is requesting a preliminary

evaluation for the proposed renovation and demolition of existing structures, as well as the construction of condominium towers.

No formal action; applicant requested to address architectural and circulation issues.

Revisions to Previously Approved Plans:

1. DRB File No. 5038J, 1111 Collins Avenue - Tudor Hotel. The applicant, Tudor Hotel Associates, Inc., is requesting after-the-fact revisions to a previously issued Certificate of Appropriateness and Design Review approval, for an as-built addition to a previously approved roof-top penthouse. This file is on remand from the Historic Preservation Special Master.

**DENIED.**

Previously Continued Matters:

1. DRB File No. 12760J, 928 Ocean Drive - Deco Walk. The applicant, Park Adult Residential Facility Inc., is requesting an after-the-fact Certificate of Appropriateness and Design Review Approval for the installation of a cooler and sales counter in front of the terrace of an existing structure.

**CONTINUED** to 7/11/00 to address concerns of Board.

New Projects:

1. DRB File No. 12979J, 919 Collins Avenue. The applicant, 826 Collins Avenue Associates, is requesting a Certificate of Appropriateness and Design Review approval for the construction of a one (1) story building fronting Collins Avenue and a two (2) story structure at the rear of the property, as well as the rehabilitation of two (2) existing structures.

**CONTINUED:** to 6/13/00 at the request of the applicant.

2. DRB File No. 12978J, 401 Lincoln Road - Bank of America. The applicant, Bank of America, is requesting a Certificate of Appropriateness and

Design Review approval for the construction of a walk-up ATM, fronting Lincoln Road.

**APPROVED** as submitted.

Discussion: Proposed Amendments to the Design Review Section of the Code

**DEFERRED** to 6/13/00 meeting.

Previously Continued Matters:

1. DRB File No. 12761, 4835 Collins Avenue. The applicant, Jean Jaque Murray, is requesting Design Review Approval for the construction of a 198 unit, nineteen (19) story apartment building.

**CONTINUED:** to 7/11/00 at the request of the applicant.

2. 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 6/13/00 at the request of the applicant.

Revisions to Previously Approved Plans:

1. DRB FILE NO. 11271, 245 Michigan Avenue . The applicant, Third Floridian Developer, Inc. is requesting revisions to a previously issued Design Review approval for the demolition of an existing two (2) story apartment building on site and the construction of a five (5) story townhouse project.

**APPROVED** as submitted.

New Projects:

1. DRB File No. 12762, 630 85th Street - Las Brisas. The applicant, 85th Street Associates, Ltd., is requesting Design Review Approval for the construction of a nineteen (19) unit, five (5) story residential structure.

**CONTINUED:** to 7/11/00 at the request of the applicant.

#### NEXT MEETING DATE REMINDER

Tuesday, June 13, 2000

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