

CITY OF MIAMI BEACH
PLANNING DEPARTMENT



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

AFTER ACTION REPORT
FOR MEETING HELD
TUESDAY, JUNE 13, 2000

CITY COMMISSION CHAMBERS

1. Extensions of Time

- a. DRB File No. 11272, 1261 20th Street, World Savings Bank. The applicant, World Savings Bank, is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Design Review approval for the construction of a one (1) story banking facility and drive-thru teller stations.

APPROVED: for one (1) year.

2. Revisions to Design Guidelines - Service Bays and Delivery Areas

APPROVED: with minor modifications.

3. Previously Continued & New Projects Requiring Demolition:

- 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.

APPROVED: as submitted with minor modifications.

- 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.

APPROVED: as submitted with minor modifications.

- c. **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.

APPROVED: as submitted with minor modifications.

- d. **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.

APPROVED: as submitted with minor modifications.

- e. **DRB File No. 12981J**, 901 Lincoln Road - Victoria's Secret. The applicant, Victoria's Secret, c/o Limited Store Planning, is requesting a Certificate of Appropriateness and Design Review approval for the partial demolition and alteration of an existing retail structure in order to fully renovate and restore the structure and accommodate a new retail use.

APPROVED: as submitted with minor modifications.

- f. **HPB File No. 1140**, 901 Lincoln Road - Victoria's Secret. The applicant, Victoria's Secret, c/o Limited Store Planning, is requesting a Certificate of Appropriateness for Demolition for the partial demolition and alteration of an existing retail structure in conjunction with the renovation and restoration of the structure and accommodation of a new retail use.

APPROVED: as submitted with minor modifications.

- g. **DRB File No. 13147J**, 1637 Euclid Avenue - Lincoln Center. The applicant, Lincoln Center Associates, LLC, is requesting a Certificate of Appropriateness and Design Review approval for the partial demolition, alteration and restoration of an existing hotel and conversion to office use.

APPROVED: as submitted with minor modifications.

- h. **HPB File No. 1143**, 1637 Euclid Avenue - Lincoln Center. The applicant, Lincoln Center Associates, LLC, is requesting a Certificate of Appropriateness for Demolition for the demolition of portions of an existing hotel structure, including, but not limited to, the removal of existing floor plates and roof, in conjunction with the restoration of the structure and conversion to office use.

APPROVED: as submitted with minor modifications.

4. Preliminary Evaluations:

- a. **DRB File No. 13207J**, 945 Jefferson Avenue. The applicant, Sobebau, Inc., is requesting a preliminary evaluation for the proposed renovation

and demolition of an existing structure, as well as the construction of a four (4) story addition.

Board discussed.

- b. DRB File No. 12975J, 999 Washington Avenue. The applicant, Russell Galbut, is requesting a preliminary evaluation for the demolition of an existing two (2) story building and the construction of a five (5) story office/retail and parking structure, as well as the rehabilitation of two (2) existing structures.

Board discussed.

- c. DRB File No. 13145J, 1685 Collins Avenue. The applicant, Sobe Plaza, Inc., is requesting a preliminary evaluation for the partial demolition and rehabilitation of existing two (2) and three (3) story structures, including one (1) story roof-top additions on each.

Board discussed.

- d. DRB File No. 13146J, 1745 James Avenue. The applicant, Plaza at St. James, Inc., is requesting a preliminary evaluation for the partial demolition, exterior modifications and alterations, including, but not limited to, new windows, doors and railings, on an existing residential structure.

Board discussed.

5. Previously Continued Matters:

- a. 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.

APPROVED: with minor conditions.

- b. 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.

APPROVED: as submitted.

6. New Projects:

- a. DRB File No. 13206J, 1051 Washington Avenue - Old Miami Beach Post Office. The applicant, E.D.Y. Inc., is requesting a Certificate of Appropriateness and Design Review approval for the renovation and restoration of a commercial structure.

APPROVED: as submitted.

DESIGN REVIEW BOARD

1. Requests for Re-hearings:

- a. DRB File No. 11989, 100 Washington Avenue - Courts at South Beach. Mr. Thomas Neckell is requesting a rehearing of a previous request for Design Review Approval for a one (1) story commercial structure with a drive-thru on block 380, revisions to the exterior design of the structures on block 78 and 778, and the redesign of phase four (4) of the project including the reintroduction of Meridian Avenue, as well as an eight (8) level residential structure with ground level commercial space. The subject application was approved at the March 14, 2000 Design Review Board meeting and if the request for a rehearing is granted by the Board, the matter may be heard immediately.

DENIED.

2. Previously Continued Matters

- a. 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 July 11, 2000

NEXT MEETING DATE REMINDER

Tuesday, July 11, 2000

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