

CITY OF MIAMI BEACH

PLANNING DEPARTMENT



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD

September 10, 2002

I. NEW BUSINESS:

1. Requests for Continuances
-

2. Discussion: 334 Euclid Avenue

ITEM DISCUSSED

3. Discussion: 2200 Collins Avenue

ITEM DISCUSSED

4. Discussion: 2001 Collins Avenue, The Setai

ITEM DISCUSSED

5. HPB File No. 1322, Discussion Item: Proposed Ordinance Amendment pertaining to Extensions of Time to obtain Building Permits.

ITEM DISCUSSED; PASSED MOTION RECOMMENDING APPROVAL OF AMENDMENT

6. Requests for Extensions of Time:

- a. HPB File No. 1234, 744 Lincoln Road - The 24 Collection. The applicant, IMCO Trading Co., is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness for the partial demolition, alteration and rehabilitation of an existing retail structure, in conjunction with the introduction of new storefronts and doors, as well as interior modifications.

APPROVED: One (1) Year

- b. HPB File No. 1202, 734 Michigan Avenue. The applicant, Reguis Properties, Inc., is requesting a six (6) month Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness for the demolition of an existing one (1) story multi-family residence and construction of a four (4) story, eight (8) unit apartment building.

APPROVED: Six (6) Months

7. Requests for Variances:

- a. HPB File No. 1164, 5937 Collins Avenue - The Bath Club. The applicant, Collins Avenue Associates, L.L.C., is requesting a Variance from sections 118-532(f) and 118-564(f)(11) of the City Code in order to obtain an additional Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness for the demolition of portions of the existing Bath Club, as well as the substantial renovation and restoration of the remainder of the Bath Club, in conjunction with the construction of a 132 unit, twenty-one (21) story condominium with accessory cabanas and four (4) story townhomes.

APPROVED

II. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS:

1. Previously Continued Projects:

- a. HPB File No. 1297 (formerly Joint Board File No. 8083J), 1528-1532 Drexel Avenue. The applicant, Fred Gluckman, is requesting revisions to a previously approved Certificate of Appropriateness for the renovation of an existing two (2) story apartment building and the construction of twelve (12) unit, four (4) story apartment building. Specifically, the applicant is seeking to alter the window types and balcony railings.

NO ACTION TAKEN

- b. HPB File No. 1306, 234 Meridian Avenue. The applicant, First Meridian Properties, LLC, is requesting a Certificate of Appropriateness in order to partially demolish, alter, and rehabilitate an existing residential structure in conjunction with the construction of three (3) new townhomes on an adjacent lot.

APPROVED

- c. HPB File No. 1307, 927-929 Meridian Avenue. The applicant, Ira D. Giller, is requesting a Certificate of Appropriateness in order to construct a three (3) story addition to an existing two (2) story apartment building.

APPROVED

- d. HPB File No. 1308, 1040 10th Street – Lenox Apartments. The applicant, Renaldo Mesa, is requesting a Certificate of Appropriateness for the construction of a new four (4) story residential building on a vacant lot.

APPROVED

2. Revisions to Previously Approved Plans:

- a. HPB File No. 1313 (formerly Joint Board File No. 9808J), 826 Collins Avenue. The applicant, 826 C.A., Ltd., is requesting revisions to a previously approved Certificate of Appropriateness for the restoration of an existing apartment structure and conversion to commercial use, as well as, the construction of a three (3) story commercial addition attached to the rear of the existing structure. Specifically, the applicant is proposing to increase the height of the addition.

APPROVED

- b. HPB File No. 1277, 1500 Michigan Avenue - Tribeca Condominiums. The applicant, Tribeca, LLC, is requesting revisions to a previously approved Certificate of Appropriateness to install a new pool, parking lot, and trash enclosure within an existing condominium complex. Specifically, the applicant is proposing to alter the approved balcony railings.

APPROVED

3. New Projects:

- a. HPB File No. 1311, 1730 Jefferson Avenue. The applicant, Sobe Development, LLC, is requesting an after-the-fact Certificate of Appropriateness for the partial demolition and alteration of the rear of a single-family home.

APPROVED

- b. HPB File No. 1312, 836 Pennsylvania Avenue. The applicant, Old Dominion Ltd. Partnership, is requesting a Certificate of Appropriateness for the construction of a new four (4) story residential building on a vacant lot.

CONTINUED : to October 8, 2002

- c. HPB File No. 1314, 945 Michigan Avenue – The Terrace. The applicant, 945 Michigan Associates, Inc., is requesting a Certificate of Appropriateness for the construction of a new four (4) story residential building on a vacant lot.

CONTINUED : to October 8, 2002

- d. HPB File No. 1315, 1700, 1710 and 1724 Meridian Avenue – The Montclair. The applicant, 1700 Meridian Associates, LLC, is requesting a Certificate of Appropriateness to partially demolish, alter, and rehabilitate an existing two (2) story residential structure and to construct a five (5) story rear addition to the existing structure and two (2) five (5) story additions to the north and south of the existing structure.

APPROVED; Finish materials continued to October 8, 2002

- e. HPB File No. 1317, 1560 Lenox Avenue. The applicant, C and A 1560, LLC, is requesting a Certificate of Appropriateness to partially demolish, alter, and rehabilitate an existing three (3) story structure by constructing a roof deck and adding ground level storefronts in conjunction with the conversion of the building from office to residential/retail use.

APPROVED

- f. HPB File No. 1318, 2200-2218 Collins Avenue. The applicant, Shoshana Candiotti, is requesting a Certificate of Appropriateness to partially demolish, alter, and rehabilitate an existing two (2) story structure and an existing three (3) story structure and to construct a roof-top addition on the two (2) story structure.

CONTINUED : to October 8, 2002

- g. HPB File No. 1320, 5937 Collins Avenue - The Bath Club. The applicant, Collins Avenue Associates, LLC, is requesting a Certificate of Appropriateness for the demolition of portions of the existing Bath Club including, but not limited to, cabanas, tennis courts, pool, decking and one-story accessory structures, as well as the substantial renovation and restoration of the remainder of the Bath Club, in conjunction with the construction of a 132 unit, twenty-one (21) story condominium with accessory cabanas and four (4) story townhomes.

WITHDRAWN

III. REQUESTS FOR PRELIMINARY EVALUATIONS

IV. NEXT MEETING DATE REMINDER:
Tuesday, October 8, 2002