

CITY OF MIAMI BEACH

PLANNING DEPARTMENT



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD TUESDAY, NOVEMBER 12, 2002

I. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 1253, 1036, 1042, and 1052 Ocean Drive. The applicant, Ocean Boulevard, LLC, is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness to partially demolish, alter and modify three (3) existing buildings and to construct a new four (4) story building at 1042 Ocean Drive.

APPROVED: One (1) Year

2. HPB File No. 1257, 1060 Ocean Drive. The applicant, Ocean Boulevard, LLC, is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness to partially demolish, alter and modify an existing three (3) story hotel.

APPROVED: One (1) Year

II. REQUESTS FOR VARIANCES

1. HPB File No. 1176, 620 Ocean Drive. The applicant, Six Twenty Partners, Ltd., is requesting 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 construction of a six (6) level commercial structure and accessory parking structure.

APPROVED: One (1) Year

2. HPB File No. 1185, 1450-1458 Ocean Drive and 1437-1465 Collins Avenue. The applicant, South Beach Resort Development, LLC, is requesting 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 an existing commercial building and the construction of a four (4) story mixed-use hotel structure with accessory retail and restaurant space.

APPROVED: One (1) Year

3. HPB File No. 1188, 4210 Collins Avenue. The applicant, Beach Castle, Inc., is requesting 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 partial demolition, alteration, renovation and rehabilitation of an existing three (3) story hotel, inclusive of a new accessory restaurant.

APPROVED: One (1) Year

III. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects

- a. HPB File No. 1164, 5937 Collins Avenue – The Bath Club. The applicant, Collins Avenue Associates, L.L.C., is requesting revisions to a previously approved 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, in order to demolish several such structures prior to the issuance of a Building Permit.

DENIED

- b. HPB File No. 1328, 1600 Michigan Avenue. The applicant, Kenneth Noll, is requesting a Certificate of Appropriateness to construct a new four (4) story residential building on a lot containing an existing two (2) story residential building.

CONTINUED : to December 10, 2002

2. New Projects

- a. HPB File No. 1332, 910 Collins Avenue. The applicant, Ilana Cohen, is requesting a Certificate of Appropriateness to partially demolish, alter and modify an existing three (3) story apartment building in order to replace the existing jalousie windows with storefront glass and increase the size of the window openings.

APPROVED

IV. REQUESTS FOR PRELIMINARY EVALUATIONS

1. HPB File No. 1331, 205-211 Twentieth Street, 2000-2038 Collins Avenue, and 220 Twenty-First Street. The applicant, TGNC Development, LLC, and POP Development, LLC, is requesting a Preliminary Evaluation of a proposal to partially demolish, alter and modify all the existing structures on the eastern half of the subject block including the extension of an existing parking deck and the creation of residential and retail units along Twentieth Street, Collins Avenue and Twenty-First Street.

COMMENTS GIVEN

V. NEW BUSINESS

1. HPB File No. 1326, Discussion Item. The Par-3 Golf Course.

ITEM DISCUSSED

2. HPB File No. 1333, Discussion Item. Small Dish Antennas in Historic Districts.

ITEM DISCUSSED; PASSED MOTION INSTRUCTING STAFF TO PREPARE AN ORDINANCE AMENDMENT OR OTHER DOCUMENT STATING THE CITY'S OPINION ON THE MATTER.

- VI. NEXT MEETING DATE REMINDER:
Tuesday, December 10, 2002

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