

CITY OF MIAMI BEACH

PLANNING DEPARTMENT



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

*CORRECTED COPY***
FOR MEETING HELD
TUESDAY, March 9, 2004

I. REQUESTS FOR CONTINUANCES

II. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 1341, 344 Ocean Drive. The applicant, Green Comet, L.L.C., is a requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness to construct a new three (3) story hotel building which replicates the front façade of the structure that existed on the site until 2002 when it was demolished under an Emergency Demolition Order.

APPROVED

2. HPB File No. 1336, 205-237 Twentieth Street, 2000-2038 Collins Avenue, and 220 Twenty-First Street. The applicant, Just Around the Corner, L.L.C., is a requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness to substantially demolish, alter and modify six (6) existing structures, to extend an existing parking deck, and to construct five (5) floors of residential units above one (1) level of retail space.

APPROVED

III. REVISIONS TO PREVIOUSLY APPROVED PLANS

1. HPB File No. 1336, 205-237 Twentieth Street, 2000-2038 Collins Avenue, and 220 Twenty-First Street. The applicant, Just Around the Corner, L.L.C., is a requesting revisions to a previously approved Certificate of Appropriateness to substantially demolish, alter and modify six (6) existing structures, to extend an existing parking deck, and to construct five (5) floors of residential units above one (1) level of retail space. Specifically, the applicant is proposing to modify a condition of the final order requiring the retention, preservation and display of the Skull Sisters mural.

APPROVED

IV. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects

- a. ** HPB File No. 1840, 2360 Collins Avenue – Ankara. The applicant, Ken Fields, is requesting a Certificate of Appropriateness for the partial demolition, partial reconstruction, alteration, renovation and rehabilitation of an existing motel complex, as well as the construction of **an eight (8) story** residential structure.

APPROVED

2. New Projects

- a. HPB File No. 2068, 448 and 458 Ocean Drive – Ocean Five. The applicant, Sayeh Corporation, is requesting a Certificate of Appropriateness for the demolition of an existing retail structure and the reconstruction of the same structure further south on the site.

CONTINUED: to May 11, 2004

- b. HPB File No. 2069, 1901 Collins Avenue – The Shore Club. The applicant, Philips South Beach L.L.C., is requesting a Certificate of Appropriateness for the demolition of an existing porte-cochere and the construction of a new porte-cochere.

APPROVED

V. REQUESTS FOR REHEARINGS

VI. REQUESTS FOR PRELIMINARY EVALUATIONS

VII. NEW BUSINESS

1. Ocean Spray Hotel – National Register Nomination

APPROVED

2. Discussion: Altos-del-Mar Historic District Street Plans

ITEM DISCUSSED

3. Discussion: Proposed Ordinance Amendment pertaining to Non-Conforming Structures.

CONTINUED: to April 13, 2004

4. Discussion: Proposed Ordinance Amendment pertaining to the Single Family Residential Review Board.

APPROVED: Option A

5. Discussion: Proposed Ordinance Amendment pertaining to the demolition of non-designated structures.

APPROVED

6. Discussion: Proposed Ordinance pertaining to the creation of a Brownfields Sign District.

CONTINUED: to April 13, 2004

7. Discussion: Engineering Report for vacant structures in Altos-del-Mar Park.

ITEM DISCUSSED

8. Selection of Primary and Alternate Members to the Single Family Residential Review Boards (SFRRB).

MEMBERS SELECTED

- X. NEXT MEETING DATE REMINDER:
Tuesday, April 13, 2004
- XI. ADJOURNMENT