

CITY OF MIAMI BEACH

PLANNING DEPARTMENT



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD
TUESDAY, April 13, 2004

- I. REQUESTS FOR CONTINUANCES
- II. JOINT MEETING WITH THE DESIGN REVIEW BOARD

1. 501 Alton Road – 5th and Alton Shopping Center.

- a. DRB File No. 17667, 501 Alton Road - 5th and Alton Shopping Center. The applicant, A & R Sobe, L.L.C., is requesting Design Review Approval for the demolition of two (2) existing one (1) and two (2) story buildings, the partial demolition of one (1) two (2) story building, and the construction of a vertical retail center encompassing an entire city block, including three (3) levels of retail integrated into a seven (7) story parking garage.

CONTINUED: to May 18, 2004

- b. HPB File No. 2164, 501 Alton Road - 5th and Alton Shopping Center. The applicant A & R Sobe, L.L.C., is requesting a Certificate of Appropriateness for the demolition of two (2) existing one (1) and two (2) story buildings, the partial demolition of one (1) two (2) story building, and the construction of a vertical retail center encompassing an entire city block, including three (3) levels of retail integrated into a seven (7) story parking garage.

CONTINUED: to May 18, 2004

- 2. Discussion: Proposed Ordinance Amendment pertaining to the creation of a Vertical Retail Sign District.

APPROVED

3. Citywide Wayfinding and Signage Program

- a. DRB File No. 17668, Citywide - Wayfinding and Signage Program. The applicant, The City of Miami Beach, is requesting Design Review Approval for the installation of gateway, informational, and directional signs in the public rights-of-way throughout the city.

APPROVED IN CONCEPT

- b. HPB File No. 2165, Citywide - Wayfinding and Signage Program. The applicant, The City of Miami Beach, is requesting a Certificate of Appropriateness for the installation of gateway, informational, and directional signs in the public rights-of-way throughout the city.

APPROVED IN CONCEPT

III. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 1410, 344 Euclid Avenue - The applicant, The Fountain Holdings, L.L.C., is 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 an existing three (3) story residential structure and two(2) existing two (2) story residential structures and to construct a one (1) story roof-top addition on the rear two (2) story structure.

APPROVED

IV. REVISIONS TO PREVIOUSLY APPROVED PLANS

1. HPB File No. 1271, 1601 Collins Avenue – Lowes Hotel. The applicant, MB Redevelopment, Inc., is requesting a revision to a previously issued Certificate of Appropriateness to partially demolish, alter and modify an existing hotel building in order to construct a three (3) story addition at the southwest corner of the site, a three (3) story addition at the southeast corner of the site, and a one (1) story connector between the southwest addition and the existing structure. Specifically, the applicant is requesting that the project be permitted as a phased development, extending the permitting time an additional four (4) years.

APPROVED

V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects
2. New Projects
 - a. HPB File No. 2112, 304 Ocean Drive. The applicant, HSDC, L.L.C., is requesting a Certificate of Appropriateness for the substantial rehabilitation of an existing three (3) story historic building, in conjunction with a one (1) story roof top addition on the existing two (2) story portion of the structure.

APPROVED

- b. HPB File No. 2113, 6551 Collins Avenue – Monte Carlo Hotel. The applicant, Key Monte Carlo, L.L.C., is requesting an After-the-Fact Certificate of Appropriateness for the demolition of two (2), twelve (12) story structures, as ordered by the C.M.B. Building Official.

APPROVED

VI. REQUESTS FOR REHEARINGS

VII. REQUESTS FOR PRELIMINARY EVALUATIONS

1. HPB File No. 2150, 1607 Michigan Avenue - Augusta Bay Apartments. The applicant, Southern Shore Properties, Inc., is requesting a preliminary evaluation for the demolition of an existing two (2) story multi-family building and the construction of a new, four (4) story multi-family structure.

COMMENTS GIVEN

VIII. NEW BUSINESS

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

CONTINUED: to May 11, 2004

2. Discussion: Potential Designation of 1491 Lincoln Terrace.

ITEM DISCUSSED

3. Discussion: Carl Fisher Clubhouse

ITEM DISCUSSED

- IX. NEXT MEETING DATE REMINDER:
Tuesday May 11, 2004