

# CITY OF MIAMI BEACH

## PLANNING DEPARTMENT

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### HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD TUESDAY, October 12, 2004

#### I. RE-CLASSIFICATION OF HISTORIC STRUCTURES

##### 1. Previously Continued

- a. HPB File No. 2217, 726 Michigan Avenue. The applicant, Carmen Dominguez, is requesting to change the status of the subject property from Contributing to Non-Contributing in the City's Historic Properties Database.

**Front Structure: CONTRIBUTING status retained**  
**Rear Structure: Classified as NON-CONTRIBUTING**

#### II. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

##### 1. Previously Continued Projects

- a. HPB File No. 2395, 74<sup>th</sup> Street and Ocean Terrace. The applicants, Friends of Marvin Green, are requesting a Certificate of Appropriateness for the construction of a memorial clock sculpture in the median at the intersection of 74<sup>th</sup> Street and Ocean Terrace.

**CONTINUED: to November 9, 2004**

- b. HPB File No. 2445, 1701 Collins Avenue – Ritz Plaza. The applicant, Ritz Plaza, LLC., is requesting a Certificate of Appropriateness for the substantial rehabilitation, renovation, restoration and partial demolition of an existing hotel, and the construction of a new six (6) story multifamily residential structure at the rear of the property.

**CONTINUED: to November 9, 2004**

##### 2. New Projects

- a. HPB File No. 2443, 1607 Michigan Avenue – Neon, a.k.a. Augusta Bay Apartments. The applicant, Southern Shore Properties, Inc., is requesting a Certificate of Appropriateness for the total demolition of an existing two (2) story multifamily building and the construction of a new four (4) story multifamily structure.

**CONTINUED: to November 9, 2004**

- b. HPB File No. 2493, 1632 Collins Avenue. The applicant L + L Wings, Inc., is requesting a Certificate of Appropriateness for the demolition of an existing bus shelter, and the construction of a new one (1) story restaurant.

**APPROVED**

- c. HPB File No. 2494, 7601 Atlantic Way & 7611 Collins Avenue – Altos Del Mar Park. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for the total demolition of a one (1) story house and detached garage at 7611 Collins Avenue, and the total demolition of a two (2) story house at 7601 Atlantic Way in preparation for the construction of a future park.

**APPROVED**

- d. HPB File No. 2496, 7725 Atlantic Way. The applicant, Altos Del Mar, Limited, is requesting a Certificate of Appropriateness for the construction of a new three (3) story single family home on a vacant lot.

**APPROVED**

- e. HPB File No. 2497, 1100 and 1130 Washington Avenue – Old City Hall. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for the exterior renovation of the building, including the replacement of all windows.

**CONTINUED: to November 9, 2004**

### III. REQUESTS FOR PRELIMINARY EVALUATIONS

1. HPB File No. 2495, 2901 Collins Avenue – The Seville Hotel. The applicant, Seville Beach Hotel Corp., is requesting a preliminary evaluation for the partial demolition and renovation of an existing twelve (12) story Hotel, a roof top addition to the existing hotel, as well as the construction of new 21-story multifamily building.

**DISCUSSED**

2. HPB File No. 2498, 6901 Collins Avenue – Golden Sands Hotel. The applicant, Terra Investments, is requesting a preliminary evaluation for the partial demolition, restoration and renovation of an existing three (3) story Hotel, and the construction of a new multifamily building.

**DISCUSSED**

IV. NEW BUSINESS

1. Discussion: Structural condition of Single Family Homes in the Altos-del-Mar Historic District.

**DISCUSSED**

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

**CONTINUED: to November 9, 2004**

3. Discussion: The deterioration of significant, architecturally defining design elements in buildings outside of an historic district, the necessity and feasibility of their repair or recreation, and the associated economic hardships encountered.

**CONTINUED: to November 9, 2004**

4. Discussion: Gilbert M. Fein District. Consideration as to the merits of designating the area as a Local Historic District or Neighborhood Conservation District. The district is generally bounded by the center line of Bay Road to the east, the bulkhead line of Biscayne Bay to the west, the northern lot lines of the northern properties fronting Lincoln Terrace to the north, and the southern lot lines of the southern properties fronting 16<sup>th</sup> Street to the south.

**CONTINUED: to November 9, 2004**

- V. NEXT MEETING DATE REMINDER:  
Tuesday, November 9, 2004