

CITY OF MIAMI BEACH

PLANNING DEPARTMENT



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD TUESDAY, February 8, 2005

CITY COMMISSION CHAMBERS

I. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 1603, 700 Lincoln Road – Nexxt Café. The applicant, Seven Hundred Realty Corp., is requesting a one (1) year extension of time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for the construction of a new one (1) story addition at the rear of an existing retail building.

APPROVED

II. HISTORIC DESIGNATIONS

1. HPB File No. 2221, Possible North Shore Park Band Shell Historic Site. A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Preliminary Evaluation and Recommendation Report relative to the possible designation of the North Shore Park Band Shell, located at 7251 Collins Avenue on the east side of North Shore Park, as an Historic Site.

APPROVED

2. HPB File No. 2675, 2535 Lake Avenue – Single Family Home. The applicant Joseph Blount, is requesting that the Historic Preservation Board approve a request for the designation of an existing single family home as an historic structure. Upon designation of the home, the applicant is requesting a Certificate of Appropriateness for partial demolition of the home, along with the construction of a rooftop addition at the north of the site and a ground level one story addition at the south of the site.

APPROVED: Designation

APPROVED: Certificate of Appropriateness

III. AD VALOREM TAX EXEMPTION FOR HISTORIC SINGLE FAMILY HOMES

1. HPB File No. 2675, 2535 Lake Avenue – Single Family Home. The applicant, Joseph Blount, is requesting that the Historic Preservation Board recommend approval for an ad valorem tax exemption for the restoration, renovation, and rehabilitation of the single family home.

CONTINUED: to March 8, 2005

IV. BUILDING RECLASSIFICATIONS

1. Discussion: HPB File No.2673, 1607 Michigan Avenue – Augusta Bay Apts. Reclassification of an existing structure from “Non-Contributing” to “Contributing”.

APPROVED

V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued 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. **[APPLICATION WITHDRAWN BY APPLICANT]**
 - b. HPB File No. 2527, 6901 Collins Avenue – Golden Sands Hotel. The applicant, Terra Investments, is requesting a Certificate of Appropriateness for the partial demolition, restoration and renovation of an existing three (3) story Hotel, and the construction of a new seventeen (17) story multifamily building.

APPROVED

- c. HPB File No. 2445, 1701 Collins Avenue – Ritz Plaza. The applicant, Ritz Plaza, LLC., is requesting a Certificate of Appropriateness for the construction of a new six (6) story multifamily residential structure at the rear of the property.

CONTINUED: to March 8, 2005

- d. HPB File No. 2524, 3301-3313 Indian Creek Drive – Indian Creek Condominiums. The applicant, Patrinely Group, LLC, is requesting a Certificate of Appropriateness for the construction of a new eight (8) story multifamily building on a vacant lot.

APPROVED

- e. HPB File No. 2667, 7737 Atlantic Way. The applicant, Altos Del Mar LTD. Is requesting a Certificate of Appropriateness for the demolition of the existing single family home on site, along with its partial reconstruction as part of a new three (3) story single family home.

APPROVED

- f. HPB File No. 2668, 2201 Collins Avenue – W Miami, a.k.a. Holiday Inn. The applicant, 2201 Collins Fee, L.L.C., is requesting a Certificate of Appropriateness for the complete demolition of the existing hotel and parking garage and the construction of two (2) nineteen (19) story buildings.

CONTINUED: to March 8, 2005

2. New Projects

- a. HPB File No. 2722, 601-605 Lincoln Road – Sony Building. The applicant, Bayview Lincoln Road, LLC, is requesting a Certificate of Appropriateness for the replacement of the existing storefront at ground level, and its further extension northward along Pennsylvania Avenue.

APPROVED

- b. HPB File No. 2674, 7735 Collins Avenue – Single Family Home. The applicant, Altos Del Mar, LTD. Is requesting a Certificate of Appropriateness for the demolition of the existing single family home on site, along with its partial reconstruction as part of a new two (2) story single family home.

APPROVED

- c. HPB File No. 2723, 2901 Collins Avenue – The Seville Hotel. The applicant, Seville Beach Hotel Corp., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of an existing twelve (12) story hotel, a four (4) story roof top addition to the existing hotel, as well as the construction of two (2) new 21-story ground level additions to the north of the existing structure.

CONTINUED: to April 12, 2005

- d. HPB File No. 2725, 1020 Pennsylvania Avenue. The applicant, Larbro LC, Mario Laricchia, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing two (2) story structure, and the construction of a new four (4) story ground level addition at the rear of the property, and a three (3) story addition at the front.

CONTINUED: to March 8, 2005

- e. HPB File No. 2726, 3737 Collins Avenue – Caribbean Hotel. The applicant, Caribbean Holdings, LLC, is requesting a Certificate of Appropriateness for the renovation, restoration, and partial demolition of the existing seven (7) story building, and the construction of a new 19-story multifamily building on the south of the site.

APPROVED

- f. HPB File No. 2727, 801-817 Washington Avenue. The applicant, 801 Washington, LLC, is requesting a Certificate of Appropriateness for the partial demolition of the existing two (2) story commercial structure, and the construction of a new two (2) story ground level addition.

CONTINUED: to March 8, 2005

- g. HPB File No. 2728, 2445 Collins Avenue – Traymore Hotel. The applicant, City National Bank of Florida, is requesting a Certificate of Appropriateness for the renovation, restoration, and partial demolition of the existing eight (8) story hotel, including the installation of new balconies, and construction of a new motor court and rear pool deck.

APPROVED

VI. REQUESTS FOR PRELIMINARY EVALUATIONS

1. HPB File No. 2724, 420 Lincoln Road , 1601 & 1619 Drexel Avenue, 425 16th Street, 1600 Washington Avenue – PLC Lincoln Road Loft. The applicant, 420 Lincoln Road Associates, Ltd., is requesting a preliminary evaluation for the demolition of three (3), one, two, and three story buildings, and the construction of a new ten (10) story mixed use structure.

CONTINUED: to April 12, 2005

VII. OLD BUSINESS / NEW BUSINESS

1. Discussion: PB File No. 1654. Demolition Procedures for Non-designated Structures.

APPROVED

2. Discussion: Proposed Ordinance Amendment pertaining to the reconstruction of conforming structures.

APPROVED

3. Discussion: Gilbert M. Fein Neighborhood Conservation District Designation Report and Draft Ordinance prior to setting a Preliminary Evaluation Hearing before the City Commission.

DISCUSSED

4. Discussion: Emerging trend for new buildings added to historic oceanfront hotels because of excess FAR under current Code. Discuss whether protection is needed in the historic district or the historic buildings already on the sites in terms of size and mass for new buildings added to the lots. Referred by Commission 1/12/05.

DISCUSSED

VIII. NEXT MEETING DATE REMINDER:

Tuesday, March 8, 2005

F:\PLAN\HHPB\05HPB\febhpb05\hpbafteract05.feb.doc