

CITY OF MIAMI BEACH

PLANNING DEPARTMENT



HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT FOR MEETING HELD TUESDAY, April 12, 2005

I. REQUESTS FOR CONTINUANCES

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 May 10, 2005

II. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 1630, 7701 Atlantic Way – Single Family Residence. The applicants, Mr. and Mrs. Mario Quadros, are 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 three (3) story single family home on a vacant lot.

APPROVED

2. HPB File No. 1818, 2206 Park Avenue - Mr. Chow. The applicant, Mr. Chow of Miami, L.L.C., 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 four (4) story, mixed-use structure consisting of 2 floors of restaurant space and a 2 level penthouse apartment.

APPROVED

III. NEW BUSINESS/OLD BUSINESS

1. Discussion: Update on 900 Collins Avenue, Avery Smith home.

DISCUSSED

2. Discussion: Height and FAR maximums in relation to Certificate of Appropriateness Criteria.

DISCUSSED

3. Discussion: Historical significance of the single-family residence located at 115 3rd San Marino Terrace.

Resolution approved encouraging owners to seek Historic Designation of the structure.

4. Discussion: Proposed Neighborhood Conservation District for La Gorce Island.

Vote to direct staff to prepare a Preliminary Evaluation for the creation of a Neighborhood Conservation District for La Gorce Island.

5. Discussion: Proposed FDOT construction project for Indian Creek Drive.

CONTINUED: to May 10, 2005

6. Election of Board Chair / Vice Chair

CONTINUED: to May 10, 2005

IV. REVISIONS TO PREVIOUSLY APPROVED PLANS

1. HPB File No. 2726, 3737 Collins Avenue – Caribbean Hotel. The applicant, Caribbean Holdings, L.L.C., is requesting a revision to the Final Order for a previously issued 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. Specifically, the applicant is requesting to revise the condition requiring the full renovation of the existing structure prior to the issuance of a Building Permit for the proposed new structure.

APPROVED

2. HPB File No. 2847, 7433 Collins Avenue – Curry's. The applicant, Wolfstar Food Group, L.L.C., is requesting a revision to a previously issued Certificate of Appropriateness for the substantial rehabilitation, renovation, restoration, and partial demolition of the existing structure. Specifically, the applicant is requesting to remove the original 'CURRY'S' signs and replace them with the applicant's trade name 'FIFTY'.

APPROVED

V. HISTORIC DESIGNATIONS

1. HPB File No. 2842, 2012 North Bay Road – Single Family Home. The applicants, Greg and Jean Kouri, are requesting that the Historic Preservation Board approve a request for the designation of an existing single family home as an historic structure.

WITHDRAWN

VI. SINGLE FAMILY HOME REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. HPB File No. 2842, 2012 North Bay Road – Single Family Home. The applicants, Greg and Jean Kouri, are requesting a Certificate of Appropriateness for the partial demolition of the home in order to raise the height of the existing garage and install new windows and doors at the rear of the home.

WITHDRAWN

VII. AD VALOREM TAX EXEMPTIONS FOR HISTORIC SINGLE FAMILY HOMES

1. New Requests

- a. HPB File No. 2842, 2012 North Bay Road – Single Family Home. The applicants, Greg and Jean Kouri, are 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.

WITHDRAWN

VIII. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects

- a. 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 May 10, 2005

- b. HPB File No. 2744, 960 Ocean Drive – Edison Hotel. The applicant, South Beach investors, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing hotel, including modifications to the existing lobby and courtyard area, as well as the creation of a new second floor pool deck and roof level terrace.

CONTINUED: to May 10, 2005

2. New Projects

- a. HPB File No. 2843, 726-730 Lincoln Road. The applicant, 730 Corporation, is requesting a Certificate of Appropriateness for the partial demolition of the existing retail structure and the construction of a new double-height single story addition at the rear of the site.

APPROVED

- b. HPB File No. 2844, 315 & 321 Ocean Drive – BIJOU, a.k.a. Hotel Simone. The applicant, H.S.D.C., L.L.C., is requesting a Certificate of Appropriateness for the complete demolition of the existing three (3) story hotel and its partial reconstruction, along with the construction of a new eight (8) story structure.

CONTINUED: to June 14, 2005

- c. HPB File No. 2846, Flamingo/Lummus Neighborhood. The area is bound on the north by 16th Street and Lincoln Lane South, on the south by 5th Street, on the west by Alton Road, and on the east by Ocean Drive. Washington Avenue, Ocean Drive, and Collins Avenue are excluded. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for streetscape improvements in the City's rights-of-way. These improvements include, but are not limited to, the introduction of street corner bump outs, and enhancement of the hardscape, landscaping, street lighting and signage.

APPROVED

- d. HPB File No. 2839, 7833 Collins Avenue – Single Family Residence. The applicant, Altos del Mar, Limited, is requesting a Certificate of Appropriateness for the construction of a new two (2) story home on a vacant lot.

APPROVED

- e. HPB File No. 2840, 4300-4332 Collins Avenue – Charles Garage. The applicant, FRU Management, Inc., is requesting a Certificate of Appropriateness for the construction of a new five (5) story parking garage with accessory ground level retail fronting Collins Avenue.

CONTINUED: to May 10, 2005

- f. HPB File No. 2841, 1732 and 1756 Collins Avenue – Catalina Hotel and Maxine Hotel. The applicant, Catalina, L.L.C., is requesting a Certificate of Appropriateness for the construction of a single story glass atrium structure between the two existing buildings, and the construction of an ADA accessible ramp at the southeast corner of the site.

APPROVED

- g. HPB File No. 2845, 1529 Jefferson Avenue. The applicant, Purple Lake Property, L.L.C., is requesting a Certificate of Appropriateness for the substantial renovation and restoration of the existing two (2) story structure, and the construction of a new three (3) story building at the rear of the property.

APPROVED

IX. 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.

WITHDRAWN

X. NEXT MEETING DATE REMINDER:

Tuesday, May 3, 2005 (Special Meeting), Tuesday May 10, 2005 (Regularly Scheduled)
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