

CITY OF MIAMI BEACH

PLANNING DEPARTMENT



HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT FOR MEETING HELD TUESDAY, May 10, 2005

I. AD VALOREM TAX EXEMPTIONS FOR HISTORIC SINGLE FAMILY HOMES

- a. 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. [The applicant is requesting a continuance to June 14, 2005]

CONTINUED: to June 14, 2005

II. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 1817, 6261 Collins Avenue – Cabana. The applicant, BSG Development 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 partial demolition and rehabilitation of a hotel structure, inclusive of a 2-story rooftop addition, ground level 10-story addition, new atrium, pool deck, cabanas, and a parking garage.

APPROVED

2. HPB File No. 1844, 6701 Collins Avenue - The Deauville Hotel. The applicant, Deauville Associates, 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 partial demolition, partial reconstruction, alteration, renovation and rehabilitation of an existing hotel complex, as well as the construction of a new 21-story residential structure.

APPROVED

III. REVISIONS TO PREVIOUSLY APPROVED PLANS

1. HPB File No. 2338, 2228 Park Avenue. The applicant, 2228 Park Avenue, L.L.C, is requesting a revision to a previously issued Certificate of Appropriateness for the construction of a four (4) story multifamily building on a vacant lot. Specifically, the applicant is proposing to remove all windows and details from the south elevation of the previously approved design, and also modify the design of the east elevation.

APPROVED

IV. NEW BUSINESS/OLD BUSINESS

1. Election of Board Chair / Vice Chair.

Chair: Mitch Novick

Vice Chair: Beth Dunlop

2. HPB File No. 2880, Possible Expansion of the Collins Waterfront Historic District. A request for the Historic Preservation Board to consider directing Planning Department staff to prepare a preliminary evaluation and recommendation report relative to the possible expansion of the Collins Waterfront Historic District.

APPROVED: Preliminary Evaluation of Option 'A'

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

CONTINUED: to June 14, 2005

4. Discussion: Right-of-way improvements associated with the 23rd Street Bridge over Collins Canal.

DISCUSSED

5. Discussion: Proposed Ordinance Amendment pertaining to the removal of signage on buildings located within historic districts.

APPROVED

6. 3621 Collins Ave

DISCUSSED

V. REQUESTS FOR REHEARINGS

1. HPB File No. 2445, 1701 Collins Avenue – Ritz Plaza. The applicants, Beach Hotel Associates, L.L.C., d/b/a Delano Hotel, and Chisholm Properties South Beach, Inc. d/b/a Doubletree Surfcomber Hotel, are requesting a re-hearing for a previously issued Certificate of Appropriateness for the demolition of the single story cabana structure at the rear of the property, the renovation and alteration of the existing structure and the construction of a new five (5) story residential structure. If the request for a re-hearing is granted, the matter shall be heard immediately.

REHEARING DENIED

VI. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects
 - a. HPB File No. 2395, 74th 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 74th Street and Ocean Terrace.

CONTINUED: to June 14, 2005

- b. HPB File No. 2525, 6551 Collins Avenue – Monte Carlo Luxury Rentals, a.k.a. Monte Carlo Hotel. The applicant, Key Monte Carlo, L.L.C., is requesting a Certificate of Appropriateness for the partial replication, with modifications, of the original Monte Carlo Hotel, and the construction of a new twenty (20) story multifamily building.

CONTINUED: to July 12, 2005

- c. 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 June 14, 2005

- d. 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.

APPROVED

2. New Projects

- a. HPB File No. 2887, 900 Collins Avenue & 209 9th Street, – Coral Rock, Avery Smith Home. The applicant, 900 Collins L.L.C., is requesting a Certificate of Appropriateness for the substantial rehabilitation, renovation, restoration and partial demolition of the existing single story coral rock structure, the demolition of the coral rock garage structure, the partial demolition, renovation and restoration of the 2-story structure at 209 9th Street, and the construction of a new five (5) story structure at the rear of the site as part of a new mixed-use development. **[Note: This project was approved at the special meeting of the Historic Preservation Board on May 3, 2005]**

APPROVED ON MAY 3, 2005

- b. HPB File No. 2881, 420 Lincoln Road , 1601 & 1619 Drexel Avenue, 425 16th Street, 1600 Washington Avenue – PLC Lincoln Road Loft. The applicant, 420 Lincoln Road Development Group, Inc., a Florida Corporation, is requesting a Certificate of Appropriateness for the demolition of three (3), one, two, and three story buildings, and the construction of a new nine (9) story mixed use structure.

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 one (1) story roof top addition to the existing hotel, as well as the construction of a new 21-story ground level addition at the south of the site.

CONTINUED: to July 12, 2005

- d. HPB File No. 2882, 605 Lincoln Road – Sony Building. The applicant, Bayview Lincoln Road L.L.C., is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing roof deck, including the addition of several large canopies, as part of new rooftop restaurant and bar.

CONTINUED: to June 14, 2005

- e. HPB File No. 2883, 845 Lincoln Road. The applicant, Lincoln 845, L.L.C., is requesting a Certificate of Appropriateness for the construction of a new three (3) story structure on the vacant portion of a site containing an existing one (1) and two (2) story commercial building.

CONTINUED: to June 14, 2005

- f. HPB File No. 2884, 835 Michigan Avenue. The applicant, Pablo Rene Ruiz, is requesting a Certificate of Appropriateness for the renovation and restoration of the existing two (2) story multifamily building on site, and the construction of a new four (4) story multifamily building at the rear of the property.

CONTINUED: to July 12, 2005

- g. HPB File No. 2885, 1155 Collins Avenue – Surfstyle. The applicant, E.D.Y., Inc, a Florida Corporation, is requesting a Certificate of Appropriateness for the construction of a new three (3) story retail building on a vacant lot.

CONTINUED: to July 12, 2005

- h. HPB File No. 2889, 1600 Michigan Avenue. The applicant, Kenneth Noll, is requesting a Certificate of Appropriateness for the construction of a new four (4) story multifamily building on a site containing an existing two (2) story building.

APPROVED

- i. HPB File No. 2886, 900 Ocean Drive – Mango's Tropical Café. The applicant, David Wallack, is requesting a Certificate of Appropriateness for the installation of a continuous awning system over the Public right-of-way on Ocean Drive, adjacent to the subject property.

DENIED

VII. REQUESTS FOR PRELIMINARY EVALUATIONS

1. HPB File No. 2888, 751 Collins Avenue. The applicant, MAC 751 LLC, is requesting a preliminary evaluation for the façade renovation and restoration of an existing 2-story commercial building.

DISCUSSED

- VIII. NEXT MEETING DATE REMINDER:
Tuesday, June 14, 2005