



### HISTORIC PRESERVATION BOARD AGENDA

TUESDAY, January 10, 2006  
9:00 A.M.

#### CITY COMMISSION CHAMBERS

##### I. REQUESTS FOR CONTINUANCES

1. HPB File No. 3223, 425-455 Ocean Drive – **Savoy - Arlington Hotel**. The applicant, Savoy Hotel Partners, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the two (2) existing 3-story hotel buildings, a one story roof top addition on both existing structures, and the construction of a new 2-story building fronting Ocean Drive, and three (3), 7-story buildings at the rear of the site. **[The applicant is requesting a Continuance to February 14, 2006.]**
2. HPB File No. 3344, **1616 Drexel Avenue**. The applicant, 1616 Drexel L.L.C., is requesting an After-the-Fact Certificate of Appropriateness for the demolition of the pedestrian entrance gate, and the construction of a new curb-cut, driveway, and parking lot, along with a Certificate of Appropriateness for the construction of a new vehicular entrance gate. **[The applicant is requesting a Continuance to February 14, 2006.]**
3. HPB File No. 2164, 501 Alton Road – **5<sup>th</sup> and Alton Shopping Center**. The applicant, AR & J Sobe, L.L.C., is requesting revisions to a previously issued 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. Specifically, the applicant is requesting more extensive demolition of the contributing structure on site. **[The applicant is requesting a Continuance to February 14, 2006.]**

##### II. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 2164, 501 Alton Road – **5<sup>th</sup> and Alton Shopping Center**. The applicant, AR & J Sobe, 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 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.

2. HPB File No. 2170, 7701-7900 Atlantic Way & 7701-7900 Collins Avenue – **Altos del Mar Streetscape**. The applicants, the City of Miami Beach, and the Altos del Mar Homeowners Association, are requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for street improvements, including the installation of street and sidewalk pavers, landscaping, ornamental lighting, construction of a perimeter wall, new utilities, and controlled access for Atlantic Way.

### III. HISTORIC DESIGNATIONS

1. HPB File No. 3385, 3190 Royal Palm Avenue – **Single Family Home**. The applicants, Leslie J. Swanson & Jorge M. Gonzalez, are requesting that the Historic Preservation Board approve a request for the designation of the existing 2-story home as an historic structure.

### IV. REVISIONS TO PREVIOUSLY APPROVED PLANS

1. HPB File No. 1633, 121, 125, and 135 Ocean Drive – **Villa Luisa**. The applicant, Villa Luisa, L.L.C., is requesting that the Historic Preservation Board classify the Atlantic View apartment building as ‘non-contributing’ in the Historic Properties Database, and is also seeking a waiver of section 118-564 (F) 6 of the City Code, in order to demolish the existing Atlantic View apartment building, prior to the issuance of a full building permit for the new construction on the site.

### V. NEW BUSINESS/OLD BUSINESS [Time Certain of 12pm or Shortly Thereafter]

1. Discussion: 23rd Street Bridge.
2. Discussion: Presentation by FDOT and Public Works regarding new traffic signal arms in the City’s historic districts.
3. Discussion: Proposed policy for privacy devices located in the front yards within the Flamingo Park and Ocean Beach Historic Districts.
4. Discussion: Proposed Ordinance Amendment pertaining to the membership requirements of the Historic Preservation Board.

### VI. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects
  - a. HPB File No. 3362, **Lake Pancoast area right-of-way improvements**. The area is generally bound by Lake Pancoast and the Indian Creek waterway on the east, Collins Canal on the south, and Pine Tree Drive on the west and north. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for right-of-way improvements, including parking, landscaping, paving, grading and drainage.
  - b. HPB File No. 3339, 4525 Collins Avenue – **Eden Roc**. The applicant, Eden Roc, L.L.L.P., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 14-story hotel, including the demolition of the existing Ballroom and sports center and the construction of a new 21-story condo-hotel tower.

- c. HPB File No. 3340, 4441 Collins Avenue – **The Fontainebleau**. The applicants, Fontainebleau Florida Hotel, L.L.C., and Fontainebleau Florida Tower 4, L.L.C., are requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing hotel, including the complete demolition of the existing north tower, and the construction of a new 20-story tower.

2. New Projects

- a. HPB File No. 3383, 4385 Collins Avenue – **Sovereign Hotel**. The applicant, Ryder Properties, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, restoration, and renovation of the existing 7-story hotel, including the construction of a single story roof-top addition, and a new 14-story ground level addition at the rear of the property.
- b. HPB File No. 3384, 1607 Michigan Avenue. The applicant, Southern Shore Properties, Inc., is requesting a Certificate of Appropriateness for the partial demolition, restoration, and renovation of the existing 2-story multifamily building, and the construction of a new 3-story multifamily building at the front of the property.

VII. NEXT MEETING DATE REMINDER:  
**Tuesday, February 14, 2006 @ 9:00 am**

VIII. ADJOURNMENT

All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Boards' Administrator at (305) 673-7550 for assistance, no later than four (4) days prior to the proceeding. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice), for assistance.

Persons requiring sign language interpreters should contact the Board's Administrator five (5) days in advance, when possible. For information on access for persons with disabilities, or to request material in accessible format, please call (305) 673-7550 (VOICE); hearing impaired persons, please call (305) 673-7219 (TDD).