



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT

FOR MEETING HELD

Tuesday, July 11, 2006

CORRECTED COPY

(Double underline denotes changes)

I. REQUESTS FOR CONTINUANCES

1. HPB File No. 3481, 4833 Collins Avenue – Wyndham Hotel, a.k.a Doral Beach Hotel. The applicant, Miami Beach Owner, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 19-story hotel. **[The applicant is requesting a continuance to August 8, 2006]**

Continued to August 8, 2006

2. HPB File No. 3679, 1131 Collins Avenue – The Kent Hotel. The applicant, 1131 Kent, LLC, is requesting a Certificate of Appropriateness for the renovation of an existing hotel structure including the construction of a new exterior bar and canopy structure, as well as a one-story accessory structure. **[The applicant is requesting a continuance to August 8, 2006]**

Continued to August 8, 2006

II. UPDATE ON APPEALS BEFORE THE HISTORIC PRESERVATION SPECIAL MASTER

III. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 2553, 619 Meridian Avenue – Iona. The applicant, NRJ Societe Corporation, is requesting a one (1) year Extension of Time to obtain a Full Building Permit for a previously issued Certificate of Appropriateness for the complete demolition of the existing 2-story building and its subsequent reconstruction, along with the construction of a new 3-story ground level addition at the rear of the property.

Application Withdrawn

2. HPB File No. 2666, 6565 Collins Avenue – Sherry Frontenac Hotel. The applicant, Sherry Frontenac Resort, Inc., 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 the existing one (1) and two (2) story cabanas, and the construction new one (1) and two (2) story cabana structures.

Approved

3. HPB File No. 2527, 6901 Collins Avenue – Golden Sands Hotel. The applicant, Transacta Prive Developers, Ltd., 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, restoration and renovation of an existing 3-story hotel, and the construction of a new 18-story multifamily building.

Approved

4. HPB File No. 2445, 1701 Collins Avenue – Ritz Plaza. The applicant, Ritz Plaza, 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 substantial rehabilitation, renovation, restoration, and partial demolition of an existing hotel, and the construction of a new five (5) story multifamily residential structure at the rear of the property.

Application Withdrawn

IV. REVISIONS TO PREVIOUSLY APPROVED PLANS

1. HPB File No. 1946, 3801 Collins Avenue – Mosaic. The applicant, WCI Communities, Inc., is requesting revisions to a previously issued Certificate of Appropriateness for the construction of a 20 story residential structure with accessory townhomes, in order to modify the configuration of the exterior glass curtain wall.

Approved

2. HPB File No. 2338, 2228 Park Avenue. The applicant, 2228 Park Avenue, L.L.C. is requesting modifications to a previously issued Certificate of Appropriateness for the construction of a four (4) story multifamily building on a vacant lot, in order to add translucent panels to the south elevation.

Approved

3. HPB File No. 3383, 4385 Collins Avenue - Sovereign Hotel. The applicant, Ryder Properties, L.L.C., is requesting modifications to a previously issued 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. Specifically, the applicant is proposing to increase the height of the new tower to 15-stories and modify the roof-top of the existing Sovereign Hotel.

Tower and FPL Transformer approved; remainder of application Continued to August 8, 2006

V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects
 - a. HPB File No. 3634, 2100 Collins Avenue and 2101 Collins Avenue – Collins Park Cultural Campus. The applicant, the City of Miami Beach, is

requesting a Certificate of Appropriateness for the partial demolition, relocation and renovation of existing landscaping, as well as new landscaping, site furnishings, lighting, walkways, plazas and the restoration of the existing rotunda structure.

Approved

- b. HPB File No. 2445, 1701 Collins Avenue – Ritz Plaza. The applicant, Ritz Plaza, LLC., is requesting a 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. This request is the result of a re-hearing request previously granted by the Board.

Continued to August 8, 2006

2. New Projects

- a. HPB File No. 3682, 928 Jefferson Avenue. The applicant, 928 Jefferson Avenue, LLC, is requesting a Certificate of Appropriateness for the construction of a 3-story addition to an existing structure.

Approved

- b. HPB File No. 3690, 315-321 Ocean Drive – Bijou. The applicant, Zedek Associates, is requesting a Certificate of Appropriateness for the substantial demolition of the existing 3-story Simone Hotel, along with the construction of a new 7-story building.

Approved

- c. HPB File No. 3689, 999 Washington Avenue. The applicant, A.D.M.Y., L.L.C., is requesting a Certificate of Appropriateness for the substantial alteration of the existing 2-story building, including the construction of a new roof-top addition.

Approved

- d. HPB File No. 3686, 1611-1615 Lenox Avenue. The applicant, Lincoln Group, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 2-story building, the demolition of the existing single story structure, and the construction of two (2) new 3-story buildings.

Continued to August 8, 2006

- e. HPB File No. 3688, 2200-2236 Collins Avenue – The applicant, American Interstate Corp., is requesting a Certificate of Appropriateness for the substantial demolition of the existing 3-story building at the center of the block, along with the construction of a new 2-story building and a new 4-story building.

No action taken; application to be re-noticed

VI. NEW BUSINESS/OLD BUSINESS

1. Discussion: Proposed expansion of the Flamingo Park Local Historic District.

The Board directs staff to initiate designation procedures for expanding the Flamingo Park District westward from 7th to 14th Streets along the east side of Alton Road. The Board also recommends that the Planning Board initiate re-zoning procedures for the east side of Alton Road from 6th – 16th Streets.

2. Discussion: Proposed signage conservation district for the Collins Avenue corridor from 46th to 60th Streets.

Item discussed. Richard Hoberman may make presentation to the HPB.

3. Discussion: Color palette intensities for historic districts.

Item discussed. Board will review colors for future HPB applications.

VII. NEXT MEETING DATE REMINDER:
Tuesday, August 8, 2006 @ 9:00 am

VIII. ADJOURNMENT