



HISTORIC PRESERVATION BOARD AGENDA

Tuesday, October 10, 2006
9:00 A.M.

CITY COMMISSION CHAMBERS

I. REQUESTS FOR CONTINUANCES

1. 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. **[The applicant is requesting a continuance to November 14, 2006.]**

II. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 2845, 1529 Jefferson Avenue. The applicant, 1529 Jefferson Avenue, 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 renovation and restoration of the existing 2-story structure, and the construction of a new 3-story multifamily building at the rear of the property.
2. HPB File No. 2743, 6525 Collins Avenue – **Mimosa Hotel & Spa**. The applicant, Exclusivacations at Miami Beach 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 of the existing 4-story hotel, and the construction of a new nine (9) story building at the east of the site.
3. HPB File No. 2841, 1732 & 1756 Collins Avenue – **Catalina Hotel & Maxine Hotel**. The applicant, Catalina, 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 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.

III. NEW BUSINESS/OLD BUSINESS

1. Discussion: Update on the proposed extension of the Flamingo Park Historic District.
2. Discussion: Proposed Ordinance Amendment pertaining to the reconstruction of demolished contributing properties.

3. Discussion: "Green Building Presentation" – with Rob Hink and Jordanna Rubin.

IV. HISTORIC DESIGNATIONS

1. HPB File No. 4005, 4555 North Bay Road – **Carson Residence**. The applicant, Dennis Carson, is requesting that the Historic Preservation Board approve a request for the designation of a 2-story single family home as an historic structure.

V. HISTORIC SINGLE FAMILY HOME REQUESTS

1. HPB File No. 4005, 4555 North Bay Road – **Carson Residence**. The applicant, Dennis Carson, is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 2-story single family home, and the construction of a new 2-story addition.

VI. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects
 - a. HPB File No. 3954, Public Right-of-Way between 2nd Street and 5th Street (excluding 3rd Street) west of Euclid Avenue to Michigan Avenue, including Michigan Court and Lenox Avenue between 4th and 5th Streets - **South Pointe Right-of-Way Improvements**. The applicant, the City of Miami Beach is requesting a Certificate of Appropriateness for improvements to the right-of-way, including streetscape, landscape, lighting, and parking enhancements.
 - b. HPB File No. 3688, 2200-2236 Collins Avenue. The applicant, American Interstate Corp., is requesting an After-The-Fact Certificate of Appropriateness for the demolition of 2220-2236 Collins Avenue, a modification to the previously issued Certificate of Appropriateness for the demolition of 2200 Collins Avenue, and a Certificate of Appropriateness for the partial demolition of the existing 3-story structure at the center of the block, along with the construction of a new 2-story building and a new 4-story building.
 - c. HPB File No. 3683, 926 Lenox Avenue. The applicant, Robert Policaster, is requesting a Certificate of Appropriateness for the substantial demolition, renovation and restoration of the existing single story structure, and the construction of a new 3-story multifamily building.
 - d. HPB File No. 2445, 1701 Collins Avenue – **Ritz Plaza**. The applicant, Ritz Plaza, L.L.C., 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.
2. New Projects

- a. HPB File No. 4006, 2940 Collins Avenue – **Royal Polo Hotel**. The applicant, Royal Polo Investors, L.L.C., is requesting a Certificate of Appropriateness for the total demolition of the existing 7-story hotel, along with its substantial recreation as part of a new 7-story hotel.
- b. HPB File No. 4004, 1521 Euclid Avenue – **Casa Verano**. The applicant, R2Z Investments, is requesting a Certificate of Appropriateness for the construction of a new 3-story multifamily structure on a site which contains an existing 2-story multifamily building, to be retained.
- c. HPB File No. 4078, 7737 Atlantic Way – **Single Family Home**. The applicant, 7737 Atlantic Way. L.L.L.P., 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.

VII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VIII. NEXT MEETING DATE REMINDER:
Tuesday, November 14, 2006 @ 9:00 am

IX. 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).