



### HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD Tuesday, February 13, 2007

#### I. REQUESTS FOR CONTINUANCES

1. HPB File No. 3854, 2701-2727 Indian Creek Drive, & 230 28<sup>th</sup> Street – **Indian Creek Hotel & Annex**. The applicant, Indian Creek Inn, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the following structures; the existing 3-story hotel located at 2727 Indian Creek Drive and the existing single story building located at 230 28<sup>th</sup> Street. The applicant is also requesting a Certificate of Appropriateness for the construction of a new roof-top addition on 2727 Indian Creek Drive, and the partial demolition, renovation, restoration and relocation of the existing 2-story structure located at 2701 Indian Creek Drive, and the construction of a new 7-story condo-hotel.

2.

**Continued to March 13, 2007**

3. HPB File No. 4173, 1433 Collins Avenue – **Carlton Hotel**. The applicant, Carlton Hotel, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, alteration, renovation and restoration, of an existing hotel, inclusive of the construction of a new four (4) story annex structure.

**Continued to March 13, 2007**

#### II. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 2883, 845 Lincoln Road – **The Bastian Building**, a.k.a **Jenel Building**. The applicant, Lincoln 845, 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 new 3-story structure on the vacant portion of a site containing an existing one (1) and two (2) story commercial building.

#### APPROVED

2. HPB File No. 3383, 4385 Collins Avenue – **Sovereign Hotel**. The applicant, Ryder Properties, 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, restoration, and renovation of the existing 7-story hotel, including the construction of a single story roof-top addition, and a new 15-story ground level addition at the rear of the property.

#### APPROVED

3. HPB File No. 2723, 2901 Collins Avenue – **Seville Beach Hotel**. The applicant, Seville Beach Hotel 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, 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 17-story ground level addition on the north side of the site and 20-story ground level addition on the south side of the site.

**APPROVED**

III. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

1. HPB File No. 1633, 121-135 Ocean Drive – **South of Fifth**. The applicant, Villa Luisa, L.L.C. is requesting modifications to a previously issued Certificate of Appropriateness for the demolition and alteration of three (3) existing residential structures, and the construction of a new 7-story multifamily residential structure. Specifically, the applicant is requesting more extensive demolition than was previously approved to the Villa Luisa structure, and is also proposing to modify the previously approved window configurations for the new infill structures.

**Demolition Approved; remainder of application Continued to March 13, 2007**

2. HPB File No. 1840, 2360 Collins Avenue – **Rivage, a.k.a. Ankara Hotel**. The applicant, Centurian Collins Avenue, L.L.C., is requesting revisions to a previously issued Certificate of Appropriateness for the partial demolition, partial reconstruction, alteration, renovation and rehabilitation of the existing motel complex, as well as the construction of a new 8-story residential structure. Specifically, the applicant is requesting modifications to the previously approved design, which are a result of changing the proposed use to hotel, and reducing the number of stories from eight (8) to seven (7).

**Continued to March 13, 2007**

IV. NEW BUSINESS/OLD BUSINESS

Discussion: Proposed Ordinance Amendment pertaining to Demolition Evaluation Criteria.

**Item Discussed; Forwarded to City Commission for Formal Consideration**

Discussion: Proposed Ordinance Amendment pertaining to Hedge Heights in Historic Districts.

**Item Discussed; No Action Taken**

V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects
  - a. HPB File No. 4080, 619 Meridian Avenue. The applicant, 619 Meridian L.L.C., is requesting an After-the-Fact Certificate of Appropriateness for

the total demolition of the prior 2-story structure on site, and the construction of two (2) new 3-story multifamily buildings.

**APPROVED**

- b. HPB File No. 4167, 616-660 Washington Avenue – **Right of Way Improvements**. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for landscape and hardscape improvements to the existing plaza.

**Continued to April 10, 2007**

2. New Projects

- a. HPB File No. 4392, 1332 Ocean Drive – **Surfstyle @ The Netherland**. The applicant, E.D.Y., is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing structure, inclusive of interior modifications and the construction of new escalators in the former lobby.

**Continued to May 8, 2007**

VI. NEXT MEETING DATE REMINDER:  
**Tuesday, March 13, 2007 @ 9:00 am**

VII. ADJOURNMENT