



HISTORIC PRESERVATION BOARD AGENDA

Scheduled for

Tuesday, September 9, 2008
9:00 A.M.

HAS BEEN CANCELLED

**All items on the agenda will be
automatically deferred to
October 14, 2008.**

I. REQUESTS FOR CONTINUANCES / WITHDRAWALS

II. PROGRESS REPORTS

1. HPB File No. 2525, 6551 Collins Avenue – **Monte Carlo**. The applicant, Key Monte Carlo, LLC., is requesting a Variance, pursuant to Section 118-564(c) of the City Code, from Sections 118-532(f) and 118-564(f)(11) in order to request and obtain an Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness for the replication, with modifications of the original Monte Carlo Hotel, and the construction of a new 20-story multifamily building. The applicant has already received the maximum time permitted of thirty (30) months in order to obtain a Full Building Permit for the project.
2. HPB File No. 2607, 100 37th Street – **Ocean Grande Hotel**. The applicant, Longkey, L.L.C., is requesting revisions to a previously issued Certificate of Appropriateness for the partial demolition, renovation and alteration of an existing hotel structure and the construction of a new 6-story multifamily residential structure. Specifically, the applicant is requesting the total demolition of the existing 7-story Ocean Grande Hotel, along with its substantial reconstruction.

III. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 4483, 909 Collins Avenue. The applicant, 909 Collins L.L.C., is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 2-story building on site, the complete demolition of the existing single story structure at the rear of the site, and the construction of a new 2-story retail addition at the front of the site, and a new 4-story multifamily building at the rear of the site.
2. HPB File No. 3686, 1611-1615 Lenox Avenue. The applicant, Lincoln Group, L.L.C., is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued 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.

IV. REQUESTS FOR VARIANCES

1. HPB File No. 5957, 2535 Lake Avenue – **Blount Residence**. The applicants, Joseph W. Blount and Craig A. Reynolds, are requesting a Variance, pursuant to Section 118-564(c) of the City Code, from Sections 118-609(a) in order to request a modification to the completion deadline of the project, pursuant to Section 118-609(b) of the City Code, for a previously approved ad valorem tax exemption for the restoration, renovation, and rehabilitation of the existing home, as well as for the new construction proposed for the site.

V. SINGLE FAMILY HOMES

1. **Historic Designation**
HPB File No. 6014, 2312 Bay Ave – **Bienstock Residence**. The applicant, Terry S. Bienstock, is requesting that the Historic Preservation Board approve a request for the designation of the existing 2-story home as an historic structure.
2. **Certificate of Appropriateness**
HPB File No. 6014, 2312 Bay Ave – **Bienstock Residence**. The applicant, Terry S. Bienstock, is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 2-story home, including the construction of a new 2-story addition and new roof-top addition.
3. **Ad Valorem Tax Exemption**
HPB File No. 6014, 2312 Bay Ave – **Bienstock Residence**. The applicant, Terry S. Bienstock, is requesting that the Historic Preservation Board recommend approval for and ad valorem tax exemption for the restoration, renovation, and rehabilitation of the existing home, as well as for the new construction proposed for the site.

VI. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects
 - a. HPB File No. 5835, 1545 Euclid Avenue – **Euclid East Condo**. The applicant, Euclid East Condominium, is requesting a Certificate of Appropriateness for the demolition of existing decorative block railings on

the 6-story structure, and their replacement with new horizontal aluminum railings.

- b. HPB File No. 5955, 1616-1638 Collins Avenue & 200-216 Lincoln Road. The applicant, Lincoln Corner, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing single story commercial structures, including the construction of a new single story addition. **[The applicant will present progress drawings at the meeting and request a continuance of the application.]**
- c. HPB File No. 5913, 604-608 Collins Avenue & 215 6th Street. The applicants, Rita & Steven Starr and Kelapa Investments, Inc., are requesting a Certificate of Appropriateness for the total demolition of the existing single story structures located at 215 6th Street and at the northwest corner of the site, as well as the partial demolition, renovation and restoration of the single story structure located at 604-608 Collins Avenue, along with the construction of a new 3-story retail addition.

2. New Projects

- a. HPB File No. 6011, 660 Ocean Drive – **Majestic Hotel**. The applicant, Majestic Hotel South Beach, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story hotel, including modifications to the window configurations.
- b. HPB File No. 6012, 1340 Collins Avenue – **The Beachcomber Hotel**. The applicant, Beachcomber Investments Corp., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 2-story hotel, including the construction of a new roof-top addition.
- c. HPB File No. 6013, 250-260 Collins Avenue – **Moravia, a.k.a, The Maxan Apartments**. The applicant, Two Fifty Collins, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of two (2) existing 2-story multifamily buildings, including the construction of a new roof-top addition on each of the existing 2-story buildings.

VII. NEW BUSINESS/OLD BUSINESS

1. HPB File No. - HPB Resolution supporting a Tax Abatement Application for the 354 Washington Avenue.

VIII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

IX. CITY ATTORNEY UPDATES

X. NEXT MEETING DATE REMINDER:
Tuesday, October 14, 2008 at 9:00 am

XI. 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).

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