MIAMIBEACH

PLANNING DEPARTMENT

HISTORIC PRESERVATION BOARD
AGENDA

Tuesday, April 13, 2010
9:00 A.M.

CITY COMMISSION CHAMBERS

I. NEW BUSINESS

1. HPB File No. 7076, 225 Washington Avenue. Change in building status of the City owned, single story structure, from non-contributing to contributing in the City's Historic Properties Database.

II. PROGRESS REPORTS

1. Vacant properties located at 320 Jefferson Avenue, 810 7th Street and 6084 Collins Avenue.

III. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 5882, 355 Washington Ave. The applicant, C & D Miami Real Estate, LLC., 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 single story structure, including the construction of a new roof-top addition and the construction of a new 3-story addition at the rear of the property.

2. HPB File No. 6013, 250-260 Collins Avenue – **Moravia, a.k.a, The Maxan Apartments.** The applicant, Two Fifty Collins, LLC, 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 two (2) existing 2-story multifamily buildings, including the construction of a new roof-top addition on each of the existing 2-story buildings.

IV. SINGLE FAMILY HOMES

1. **Historic Designation**
HPB File No. 7070, **3193 Royal Palm Avenue**. The applicant, 3193 Royal Palm Ave, LLC, 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. 7070, **3193 Royal Palm Avenue**. The applicant, 3193 Royal Palm Avenue, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 2-story home, including the construction a new addition.

3. **Ad Valorem Tax Exemption**
HPB File No. 7071, **3193 Royal Palm Avenue**. The applicant, 3193 Royal Palm Avenue, LLC, is requesting that the Historic Preservation Board recommend approval for an 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. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

VI. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued

a. HPB File No. 6962, 1408-1414 Collins Avenue – **Nassau Suite Hotel**. The applicant, Nassau Investments Corp. is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing 3-story hotel, including the construction of a single story roof top addition, as well as the construction of a new 4-story hotel addition on the south side of the site, which will replace an existing surface parking lot.

2. New Projects

a. HPB File No. 7069, 1244 Ocean Drive – **The Leslie Hotel**. The applicant, Ocean Hotels Investments Corp. is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story hotel, including the construction of a new roof-top pool and pool deck.

b. HPB File No. 3435, 310 Collins Avenue – **Hebrew Home of South Beach**. The applicant, South Beach Plaza, Inc., is requesting modifications to a previously issued After-The-Fact Certificate of Appropriateness for the complete demolition of the prior 2-story multifamily building on site. Specifically, the applicant is requesting to modify the condition of the final order regulating the future development on the site.

c. HPB File No. 7072, 302-310 Collins Avenue – **Hebrew Home of South Beach**. The applicant, South Beach Plaza, Inc., is requesting a Certificate of Appropriateness for the construction of a new provisional parking lot on a vacant site.

d. HPB File No. 7073, 701 Lincoln Road. The applicant, Comco, LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including modifications to the exterior façades.

e. HPB File No. 7074, 1801 Collins Avenue - **Shelborne Hotel**. The applicants, Shelborne Associates, Costello Investments, Inc., Shelborne Ocean Beach Hotel Corp., and Beach Group III, LLC are requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 15-story, 8-story, and 3-story buildings, including design modifications to the ground floor, including lobby, pool deck, and cabanas, and the demolition of the existing main entrance façade and porte-cochere and construction of a new entrance and new porte-cochere.

f. HPB File No. 7075,1651 Washington Avenue – **SOBE Gift Shop**. The applicant, Manhattan House, Inc., is requesting a Certificate of Appropriateness to install new illuminated building signage facing Lincoln Road and Washington Avenue in accordance with the Lincoln Road Signage District regulations.

VII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VIII. CITY ATTORNEY UPDATES

IX. NEXT MEETING DATE REMINDER:
Tuesday, May 11, 2010 at 9:00 am

X. 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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