



HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON
Tuesday, October 11, 2011

I. REVISIONS TO PREVIOUSLY APPROVED PLANS

1. Previously Continued

- a. HPB File No. 7249, **2901 Collins Avenue – The Seville Beach Hotel.** The applicant, Seville Acquisition, LLC, is requesting revisions to a previously issued Certificate of Appropriateness for the partial demolition, renovation, and restoration of an existing twelve (12) story hotel, a three (3) story roof top addition to the existing hotel, the demolition of the existing cabanas, as well as the construction of a new 16-story ground level addition on the north side of the site and 5-story ground level addition on the south side of the site. Specifically, the applicant is requesting modifications to the previously approved demolition plans as well a Certificate of Appropriateness for the interior design of the hotel's public interior spaces as well as for a landscape plan for the entire site. **[Note: application approved on 9-13-11 with the exception of the Lobby.]**

APPROVED; with the exception of lobby dividers, which was Continued to 12-13-11

2. New Applications

- a. HPB File No. 4876, **81 Washington Avenue.** The applicant, 1111 Gluttoy Box Co., LLC., is requesting a modification to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story structure, including the construction of a partial roof-top addition, and new outdoor garden, to replace the existing parking lot. Specifically, the applicant is requesting to modify a condition of the Final Order limiting the number of seats for the restaurant.

APPROVED

- b. HPB File No. 3858, **1685 James Avenue & 1690 Collins Avenue – Gale Hotel.** The applicant, SU Gale Properties, LLC., is requesting revisions to a previously issued Certificate of Appropriateness for the Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing 2-story building and an existing 3-story building, including the construction of a new roof-top addition and new roof-top pool and pool decks on each of the existing buildings. Specifically the

applicant is requesting more extensive demolition than previously approved, along with partial reconstruction.

APPROVED

- c. HPB File No. 5015, 3201-3315 Collins Avenue – **Saxony Hotel & Condominium**. The applicants, 3201 Hotel LLC., and Tower 3315 LLC., are requesting revisions to a previously issued Certificate of Appropriateness for the substantial rehabilitation, renovation, restoration and partial demolition of the existing fifteen (15) story Saxony Hotel, along with the construction of a new nineteen (19) story multifamily building. Specifically, the applicant is requesting approval for the substantial re-design of the new multifamily building, as well as for substantial modifications to the interior and exterior design of the existing Saxony Hotel, including modifications to the site plan and landscape plan.

APPROVED

II. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued applications
 - a. HPB File No. 7253, 1677 Collins Avenue – **The National Hotel**. The applicant, New National LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing hotel, including design modifications to the historic public interiors, and exteriors, the construction of a new entrance canopy, a new canopy at the rear terrace, the installation of an 'Airstream' trailer with a kitchen at the rear of the property, the construction of a new single story building at the pool deck, modifications to the lower roof decks in order to activate their use, and a new landscape plan and site features. **[Note: application approved on 9-13-11 with the exception of the Lobby Lounge and Dining room.]**

APPROVED

2. New Projects
 - a. HPB File No. 7269, **Lake Pancoast Area Right-of-Way Improvements**. The area is generally bound by Lake Pancoast and the Indian Creek waterway on the east, Collins Canal on the south, and Pine Tree Drive on the west and north. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for right-of-way improvements, including parking, landscaping, paving, grading and drainage.

APPROVED

- b. HPB File No. 7272, Dade Boulevard from the Venetian Causeway to 23rd Street, and 21st Street from Washington Avenue to the Beach Walk - **Dade Boulevard Bike Path**. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for the construction of a shared bicycle and pedestrian path located adjacent to the Collins Canal along Dade Boulevard and along 21st Street and Washington Court.

APPROVED; with the exception of the landscape plan and barricade walls, which were continued to 12-13-11

- c. HPB File No. 7274, **4210 Collins Avenue – Hotel La Petite Muse**. The applicant, Hotel La Petite Muse, LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing 3-story building, including the construction of a new roof-top addition.

APPROVED

- d. HPB File No. 7271, **234 Washington Avenue – 234 Washington Townhomes**. The applicant, Luis Reznick, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing single story bungalow, a 3-story ground level addition to the existing building, and the construction of a new 4-story multifamily building at the rear of the site.

CONTINUED TO NOVEMBER 8, 2011

- e. HPB File No. 7268, **1220 Ocean Drive - Tides Hotel**. The applicant, CG Tides, LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing hotel, including the construction of a series of canopies on the hotel's front terrace, the construction of a new stairwell between the lobby and pool deck, and the construction of a new canopy at the pool deck level.

APPROVED

- f. HPB File No. 7265, **4385 Collins Avenue – SOHO Beach House**. The applicant, Ryder Properties, LLC., is requesting an after-the-fact Certificate of Appropriateness for the installation of various structures throughout the site, including the construction of a new outdoor pergola, additional site fencing, and the installation of folding doors at the ground level pool storage area.

APPROVED

III. REQUESTS FOR PRELIMINARY EVALUATIONS

1. HPB File No. 7270, **619 Meridian Avenue – Serena Condominium**. The applicant REA 619 LLC., is requesting a preliminary evaluation for the construction of two (2) new 3-story multifamily buildings, which will require a modification to a previously issued After-the-Fact Certificate of Appropriateness for the total demolition of the prior 2-story structure on site.

ITEM WITHDRAWN BY APPLICANT

IV. DISCUSSION ITEMS

1. Discussion: Demolition Criteria for Contributing & Non-Contributing Structures.

CONTINUED TO NOVEMBER 8, 2011

V. NEW BUSINESS

VI. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER & CITY ATTORNEY UPDATES

VII. NEXT MEETING DATE REMINDER:
Tuesday, November 8, 2011 at 9:00 am