



### HISTORIC PRESERVATION BOARD AGENDA

Tuesday, September 11, 2012  
9:00 A.M.

#### CITY COMMISSION CHAMBERS

##### I. REQUESTS FOR CONTINUANCES / OTHER

1. HPB File No. 5015, 3201-3315 Collins Avenue – **Saxony Hotel & Condominium**. The applicant, 3201 Hotel LLC., is requesting revisions to a previously issued Certificate of Appropriateness for the substantial rehabilitation, renovation, restoration and partial demolition of the existing Saxony Hotel, along with the construction of a new nineteen (19) story multifamily building. Specifically, the applicant is requesting modifications to the previously approved renovation of the Saxony Hotel, including the construction of a new 3-story building, modifications to the landscape plan and site plan including the construction of a new pergola structure, and modifications to existing window openings along the south elevation and design modifications to the previously approved east elevation. **[Note: Previously Continued from August 14, 2012]**

**CONTINUED TO OCTOBER 9, 2012**

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2. HPB File No. 7319, **232 30<sup>th</sup> Street – The Palms Hotel & Spa Parking Garage**. The applicant, The Palms South Beach, Inc., is requesting a Certificate of Appropriateness for the construction of a new 5-story parking garage with accessory commercial space, on an existing vacant lot.

**CONTINUED TO NOVEMBER 13, 2012**

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##### II. SINGLE FAMILY HOMES

1. **HISTORIC DESIGNATION**  
HPB File No. 7324, **309 E. San Marino Drive**. The applicant, Ricardo Puggina, is requesting that the Historic Preservation Board approve a request for the designation of the existing 2-story home as an historic structure. **[Note: Previously Continued from August 14, 2012]**

**APPROVED**

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2. **CERTIFICATE OF APPROPRIATENESS**  
HPB File No. 7318, **309 E. San Marino Drive**. The applicant, Ricardo Puggina, is requesting a Certificate of Appropriateness for the partial demolition,

renovation and restoration of the existing 2-story home, along with the construction of a new one (1) and two (2) story ground level addition. **[Note: Previously Continued from August 14, 2012]**

**APPROVED**

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### III. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

#### 1. Previously Continued Applications from August 14, 2012

- a. HPB File No. 3858, **1685 James Avenue & 1690 Collins Avenue – Gale & Regent Hotels**. The applicant, SU Gale Properties, LLC., is requesting modifications to a previously issued 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 an increased occupant load for a basement lounge, modifications to the roof levels of the buildings, the ability to host special events with entertainment on the roof-top, modifications to the hours of roof-top commercial uses, and modifications to allow the serving of alcohol at exterior tables. **[Note: Previously Continued from July 10, 2012 and August 14, 2012 meetings.]**

**APPROVED**

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- b. HPB File No. 7263, **1900 Collins Avenue & 1915 Liberty Avenue – Peter Miller Hotel**. The applicant, Lennox Miami Corp., is requesting revisions to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing 3-story building and two 2-story buildings, and the total demolition of an existing 2-story building, as well as the construction of a new 5-story structure, as part of a new hotel development. Specifically, the applicant is requesting additional demolition and modifications to the original lobby, public interior areas, and outdoor porch areas of the Peter Miller Hotel, modifications to the terrace areas of the existing structures along Liberty Avenue and 19<sup>th</sup> Street, the construction of an outdoor bar area, as well as for the construction of a new roof-top addition to the existing 3-story Peter Miller Hotel. **[Note: Previously Continued from August 14, 2012]**

**APPROVED**

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- c. HPB File No. 1840, **2360 Collins Avenue – aloft, a.k.a Ankara**. The applicant, Centurian Collins Avenue, LLC., is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, partial reconstruction, alteration, renovation and rehabilitation of an existing motel complex, as well as the construction of an eight (8) story residential structure. Specifically, the applicant is requesting substantial design and massing modifications to the previously approved project, including the elimination of all on-site parking, along with a change of use from multifamily to hotel. **[Note: Application previously continued from June 12, 2012, July 10, 2012 and August 14, 2012 meetings.]**

**APPROVED**

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2. HPB File No. 3339, **4525 Collins Avenue – Eden Roc Hotel**. The applicant, Eden Roc LLLP., is requesting revisions to a previously issued Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 14-story hotel, including the demolition of the existing Ballroom and sports center and the construction of a new 21-story condo-hotel tower. Specifically the applicant is requesting to modify the previously approved design of the west façade of the pedestal portion of the recently constructed addition located the south side of the site.

**APPROVED**

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IV. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued applications from August 14, 2012
  - a. HPB File No. 7320, **2000-2030 Park Avenue, 425 & 435 20<sup>th</sup> Street, 430 21<sup>st</sup> Street, & 2035 Washington Avenue - Collins Park Hotel**. The applicant, CG Sunny Isles, LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing two (2) and three (3) story buildings on the subject site, including the construction of roof-top additions and a new 5-story ground level addition, as part of a new hotel development. **[Note: Application previously continued from August 14, 2012]**

**APPROVED, ENCLOSED ROOFTOP BAR COUNTERS CONTINUED TO OCTOBER 9, 2012**

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- b. HPB File No. 7323, **411 Michigan Avenue**. The applicant, 411 Aqua, LLC, is requesting a Certificate of Appropriateness for the demolition of an existing single story building, the partial demolition, renovation and restoration of an existing 2-story building, and the construction of a new 3-story building and a new 4-story building, as part of a new office complex. **[Note: Application previously continued from August 14, 2012]**

**APPROVED**

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2. New Applications
  - a. HPB File No. 7325, **4525 Collins Avenue – Eden Roc Hotel**. The applicant, Eden Roc, LLLP., is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing pool structure located at the northeast corner of the site.

**APPROVED**

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V. NEW BUISNESS

1. Discussion: Proposed 'Recyling Bins' to be located within the City's Historic Districts.

**ITEM DISCUSSED**

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VI. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VII. CITY ATTORNEY UPDATES

VIII. NEXT MEETING DATE REMINDER:  
**Tuesday, October 9, 2012 at 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 Historic Preservation 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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