



### HISTORIC PRESERVATION BOARD

### AFTER ACTION REPORT

FOR MEETING HELD ON

**Tuesday, September 10, 2013  
9:00 A.M.**

#### I. NEW BUSINESS

1. Discussion: Proposed modifications to single family regulations, including modifications to lot coverage, unit size and overall height, and incentives for both the voluntary recognition and retention of Architecturally Significant homes constructed between 1942 and 1966 and for the voluntary retention of existing architecturally significant homes constructed prior to 1942. **[Time Certain of 9:00 a.m. as requested by the Chair]**

**DISCUSSED, NO ACTION**

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#### II. REQUESTS FOR CONTINUANCES / OTHER

1. HPB File No. 7364, **1626 Collins Avenue (AKA 200 Lincoln Road)**. The applicant, Lincoln Corner, LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 1-story commercial building, the total demolition of a non-contributing bus shelter, including the replacement of the existing parking lot with an outdoor seating area.

**CONTINUED TO October 8, 2013**

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2. HPB File No. 7372, **5101 Collins Avenue – Seacoast Towers**. The applicant, Menada, Inc., is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 16-story multi-family residential building, including modifications to the existing window openings and pool deck area, and the construction of a new 1-story rooftop addition and a new 3-story ground level addition.

**CONTINUED TO October 8, 2013**

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3. HPB File No. 7379, **336 21<sup>st</sup> Street – Plymouth Hotel**. The applicant, Plymouth Hotel, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 1-story rooftop addition with active roof deck, as part of a new hotel development.

**CONTINUED TO October 8, 2013**

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III. EXTENSIONS OF TIME

1. HPB File No. 7298, **1155 Collins Avenue**. The applicant, E.D.Y., Inc., is requesting a one (1) year Extension of Time for a previously issued Certificate of Appropriateness for the construction of a new 3-story commercial building with accessory parking, including parking at the roof deck.

**APPROVED**

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IV. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. HPB File No. 1840, **2360 Collins Avenue – Aloft Hotel (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 more extensive demolition than previously approved.

**APPROVED**

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V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued applications from August 13, 2013
  - a. HPB File No. 7369, **1475 Collins Avenue - CVS**. The applicant, Boos Development Group, Inc., is requesting an After-the-Fact Certificate of Appropriateness for the total demolition of the previous 5-story Charles Hotel structure and a Certificate of Appropriateness for the construction of a new 2-story commercial building on a vacant lot.

**CONTINUED TO November 12, 2013**

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- b. HPB File No. 7373, **1610 Collins Avenue – Berkeley Shore Hotel**. The applicant, Berkeley Shore, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 10-story addition.

**CONTINUED TO November 12, 2013**

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- c. HPB File No. 7378, **6747 Collins Avenue**. The applicant, 6747 Property Holdings, LLC, is requesting a Certificate of Appropriateness for the construction a new 16-story multi-family residential building on an existing vacant lot.

**APPROVED**

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2. New Applications

- a. HPB File No. 7381, **719 Lincoln Road**. The applicant, Miami Beach Lincoln, LLC., is requesting a Certificate of Appropriateness for the installation of new awnings located on the south facade of the building.

**APPROVED**

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- b. HPB File No. 7382, **230 Lincoln Road**. The applicant, Americas Trade Center, is requesting a Certificate of Appropriateness for the temporary installation of a super graphic on the north facade of the building.

**APPROVED**

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- c. HPB File No. 7383, **3201 Collins Avenue – Saxony Hotel**. The applicant, 3201 Hotel LLC, is requesting a Certificate of Appropriateness for the temporary installation of a super graphic on the southwest facade of the building.

**APPROVED**

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3. After-the-Fact Applications

- a. HPB File No. 7316, **1001 Lincoln Rd – GAP**. The applicant, Ungar-Marshall Company, is requesting an ‘After-the-Fact’ modification to a previously issued Certificate of Appropriateness for the substantial demolition of the existing building and the construction of a new 2-story commercial building. Specifically, the applicant is requesting more extensive demolition than previously approved, including portions of the south and east parapets, resulting in the total demolition of the building.

**APPROVED**

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VI. HISTORIC DESIGNATIONS

- 1. HPB File No. 7351, **42 Star Island Drive**. A presentation by the Miami Design Preservation League to the Historic Preservation Board of a Designation Report relative to the proposed historic designation of 42 Star Island Drive, as an individual local historic site. A public hearing on the proposed historic designation will be conducted by the Historic Preservation Board after the Designation Report is presented.

**RECOMMENDATION IN FAVOR OF DESIGNATION TO THE PLANNING BOARD AND CITY COMMISSION**

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VII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VIII. CITY ATTORNEY UPDATES

IX. NEXT MEETING DATE REMINDER:

**Tuesday, October 8, 2013 at 9:00 am**

X. ADJOURNMENT

These applications have been filed with the Planning Department for review by the Historic Preservation Board, pursuant to Section 118-561, Section 118-591 and Section 118-102 of the City’s Land Development Regulations.

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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