



HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT

FOR MEETING HELD ON

November 12, 2013

9:00 A.M.

I. REQUESTS FOR CONTINUANCES / OTHER

1. 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 DECEMBER 10, 2013

2. HPB File No. 7390, **1500 Collins Avenue and 1455 Washington Avenue – Haddon Hall and Campton Apartments**. The applicant, Haddon Hall Hotel Owner, LLC, is requesting a Certificate of Appropriateness for the partial demolition and renovation, restoration of the existing 3-story hotel, including a partial 1-story rooftop addition, the partial demolition and renovation of an existing 2-story non-contributing structure, including a 1-story rooftop addition and the partial demolition, renovation and restoration of the existing 2-story Campton Apartments, and as part of a new hotel development.

CONTINUED TO DECEMBER 10, 2013

3. HPB File No. 7393, **929 Alton Road**. The applicant, Alton Sobe, LLC, is requesting a Certificate of Appropriateness for the construction a new 5-story mixed-use building on an existing vacant lot.

CONTINUED TO DECEMBER 10, 2013

II. NEW BUSINESS

1. Discussion: Conditions of sidewalk cafés along Ocean Drive
DISCUSSED, Board voted to hold a Special Meeting in January to discuss further, date to be determined.
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2. Discussion: Consideration of a Resolution supporting a renewal of the City's Independent Structural Engineering Contracts

DISCUSSED, Board Adopted a Resolution urging the Mayor and City Commission and/or the City Administration to create a new Selection Committee to interview Structural Engineers accessible to the Board for independent structural review on an as needed basis. The Board further requested that at least one of the Selection Committee members be a current member of the Historic Preservation Board.

3. Discussion: 4812 Pinetree Drive – window replacement
DISCUSSED, Board provided guidance to the property owners

III. SINGLE FAMILY HOMES

1. New Applications

a. **Historic Designation**

HPB File No.7387, **2301 North Meridian Avenue**. The applicants, Courtney Lord and Karen Lord, are requesting that the Historic Preservation Board approve a request for the designation of the existing 1-story home as an historic structure.

APPROVED

b. **Certificate of Appropriateness**

HPB File No. 7388, **2301 North Meridian Avenue**. The applicants, Courtney Lord and Karen Lord, are requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 1-story home, including the construction a new two-story addition.

APPROVED

c. **Ad Valorem Tax Exemption**

HPB File No. 7389, **2301 North Meridian Avenue**. The applicants, Courtney Lord and Karen Lord, are 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.

APPROVED

IV. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued applications from September 10, 2013

- a. 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.

APPROVED

2. Previously continued applications from October 8, 2013

- a. HPB File No. 7364, **1628 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.

APPROVED

- b. HPB File No. 7379, **336 21st 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.

APPROVED

- c. HPB File No. 7380, **318 21st Street – Ansonia Apartments**. The applicant, Plymouth Hotel, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 2-story building, including the construction of a new 1-story rooftop addition with active roof deck, as part of a new hotel development.

APPROVED

- d. HPB File No. 7386, **236 21st Street – South Beach Hotel**. The applicant, Collins Park Hotel, LLC, is requesting a Certificate of Appropriateness for a new landscape and hardscape plan within the existing courtyard as part of an expanded accessory use for a hotel.

APPROVED

3. New Applications

- a. HPB File No. 7391, **3425 Collins Avenue – Versailles Hotel**. The applicant, 3425 Collins, LLC, is requesting a Certificate of Appropriateness for the temporary installation of a super graphic on the south facade of the building.

APPROVED

- b. HPB File No. 7392, **418-426 Meridian Avenue – Plaza Hotel**. The applicant, 418 Meridian, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and alteration of an existing 3-story hotel structure including the construction of a roof-top addition, the demolition of an existing 2-story building, the substantial demolition of an existing single story structure, and the construction of a new 4-story building.

APPROVED

V. NEW BUSINESS

VI. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VII. CITY ATTORNEY UPDATES

VIII. NEXT MEETING DATE REMINDER:
Tuesday, December 10, 2013 at 9:00 am

IX. 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 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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