



### HISTORIC PRESERVATION BOARD AGENDA

Tuesday, December 10, 2013  
9:00 A.M.

#### CITY COMMISSION CHAMBERS

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

1. 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. **(The applicant is requesting a Continuance to the January 14, 2014 meeting)**
2. HPB File No. 7394, **1150 8<sup>th</sup> Street**. The applicant, 1150 8<sup>th</sup> Street, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 2-story multi-family building, including the construction of a new 5-story ground level addition and 1-story roof-top addition with active roof deck, and as part of a new mixed-use development. **(Staff is requesting a Continuance to the January 14, 2014 meeting)**
3. HPB File No. 7395, **709-745 Alton Road**. The applicant, South Beach Heights II, LLC; KGM Equities, LLC, is requesting a Certificate of Appropriateness for the construction of a new 4-story building on a vacant lot, as part of a new office and retail development. **(The applicant is requesting a Continuance to the February 11, 2014 meeting)**
4. HPB File No. 7399, **2206 Park Avenue, 2216 Park Avenue**. The applicant, Encotel, LLC, is requesting a Certificate of Appropriateness for the total demolition of the existing two story structure and the construction of a new 5-story mixed-use building. **(The applicant is requesting a Continuance to the February 11, 2014 meeting)**

##### II. SINGLE FAMILY HOMES

###### 1. New Applications

- a. **Historic Designation**  
**HPB File No.7396, 2360 Alton Road**. The applicants, Gary and Rachel Appel, are requesting that the Historic Preservation Board approve a request for the designation of the existing 1-story home as an historic structure.

b. **Certificate of Appropriateness**

**HPB File No. 7397, 2360 Alton Road.** The applicants, Gary and Rachel Appel, 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.

c. **Ad Valorem Tax Exemption**

**HPB File No. 7398, 2360 Alton Road.** The applicants, Gary and Rachel Appel, 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.

III. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued applications from November 12, 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.

b. **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.

2. New Applications

a. **HPB File No. 7400, 3025 Collins Avenue – The Palms Hotel.** The applicant, The Palms South Beach, Inc., is requesting a Certificate of Appropriateness for a building identification sign located at the parapet along the south elevation.

b. **HPB File No. 7401, 900 Ocean Drive – Mango’s Tropical Cafe.** The applicant, David Wallack Real Estate, LLC., is requesting a Certificate of Appropriateness for a new awning structure.

IV. REQUESTS FOR PRELIMINARY EVALUATIONS

1. **HPB File No. 7402, 3425 Collins Avenue – Versailles Hotel.** The applicant, 3425 Collins, LLC., is requesting a Preliminary Evaluation for the partial demolition of the existing building, and the construction of a new building along the southern property line abutting 34<sup>th</sup> Street.

V. NEW BUSINESS

VI. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VII. CITY ATTORNEY UPDATES

VIII. NEXT MEETING DATE REMINDER:  
**Tuesday, January 14, 2014 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 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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