



HISTORIC PRESERVATION BOARD PRELIMINARY AGENDA

(AS OF DECEMBER 11, 2013)
SUBJECT TO CHANGE

Tuesday, January 14, 2014
9:00 A.M.

CITY COMMISSION CHAMBERS

I. REQUESTS FOR CONTINUANCES / OTHER

1. 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.
2. 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.

II. SINGLE FAMILY HOMES

1. New Applications

- a. **Certificate of Appropriateness**
HPB File No. 7404, **1301 Lenox Avenue**. The applicant, Michael Chetcuti, is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 2-story home, including the construction of a new one-story and two-story addition.
- b. **Historic Designation**
HPB File No. 7411, **3437 Prairie Avenue**. The applicant, Samuel Reich, is requesting that the Historic Preservation Board approve a request for the designation of the existing 2-story home as an historic structure.

III. MODIFICATIONS TO PREVIOUSLY APPROVED APPLICATIONS

1. HPB File No. 3434, **1000-1030 Collins Avenue – Fairwind Hotel**. The applicant, CG Fairwinds, LLC., is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and

restoration of the existing 3-story Fairwind Hotel, including a single story roof-top addition, as well as the renovation and substantial demolition of the two (2) existing 2-story multifamily buildings, and the construction of one (1) new 5-story building along the alley. Specifically, the applicant is requesting to construct an open air pedestrian bridge between the buildings located at 1020 and 1030 Collins Avenue.

2. HPB File No. 7298, **1155 Collins Avenue – Surfstyle**. The applicant, E.D.Y., Inc., is requesting modifications to 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, on a site that currently contains a parking lot. Specifically, the applicant is requesting to modify the previously approved floor plans and exterior elevations in order to increase the amount of parking.

IV. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued applications from December 10, 2013
 - a. 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, renovation and 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.
 - b. 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.
 - c. HPB File No. 7394, **1150 8th Street**. The applicant, 1150 8th 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.
2. New Applications
 - a. HPB File No. 7405, **1776 Collins Avenue – The Fairfax Hotel**. The applicant, Fairfax Hotel Partnership, Ltd., is requesting a Certificate of Appropriateness for the installation of a sculpture proposed to be located at the eastern portion of the property.
 - b. HPB File No. 7406, **846 Lincoln Road – Van Dyke Building**. The applicant, RC Lincoln Road Holdings, LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 7-story building.

- c. HPB File No. 7407, **620 Ocean Drive**. The applicant, 620 Park Central Partners, LLC, is requesting a Certificate of Appropriateness for the construction of a new 5-story building, as part of a hotel development.
- d. HPB File No. 7408, **626-650 Ocean Drive –Heathcote Apartments Park Central Hotel and Imperial Hotel**. The applicant, Park Central Partners, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story Heathcote Apartments, the existing 7-story Park Central Hotel and the existing 3-story Imperial Hotel, including the reconfiguration of the site, as part of a new hotel development.
- e. HPB File No. 7409, **635-643 Jefferson Avenue**. The applicant, F & F South Beach Properties, LLC, is requesting a Certificate of Appropriateness for the construction of two (2) new 3-story ground level additions located at the east portion of the property, as part of a new residential development.
- f. HPB File No. 7410, **6084 Collins Avenue – Mt. Vernon**. The applicant, Mount Vernon Property Holdings, 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 1-story rooftop addition, as part of a new hotel development.

V. REQUESTS FOR PRELIMINARY EVALUATIONS

- 1. HPB File No. 7403. The applicant, Crown Castle NG East, Inc., is requesting a Preliminary Evaluation for the installation of approximately thirty-three (33) Stealth Distributed Antenna System (DAS) nodes within the public right-of-way at the following approximate locations within local historic districts: **31 Venetian Causeway, 1652 Lenox Avenue, 1649 Euclid Avenue, 100 Lincoln Road, 2 18th Street, 1660 Jefferson Avenue, 201 17th Street, 1599 Collins Avenue, 201 19th Street, 199 21st Street, 1648 Washington Avenue, 301 14th Street, 907 Collins Avenue, 1311 Ocean Drive, 1462 Ocean Drive, 240 11th Street, 1099 Ocean Drive, 531 13th Street, 430 Espanola Way, 4620 Collins Avenue, 4500 Collins Avenue, 789 Ocean Drive, 690 Washington Avenue, 300 Washington Avenue, 140 Ocean Drive, 414 Ocean Drive, 2133 Collins Avenue, 2402 Collins Avenue, 2290 Park Avenue, 229 16th Street, 1096 15th Street, 796 15th Street, 1652 Jefferson Avenue.**

VI. NEW BUSINESS

VII. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VIII. CITY ATTORNEY UPDATES

IX. NEXT MEETING DATE REMINDER:
Tuesday, February 11, 2014 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 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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