



### HISTORIC PRESERVATION BOARD PRELIMINARY AGENDA

(AS OF JANUARY 14, 2014)  
SUBJECT TO CHANGE

Tuesday, February 11, 2014  
9:00 A.M.

### CITY COMMISSION CHAMBERS

#### I. REQUESTS FOR CONTINUANCES / OTHER

##### 1. Single Family Homes

###### 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. **(The Application has been withdrawn)**

###### 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. **(The application has been withdrawn)**

###### 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. **(The application has been withdrawn)**

2. 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 March 11, 2014 meeting)**

#### II. EXTENSIONS OF TIME

1. HPB File No. 7313, **350 Meridian Avenue**. The applicant, SOFI 350 LLC., is requesting a one (1) year Extension of Time for a previously issued Certificate of

Appropriateness for the construction of a new 3-story multifamily building on the subject site.

III. SINGLE FAMILY HOMES

1. New Applications

a. **Certificate of Appropriateness**

HPB File No. 7415, **7709 Atlantic Way**. The applicant, Kadey Family Beach LP., is requesting a Certificate of Appropriateness is requesting a Certificate of Appropriateness for the construction of a new 3-story single family home on a vacant lot.

IV. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously continued applications from December 10, 2013

a. 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.

b. 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.

2. Previously continued applications from January 14, 2014

a. 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.

b. 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.

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. 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.

3. New Applications

- a. HPB File No. 7412, **645 Michigan Avenue**. The applicant, K & R One LLC., is requesting a Certificate of Appropriateness for the construction of a new 3-story detached ground level addition at the rear of the property.
- b. HPB File No. 7413, **224 2<sup>nd</sup> Street**. The applicant, 224 Sofi, LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 1 and 2-story buildings and the construction of a new 1-story detached ground level addition, as part of a new restaurant development.
- c. HPB File No. 7414, **1440 Ocean Drive – The Betsy Hotel & 1433 Collins Avenue – The Carlton Hotel**. The applicants, Betsy Ross Owner, LLC and Ocean Court, LLC, are requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story Carlton Hotel located at 1433 Collins Avenue, including the construction of a new 1-story ground level addition located at the north side of the property, a new 4-story ground level addition located at the south side of the property and a new 1-story rooftop addition. Additionally, the applicant is proposing to construct a pedestrian bridge connecting the Carlton Hotel and the Betsy Hotel, at the third levels. The new pedestrian bridge is proposed to be located above the public alleyway. Alterations to the exterior of the Betsy Hotel located at 1440 Ocean Drive are limited to the pedestrian bridge and alley improvements.

V. NEW BUSINESS

VI. UPDATE ON RECENT DECISIONS OF THE SPECIAL MASTER

VII. CITY ATTORNEY UPDATES

VIII. NEXT MEETING DATE REMINDER:  
**Tuesday, March 11, 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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