

CITY OF MIAMI BEACH

PLANNING DEPARTMENT



HISTORIC PRESERVATION BOARD

AFTER ACTION REPORT FOR MEETING HELD TUESDAY, December 14, 2004

I. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 1633, 121, 125 and 135 Ocean Drive - Villa Luisa. The applicant, Villa Luisa, LLC, is requesting a one year Extension of Time to obtain a Full Building Permit for a Previously issued Certificate of Appropriateness to demolish, alter and modify three (3) existing residential structures and to construct a new seven (7) story residential structure.

APPROVED

II. HISTORIC DESIGNATIONS

1. HPB File No. 2554, Proposed 28th Street Obelisk and Pumping Station Historic Site. A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Designation Report relative to the proposed designation of the 28th Street Obelisk and Pumping Station (inclusive of Fairgreen Park) as an Historic Site. The proposed historic site is located at 300 West 28th Street and is generally bounded by the center line of West 28th Street to the north, the center line of Sheridan Avenue to the west, and the center line of Pinetree Drive to the south and east. **[Time Certain of 9:01 a.m., or Shortly Thereafter]**

APPROVED

2. HPB File No. 1765, Proposed Flamingo Waterway Historic District. A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Designation Report relative to the proposed designation of the Flamingo Waterway Historic District. The proposed historic district is generally bounded by the center line of West 47th Street to the south, the eastern right-of-way line of Pinetree Drive to the east, the northern lot line of 4816 Pinetree Drive to the north, the western lot line of 353 West 47th Street to the west, and the Flamingo Waterway and Surprise Lake to the northwest. **[Time Certain of 9:05 a.m., or Shortly Thereafter]**

APPROVED

III. OLD BUSINESS/ NEW BUSINESS

- a. Discussion: Update on 900 Collins Avenue and 2800 Collins Avenue.

DISCUSSED

- b. Discussion: Proposed Ordinance Amendment pertaining to Non-Conforming Structures.

APPROVED

IV. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects

- a. HPB File No. 2445, 1701 Collins Avenue – Ritz Plaza. The applicant, Ritz Plaza, LLC, is requesting a Certificate of Appropriateness for the substantial rehabilitation, renovation, restoration and partial demolition of an existing hotel, and the construction of a new six (6) story multifamily residential structure at the rear of the property.

**APPROVED: Restoration and modifications to existing structure
CONTINUED to January 11, 2005: New construction**

- b. HPB File No. 2523, 3201 and 3315 Collins Avenue – Saxony Hotel. The applicant, Patrinely Group, LLC, is requesting a Certificate of Appropriateness for the substantial rehabilitation, renovation, restoration and partial demolition of the existing twelve (12) story Saxony Hotel, along with the construction of a new nineteen (19) story multifamily building.

APPROVED

- c. HPB File No. 2524, 3301-3313 Indian Creek Drive – Indian Creek Condominiums. The applicant, Patrinely Group, LLC, is requesting a Certificate of Appropriateness for the construction of a new eight (8) story multifamily building on a vacant lot.

CONTINUED: to January 11, 2005

- d. HPB File No. 2527, 6901 Collins Avenue – Golden Sands Hotel. The applicant, Terra Investments, is requesting a Certificate of Appropriateness for the partial demolition, restoration and renovation of an existing three (3) story Hotel, and the construction of a new seventeen (17) story multifamily building.

CONTINUED: to February 8, 2005

2. New Projects

- a. HPB File No. 2443, 1607 Michigan Avenue – Neon, a.k.a. Augusta Bay Apartments. The applicant, Southern Shore Properties, Inc., is requesting a Certificate of Appropriateness for the total demolition of an existing two (2) story multifamily building and the construction of a new four (4) story multifamily structure.

CONTINUED: to February 8, 2005

- b. HPB File No. 2605, 1361 Washington Avenue – Deco Sandwiches. The applicant, Deco Sandwiches, is requesting a Certificate of Appropriateness for the partial demolition, renovation and alteration of an existing structure.

APPROVED

- c. HPB File No. 2608, 3420 Collins Avenue. The applicant, GRT IV Developers, LLC, is requesting a Certificate of Appropriateness for the construction of an 8 story residential structure.

APPROVED

- d. HPB File No. 2604, 300 Meridian Avenue. The applicant, 300 Meridian Avenue Corp., is requesting a Certificate of Appropriateness for the partial demolition and alteration of an existing structure inclusive of a one-story attached addition.

APPROVED

- e. HPB File No. 2607, 100 37th Street – Ocean Grande Hotel. The applicant, Beachfront Properties, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and alteration of an existing structure hotel structure and the construction of a 6 level residential structure.

APPROVED

- f. HPB File No. 2606, 401 Jefferson Avenue. The applicant, J. Cubed, LLC, is requesting a Certificate of Appropriateness for the construction of a 5 story residential structure.

APPROVED

- g. HPB File No. 2609, 421 Meridian Avenue. The applicant, J. Cubed, LLC, is requesting a Certificate of Appropriateness for the partial demolition, renovation and alteration of an existing structure, inclusive of a 4 story attached addition and a new 5 story mixed-use residential structure with ground level commercial space.

APPROVED

- h. HPB File No. 2170, 7701-7900 Atlantic Way and 7701-7900 Collins Avenue. The applicant, Altos del Mar Association, Inc., is requesting a revision to a previously issued Certificate of Appropriateness for street improvements, including the installation of street and sidewalk pavers, street landscaping, ornamental street lighting, new utilities, and controlled access for Atlantic Way, in order to modify the conditions of approval in the Final Order.

APPROVED

- V. NEXT MEETING DATE REMINDER:
Tuesday, January 11, 2005