

**HISTORIC PRESERVATION BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: February 11, 2025

PROPERTY/FOLIO: 1500 Collins Avenue / 02-3234-019-1190  
1509 Washington Avenue / 02-3234-019-1180  
1515 Washington Avenue / 02-3234-019-1170

FILE NO: HPB23-0591

APPLICANTS 1515 Washington Acquisition LLC and Inverama USA Corp

IN RE: An application has been filed requesting a Certificate of Appropriateness for the total demolition and partial reconstruction of two contributing buildings including the construction of a new addition, the partial demolition and renovation of two contributing buildings including the construction of a 1-story rooftop addition, the total demolition of a non-contributing building, one or more waivers and site improvements, as part of a new hotel development.

LEGAL: 1500 Collins Avenue  
Lots 1 and 2 and the street lying north and adjacent & Lots 3, 4 and 5, Block 76 and the south half of Lot 19 and all of Lot 20 less the west 100 feet and the street lying and adjacent, Block 57, of the Alton Beach 1<sup>st</sup> Subdivision, according to the plat thereof, recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida

1509 Washington Avenue  
The west 100 feet of Lot 20 and the south half of Lot 19, Block 57, and the street between Block 57 and 76, of the Alton Beach 1<sup>st</sup> Subdivision, according to the plat thereof, recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

1515 Washington Avenue  
Lot 18 and the north half of Lot 19, Block 57, of the Alton Beach 1<sup>st</sup> Subdivision, according to the plat thereof, recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

**ORDER**

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

**I. Certificate of Appropriateness**

- A. The subject site is located within the Ocean Drive/Collins Avenue and Flamingo Park Local Historic Districts.

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- B. The reconstructed facades of 1509 Washington Avenue and 1515 Washington Avenue shall retain a contributing classification.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted.
  - 1. Is not consistent with Sea Level Rise and Resiliency Review Criteria '1' in Section 7.1.2.4(a)(1) of the Land Development Regulations.
  - 2. Is consistent with Certificate of Appropriateness Criteria in section 2.13.7(d)(ii)(1) of the Land Development Regulations.
  - 3. Is not consistent with Certificate of Appropriateness Criteria 'a' in section 2.13.7(d)(ii)(2) of the Land Development Regulations.
  - 4. Is not consistent with Certificate of Appropriateness Criteria 'e' in section 2.13.7(d)(ii)(3) of the Land Development Regulations.
  - 5. Is not consistent with Certificate of Appropriateness Criteria 'b' in 2.13.7(d)(vi)(4) of the Land Development Regulations.
- D. The project would be consistent with the criteria and requirements of sections 2.13.7(d) and 7.1.2.4(a) of Land Development Regulations if the following conditions are met:
  - 1. Revised elevation, site plan and floor plan drawings shall be submitted, and at a minimum, such drawings shall incorporate the following:
    - a. The Haddon Hall Hotel building shall be fully renovated and restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board and with the exception of the modifications approved by the Board as part of this application; at a minimum, this shall include the following:
      - i. The original lobby shall be restored to the greatest extent possible including but not limited to the terrazzo flooring, original reception counter, and light cove details, consistent with available documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. In the event the existing terrazzo flooring is beyond repair, the applicant shall provide detailed measured drawings of the terrazzo flooring emblems and pattern and comprehensive photographic documentation and the flooring may be permitted to be replaced with a new floor that at a minimum incorporates the original emblems and general patterning.
      - ii. The terrazzo flooring within the original lounge shall be retained and restored to the greatest extent possible, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the

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- directions from the Board. In the event the existing terrazzo flooring is beyond repair, the applicant shall provide detailed measured drawings of the terrazzo flooring patterns and comprehensive photographic documentation and the flooring may be permitted to be replaced with a new floor that at a minimum incorporates the original emblems and general patterning.
- iii. The portion of the east wall of the lounge, to the east of the new elevator shall be maintained or be reconstructed, in a manner which maintains the original symmetrical lobby configuration, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - iv. The western wall of the new ballroom shall be pulled back, in alignment with the east wall of the existing hallway, in a manner which maintains the original symmetrical lobby configuration, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - v. No equipment shall be located at the roof of the rooftop addition except for an access hatch, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - vi. The existing non-original windows shall be replaced with new impact resistant windows and shall incorporate a muntin configuration that is consistent with available historical documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - vii. Any mechanical equipment associated with the café or ballroom shall be chased internally through the building, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- b. The Campton Apartments building shall be fully renovated and restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board and with the exception of the modifications approved by the Board as part of this application; at a minimum, this shall include the following:
- i. The original lobby shall be restored to the greatest extent possible including but not limited to terrazzo flooring, ceiling details and faux fireplace, consistent with available documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. In the event the existing terrazzo flooring is beyond repair, the applicant shall provide detailed measured drawings of the terrazzo flooring patterns and comprehensive photographic documentation and the

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flooring may be permitted to be replaced with a new floor that at a minimum incorporates the original emblems and general patterning.

- ii. The roof level pedestrian bridge shall be setback from the west face of the lobby and shall be designed in a manner that does not require any structural support that would impact the lobby below, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- iii. The existing non-original windows shall be replaced with new impact resistant windows and shall incorporate a muntin configuration that is consistent with available historical documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- c. Detailed measured drawings (plan, section and elevation) of the Washington Avenue façade of each of the building (1509 and 1515 Washington Avenue) commensurate in content and quality with the Historic American Building Survey (HABS) shall be submitted to staff for review prior to the issuance of a demolition permit.
- d. The stair structures accessing the reconstructed facades at 1509 and 1515 Washington Avenue shall be setback so that no portion of the stairs projects into the Washington Avenue right-of-way, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- e. The primary facades of the buildings located at 1509 and 1515 Washington Avenue shall be reconstructed to the greatest extent possible with modifications as proposed in the plans approved by the Board, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- f. The applicant shall explore the possibility of salvaging the travertine cladding of the 1509 Washington Avenue building for reincorporation into the project, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- g. The existing exterior terrazzo located within the entry thresholds along Washington Avenue shall be salvaged to the greatest extent possible and shall be reincorporated into the overall project in an abstract manner, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- h. The project team including the architect and landscape architect shall review the plans in consultation with the Urban Forester to ensure that the proposed column placement will not have an adverse impact on the health of the tree, to the greatest extent possible.

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- i. An accent paint color(s) shall be introduced on the contributing buildings in a manner that highlights significant exterior architectural features, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - j. Final details of all exterior surface finishes and materials shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - k. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
2. In accordance with Section 7.5.2.1(d)(iii) of the Land Development Regulations, the requirement pertaining to the visibility of a rooftop addition when viewed at eye level (5'-6" from grade) from the opposite side of the adjacent right-of-way, is hereby modified.
3. In accordance with Section 7.2.11.5(c)(3)(A) of the Land Development Regulations, the Board approves the maximum building length as proposed, without the minimum 5'-0" offset.
4. In accordance with Section 5.2.6(a) of the Land Development Regulations, the off-street loading space requirements are hereby waived, provided that a detailed plan delineating on-street loading is approved by the Parking Department.
5. In accordance with Section 7.1.2.2(e)(ii)(2)(C)(IV) of the Land Development Regulations, the Long Frontage Standards including circulation zone, parallel transition areas, landscape transition areas and setbacks are hereby waived.
6. In accordance with Section 2.12.8(b)(iv)(2) of the Land Development Regulations, the requirement pertaining to the reconstructed Contributing structures setbacks, is hereby waived.
7. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
  - a. The hedge material located along the front yard property line of the Campton Apartments shall be a species that does not naturally exceed 48" in height at maturity.
  - b. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.

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- c. The project design shall minimize the potential for a project causing a heat island effect on site.
- d. Cool pavement materials or porous pavement materials shall be utilized, if applicable.

In accordance with section 2.2.4.8(c) of the **Land Development Regulations** the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special magistrate appointed by the City Commission.

## **II. Variance(s)**

- A. No Variances have been applied for as part of this application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

## **III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.**

- A. The applicant agrees and shall be required to provide access to areas subject to this approval (not including private residences or hotel rooms) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.
- B. The issuance of a building permit is contingent upon meeting Public School Concurrency requirements, if applicable. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed. No building permit may be issued unless and until the applicant obtains a written finding from Miami-Dade County Public Schools that the applicant has satisfied school concurrency.
- C. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.
- D. The applicant shall comply with the electric vehicle parking requirements, pursuant to section 5.2.12 of the land development regulations, as applicable.
- E. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.

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- F. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the main building setbacks with the exception of the valve (PIV) which may be visible and accessible from the street.
- G. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.
- H. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- I. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- J. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- K. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- L. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
- M. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "**An Iconic Hotel, Miami Beach**", as prepared by **Norberto Rosenstein Architect, Inc and Rottet Studio Architecture and Design, dated December 8, 2024**, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions

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set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of section 2.13.7 of the Land Development Regulations; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with chapter 2 of the Land Development Regulations, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations. Failure to comply with this Order shall subject the application to chapter 2 of the Land Development Regulations, for revocation or modification of the application.

2/13/2025 | 8:51 AM EST

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
DEBORAH TACKETT  
HISTORIC PRESERVATION & ARCHITECTURE OFFICER  
FOR THE CHAIR

DocuSigned by

*Deborah Tackett*

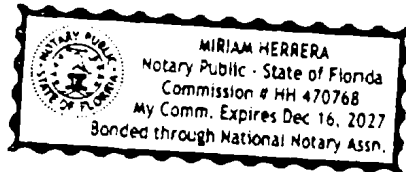
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STATE OF FLORIDA            )  
  )SS  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 2 day of April 2025 by Deborah Tackett, Historic Preservation & Architecture Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.



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Miriam Herrera  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: 12-16-27

Approved As To Form:  
City Attorney's Office:

DocuSigned by:

Nick Kalog

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Filed with the Clerk of the Historic Preservation Board on

Jessica Frickling

( 3/31/2025 | 10:31 AM EDT

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