



HISTORIC RESOURCES REPORT

FOR

2618 COLLINS AVENUE

AKA PRINCE MICHAEL HOTEL AKA WENTWORTH APARTMENTS

MIAMI BEACH, FLORIDA 33140

FOR

2618 COLLINS CAPITAL HOLDINGS LLC

2618 COLLINS AVENUE

MIAMI BEACH, FLORIDA 33140

BY

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

FOR THE

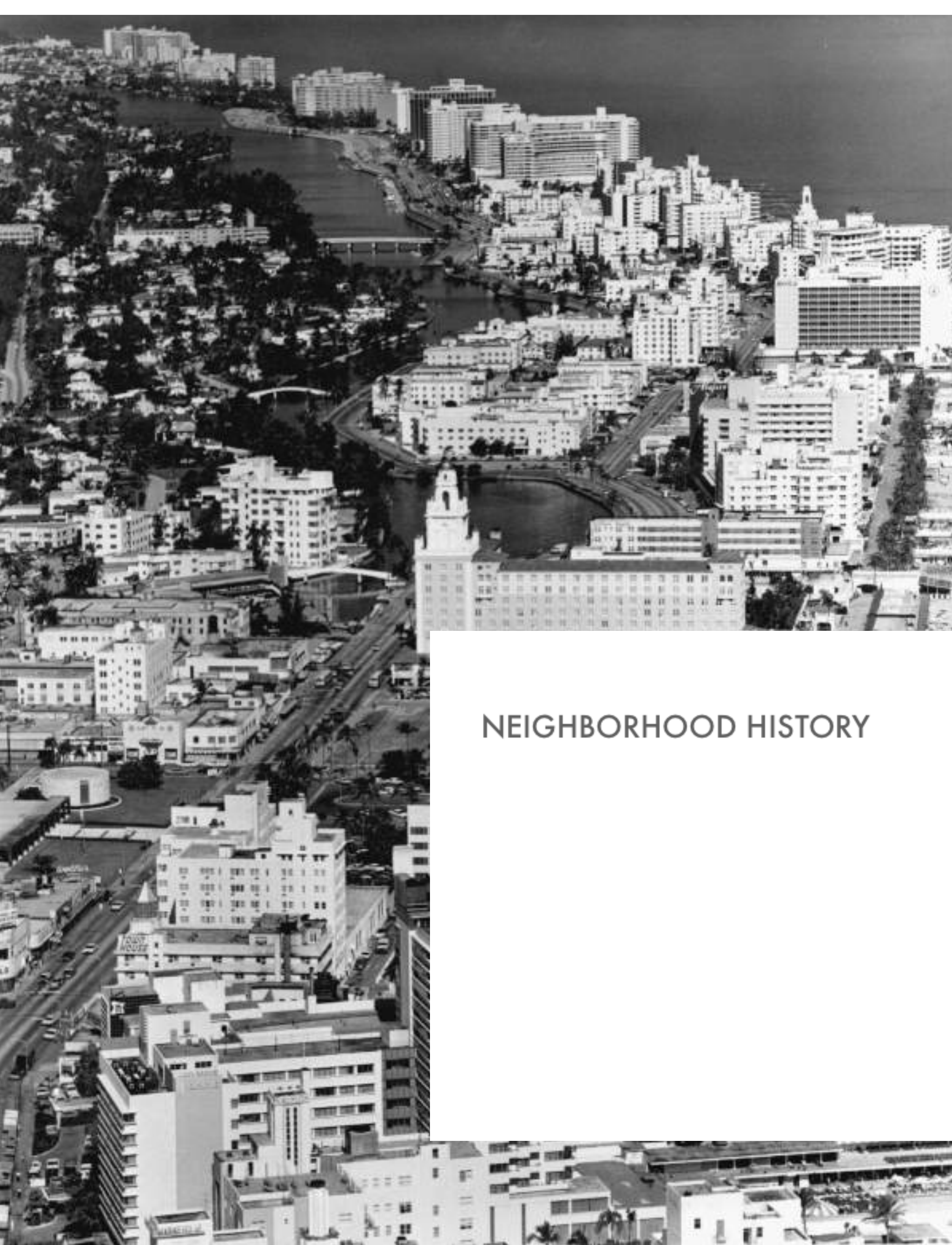
CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

SEPTEMBER 5, 2017

A photograph of a building's exterior corner, showing a balcony with a white air conditioning unit and a window. The building has a light-colored facade and a dark roofline. The image is used as a background for the table of contents page.

TABLE OF CONTENTS

| | |
|------------------------------|----|
| NEIGHBORHOOD HISTORY | 1 |
| HISTORIC RESOURCES | 5 |
| 2017 PHOTOGRAPHS | 17 |
| ROY FRANCE ARCHITECT | 31 |
| BUILDING CARD | 33 |
| EXISTING CONDITIONS DRAWINGS | 50 |
| BIBLIOGRAPHY | 55 |



NEIGHBORHOOD HISTORY

NEIGHBORHOOD HISTORY

(This) "Collins Avenue oceanfront neighborhood is closely associated with the first known settlement of the barrier island that would become Miami Beach. Except for the small area west of Lake Pancoast, this land was first platted in 1916 as the Oceanfront Subdivision by the Miami Beach Improvement Company, the realty company founded by Miami Beach pioneer John Collins in 1912. The company name was the first official use of the term "Miami Beach." (1)

The dredging and opening of the Collins Canal as well as the construction and opening of the wooden Collins Bridge (in 1913) across Biscayne Bay made the island conveniently accessible." (1)

"The shore's of the Lake were the site (in 1914) of the original homestead of Collins and of his son-in-law Thomas J. Pancoast, who was the City's second mayor, founded the Chamber of Commerce and contributed greatly to the early days of the City's development as a resort." (2)

"The completion of the Canal not only afforded transportation of Collins' agricultural produce, but also allowed land-fill and building materials to be brought by barge into the core of the Beach. The earliest buildings to be constructed in the proposed historic district were the properties of the Collins and Pancoast families, but they no longer exist." (3)

"It was also in 1913 that the Collins family deeded a portion of their oceanfront property between 21st and 22nd Streets...as a permanent park and recreation ground. This area is still known today as Collins Park. Collins Avenue, previously known as Atlantic Boulevard, was renamed in Collins' honor in 1914." (3)

"In 1914 the Pancoasts opened the Miami Beach Casino on the Ocean at 23rd Street. It was the island's third bathing pavilion and the first to have a swimming pool. Carl Fisher bought it two years later, refurbished it and renamed it the Roman Pools, with a distinctive windmill that served as a pump to fill the pools with seawater. The windmill was heavily damaged in the 1926 hurricane, but remained standing as a beach front concession stand when it was demolished in the 1960s." (3)

The real landmark in the neighborhood was the original Roney Plaza Hotel at 23rd & Collins Avenue. Additional pioneering hotels in the 1920's in this part of Miami Beach included the Pancoast Hotel and the Good Hotel.

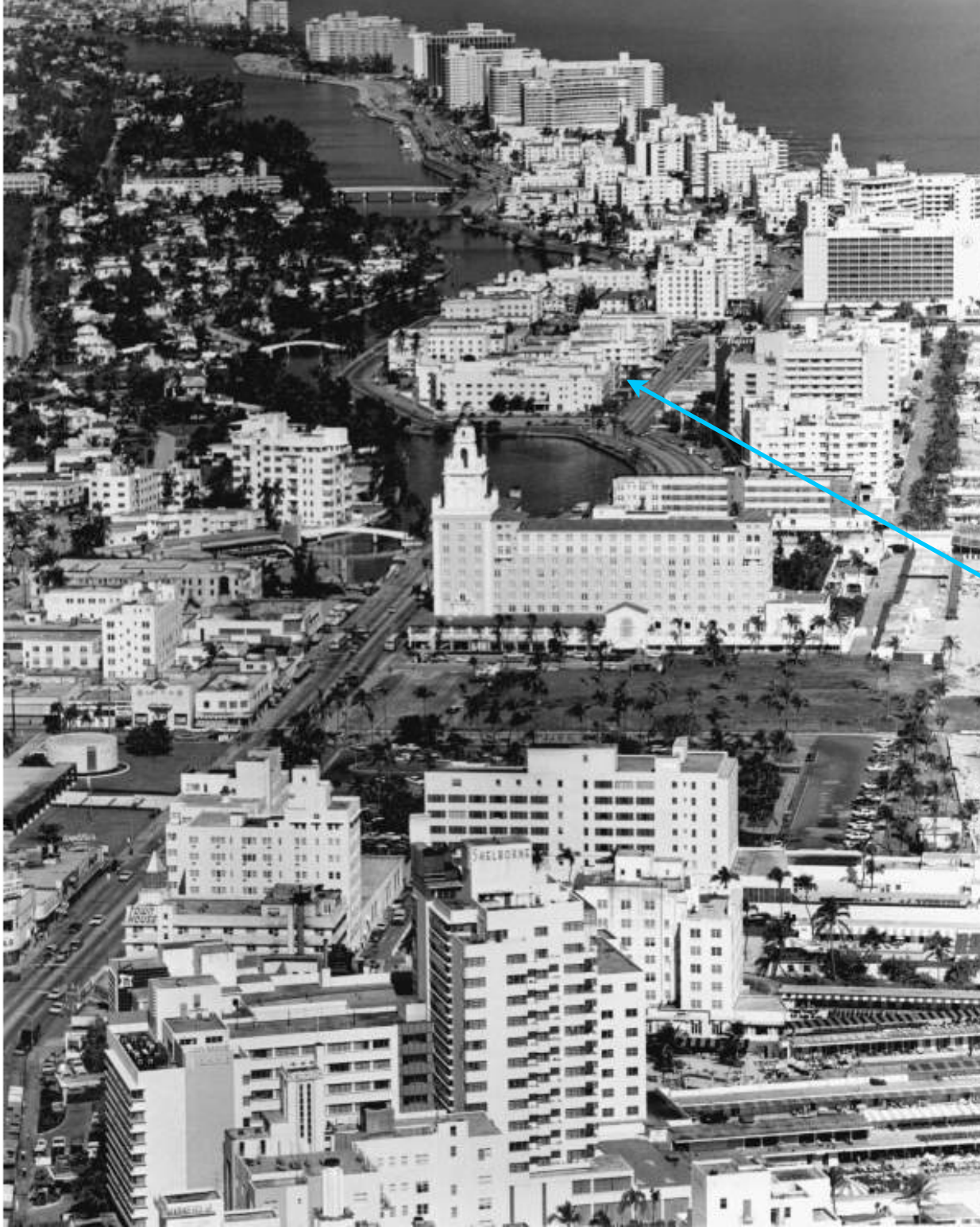
TOP PHOTO: PANCOAST HOME ON LAKE PANCOAST 1925

MIDDLE TOP PHOTO: MIAMI BEACH CASINO circa 1920's

LOWER MIDDLE PHOTO: RONEY PLAZA HOTEL, CIRCA 1920'S THE APPROXIMATE VIEW FROM THE FUTURE PRINCE MICHAEL

LOWER PHOTO: PANCOAST HOTEL, OPENED 1923

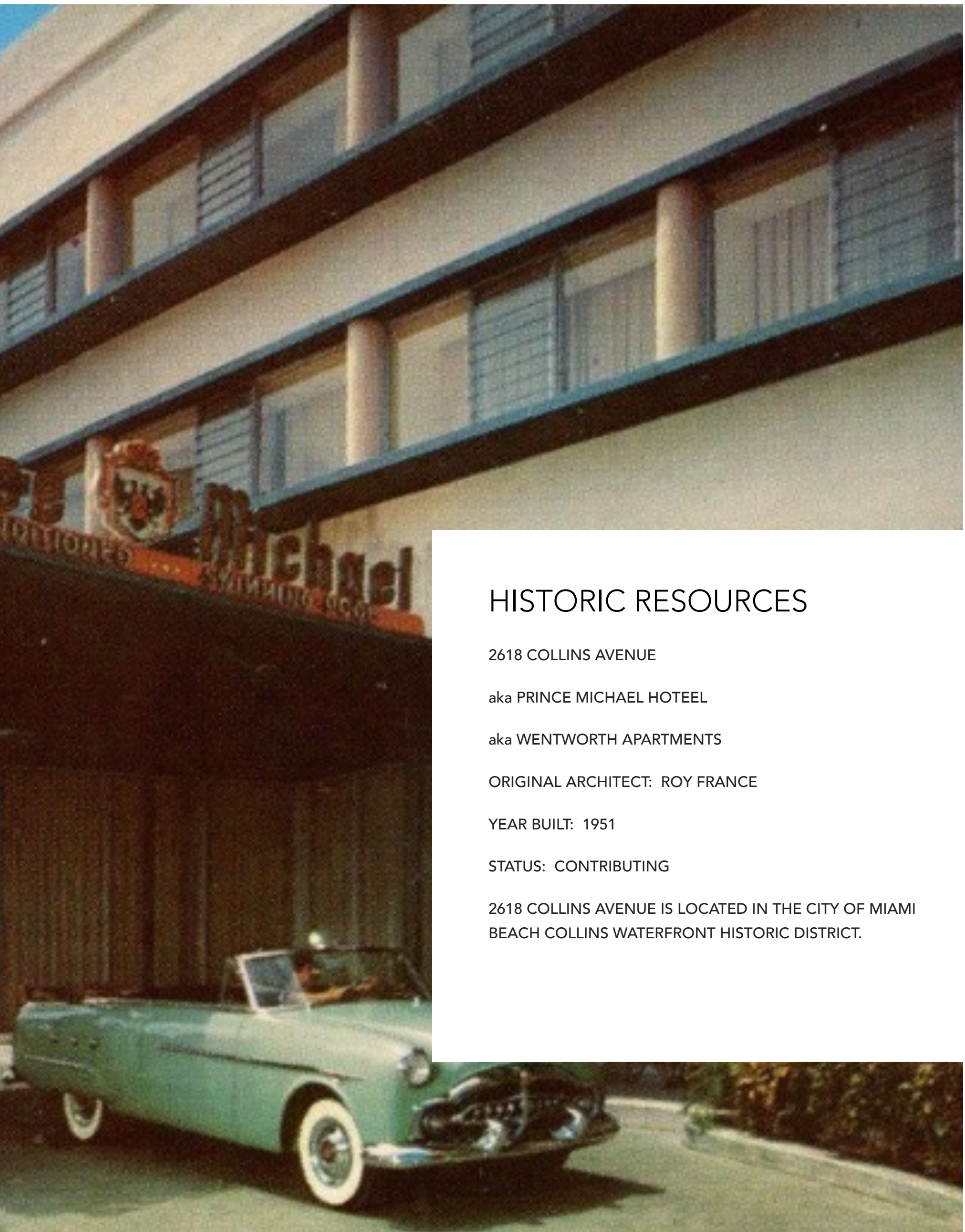




AERIAL PHOTOGRAPH WITH LAKE PANCOAST AT CENTER WITH 2618 COLLINS AVENUE HIGHLIGHTED BY ARROW. (5)

BELOW: POSTCARD COLORED PHOTOGRAPH OF INDIAN CREEK BELOW 41ST STREET. THE PINKISH TOWER AT CENTER LEFT IS THE CADILLAC HOTEL BY ARCHITECT ROY FRANCE. (6)





HISTORIC RESOURCES

2618 COLLINS AVENUE

aka PRINCE MICHAEL HOTEEL

aka WENTWORTH APARTMENTS

ORIGINAL ARCHITECT: ROY FRANCE

YEAR BUILT: 1951

STATUS: CONTRIBUTING

2618 COLLINS AVENUE IS LOCATED IN THE CITY OF MIAMI
BEACH COLLINS WATERFRONT HISTORIC DISTRICT.



PHOTOGRAPH FROM POSTCARD CIRCA 1950'S

2618 COLLINS AVENUE is an excellent and often over-looked example of small scale urban MiMo mid-century architecture. The strong front horizontal window bands recall the words of Architect Erich Mendelssohn, "who espoused the "horizontal tendency", claiming it by nature more appropriate to a democratic industrial society with its parallel connections of elements." (4)

The impactful architecture along Collins Avenue indeed becomes a strong horizontal branding element for the hotel, instantly identifying this facade in the neighborhood.

It is ironic that the Architect for this building - Roy France - is best known for his series of beach-front skyscraper hotels in Miami Beach. His advice regarding design was, "Let in the air and sun. That's what people come to Florida for."

After World War II he went on to contribute such landmarks of the Post War Modern style as the Saxony and the Sans Souci Hotels on Collins Avenue at 32nd Street, and the Casablanca further northward.

The coordinated flagstone clad columns and partial front and rear facing flagstone walls appear to be historic as they appear in historic photographs as seen above. Unfortunately there are no original architectural drawings. And stone was a preferred accent material in mid-century buildings.

Neon signage was also all the rage in 1950's Miami Beach. As the Architect for many hotels in the neighborhood, France typically utilized the hotel signage as a decorative foil to the lines of the architecture.

The Building Card noted 5 neon signs:

- 1) Roof Sign reading "Prince Michael"
- 2) Flat wall signs reading "Prince Michael"
- 2) Flat wall signs reading "P M"

In addition to the Porte Cochere signage



POSTCARD PHOTOGRAPHS OF THE POOL AREA, CIRCA 1960.

Jacob Snyder on Constitution. Report of sort of Norman:

Joseph Abraham Har- Information, Press by Pre-

members by the Dec. 15 deadline.

Androns Acquire New Prince Michael Hotel on Miami Beach

The Andron Hotel organization has acquired the newly built and just complete Prince Michael Hotel, located on Collins Ave. at 26th Street in Miami Beach. The Prince Michael extends from Collins Avenue through to Indian Creek, and has private dock facilities. The hotel is completely air-conditioned with individual control in each room, and heated throughout. It also includes private salt-water swimming pool and sun deck, the Regal Dinery and Terrace, spacious and ultra-modern lobbies, solarium and steam rooms, play rooms and outdoor patio.

David S. Andron and Eli Andron will operate the Prince Michael Hotel. The Androns have owned and operated hotels for over thirty years in New York, Pennsylvania and Miami Beach. They are the owners, together with David Levinson, of the Sorrento Hotel, of the fabulous Loon Lake Hotel in the Adirondacks in Loon Lake, N.Y., a resort city, with over 350 guest rooms, 60 cottages and 35 additional buildings, as well as 6 lakes, an 18-hole championship golf course and every sports facility. Among other Northern hotels which the Androns have conducted are the famous Mountain House in Haines Falls, N.Y., the Brighton and Hamilton Hotels in Long Beach, L.I., and Camps Delanore and Delawaxen in the Poconos.

Among the hotels which they have been operating in Miami Beach are the Alamac, Senator, Ocean Spray, Ocean Grande, Pierre and Crest Hotels, and most recently,

Zionist Organization Convention Toronto.

Pioneer Women's Organization Council meeting, Labour Zionist Centre, 8.30 p.m.

TUESDAY, 8th

Shaar Hashomayim Women's Institute, 1.30 p.m.

Ladies Auxiliary Mount Sinai Sanatorium luncheon, 12.30 p.m.

Baron de Hirsch Institute and Jewish Child Welfare Bureau, Board of Directors meeting, Board Room, 7 p.m.

Talmud Torahs' campaign, January 8th-12nd.

WEDNESDAY, 9th

Jewish Junior Welfare League luncheon.

THURSDAY, 10th

Mount Royal Lodge, B'nai B'rith general meeting, Mount Royal Hotel, 8.30 p.m.

JEWISH CALENDAR (LUACH 5712)

| 1951 | |
|------------------------------|----------------|
| Rosh Hodesh Tevet..... | Sat. Dec. 29 |
| 1952 | |
| Rosh Hodesh Shevat..... | Mon. Jan. 28 |
| Hamisha Asar B'Shvat..... | Mon. Feb. 11 |
| *Rosh Hodesh Adar..... | Wed. Feb. 27 |
| Rosh Hodesh Nisan..... | Thurs. Mar. 27 |
| Passover (1st day)..... | Thurs. Apr. 10 |
| *Rosh Hodesh Iyar..... | Sat. Apr. 26 |
| Lag B'Omer..... | Tues. May 13 |
| Rosh Hodesh Sivan..... | Sun. May 25 |
| Shavuot (1st day)..... | Fri. May 30 |
| *Rosh Hodesh Tammuz..... | Tues. June 24 |
| Rosh Hodesh Av..... | Wed. July 23 |
| Tisha B'Av..... | Thurs. July 31 |
| *Rosh Hodesh Elul..... | Fri. Aug. 22 |
| 5713—1952 | |
| Rosh Hashanah (1st day)..... | Sat. Sept. 20 |

Holidays begin the evening of the preceding day.

*The second day of Rosh Hodesh, which is the first day of the new month, is given.

the Tower and Albion Hotels. The Prince Michael had its premiere opening last week.

elder son, just plans in the future York company to the English prov

On the person an effervescent, sort of fellow. wife have been years, and have sons. They ma Los Angeles, Ca permanent home ades."

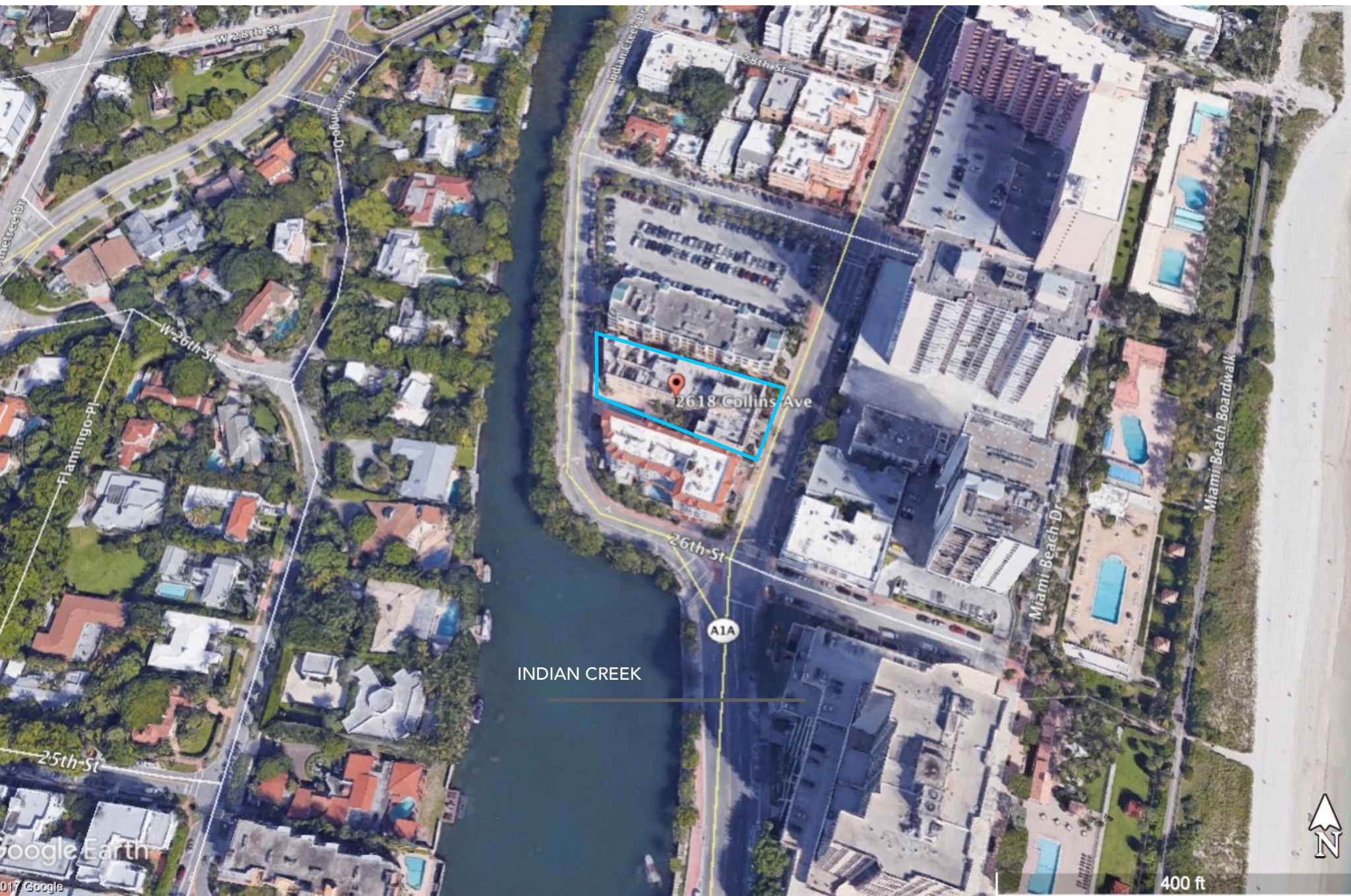
What could favorite dish borscht. Here Katz gave me. when Mickey v Betty Hutton d did some show key discovered restaurant there this recipe for his wife.

1 lb. fat fl
1 lamb breas
1 large can t
1 large head
2 or 3 quart
3 large onion
salt, sugar
taste. If
are used,
size of a

Shred cabbag
Then wash the
boiling water
water off. Sim
meat together,
water so it do
meat is three-f
or 3 quarts of
the ingredients
citric acid and
most done (ab
hours) add le
keep tasting,
Cook for one

in the open being spon- mmittee. The ks ago, was rtakover.

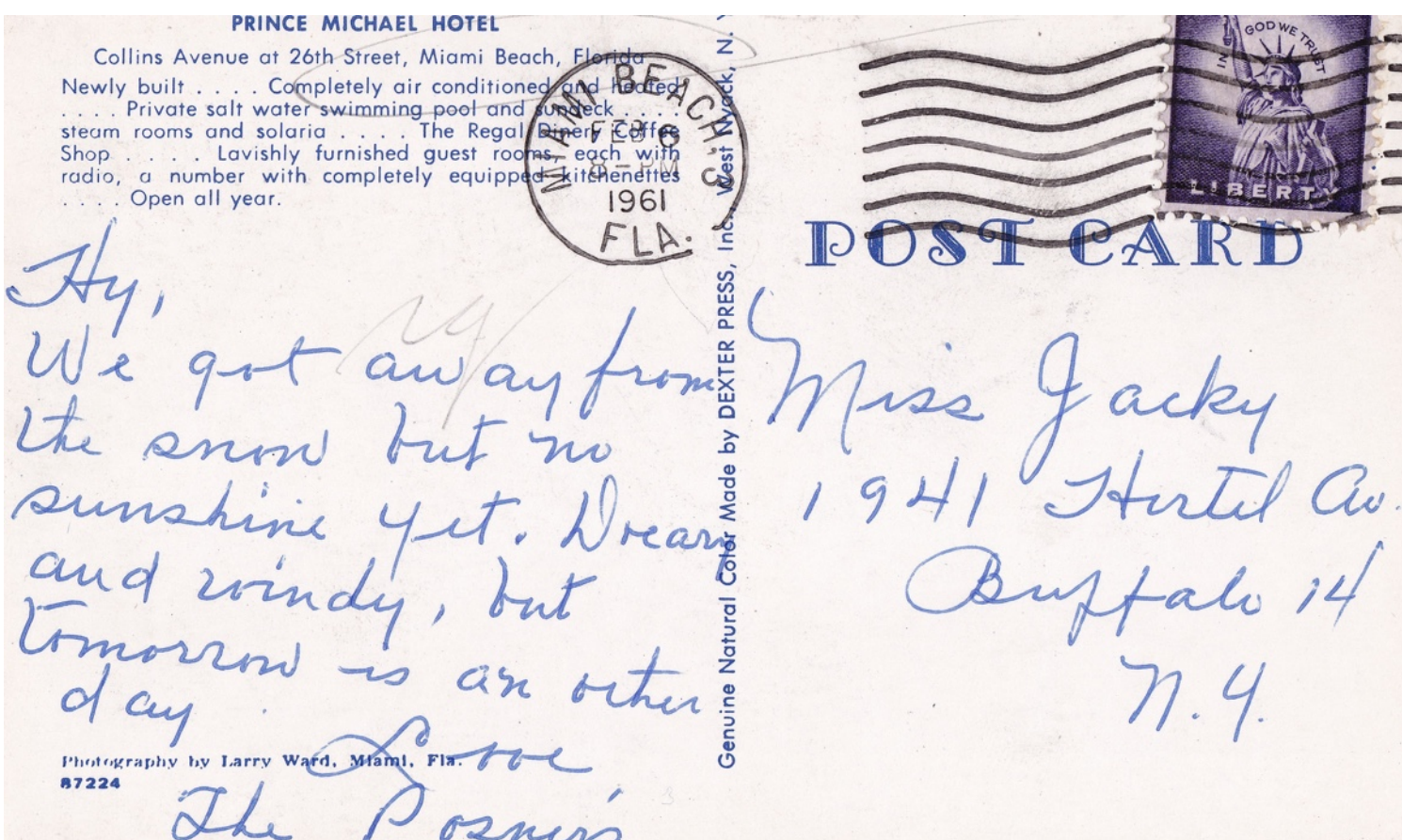
Organization organization rty in Israel. ting was A. tive director ation for La-



AERIAL PHOTOGRAPHIC VIEW OF IMMEDIATE NEIGHBORHOOD COURTESY GOOGLE EARTH



POSTCARD CIRCA 1950'S - FRONT PHOTOS
AND BACK WITH DESCRIPTION OF HOTEL
(COLLECTION OF ARTHUR MARCUS)





1951PHOTOGRAPH (8)



JUL • 64

1964 PHOTOGRAPH (8)



1958 PHOTOGRAPHS (8)



Loading...



JUL • 64

Loading...

ABOVE:
1964 PHOTOGRAPH (8)



NOV. 1958

BELOW:
1958 PHOTOGRAPH (8)



ABOVE: PARTIAL PHOTOGRAPH
OF WEST ELEVATION, 1964 (8)

BELOW: PHOTOGRAPH OF
PARTIAL SOUTH AND WEST
ELEVATIONS, 1958 (8)





1958 PHOTOGRAPH OF SIGN ON SOUTH ELEVATION
ALONG INDIAN CREEK DRIVE. (8)



2017 PHOTOGRAPHS

Originally known as the Wentworth Apartments, the building was formerly known as the Prince Michael Hotel and is now known as the Prince Michael Condominium. This is a unique low rise building designed by the noted Architect Roy France in 1951 in the Miami Modern architectural style. It is unique in that France is best known as the architect of many of the high-rises gracing the beachside of Collins Avenue in mid-Miami Beach.. It is not known where the name of the Hotel originated.





EAST (FRONT) ELEVATION LOOKING SOUTH



MEDALLION INSET INTO TERRAZZO AT FRONT ENTRANCE PORCH



PHOTOGRAPHS OF TYPICAL WINDOW FRAME DETAILS



EAST (FRONT) ELEVATION LOOKING NORTH



VIEWS TOWARDS POOL (REAR) ENTRANCE TO LOBBY





REAR (WEST) POOL AREA LOOKING EAST



WEST (REAR) ELEVATION ALONG INDIAN CREEK DRIVE - PHOTOGRAPH 2016



PHOTOGRAPHS FROM INDIAN CREEK DRIVE



ABOVE: VIEW OF SOUTH (SIDE) ELEVATION

LEFT: ORIGINAL CONCRETE SIGNAGE PYLON STILL EXISTS ALONG INDIAN CREEK DRIVE ALONG WITH A PORTION OF THE ORIGINAL NEON SIGNAGE.



VIEW LOOKING WEST FROM LOBBY TO COLLINS AVENUE.



ALTHOUGH THE BUILDING IS ORIENTED HORIZONTALLY ON THE EXTERIOR, ON THE INTERIOR THE ARCHITECT HAS GIVEN AN EXTRA TALL CEILING THROUGHOUT THE LOBBY AREA ADORNED WITH THE TYPES OF SIMPLE CYLINDRICAL + CHUNKY COLUMNS WITH MINIMAL DETAILING - TYPICAL IN THE DETAILING OF ARCHITECT ROY FRANCE'S BEACHFRONT SKYSCRAPER HOTELS IN MIAMI BEACH. THE ANGULAR BUMP-OUT ON THE TOP PHOTO AND THE ROUNDED BUMP-OUT IN THE LOWER PHOTO APPEAR TO BOTH BE NON-HISTORIC

ABOVE: LOOKING SOUTH AT LOBBY

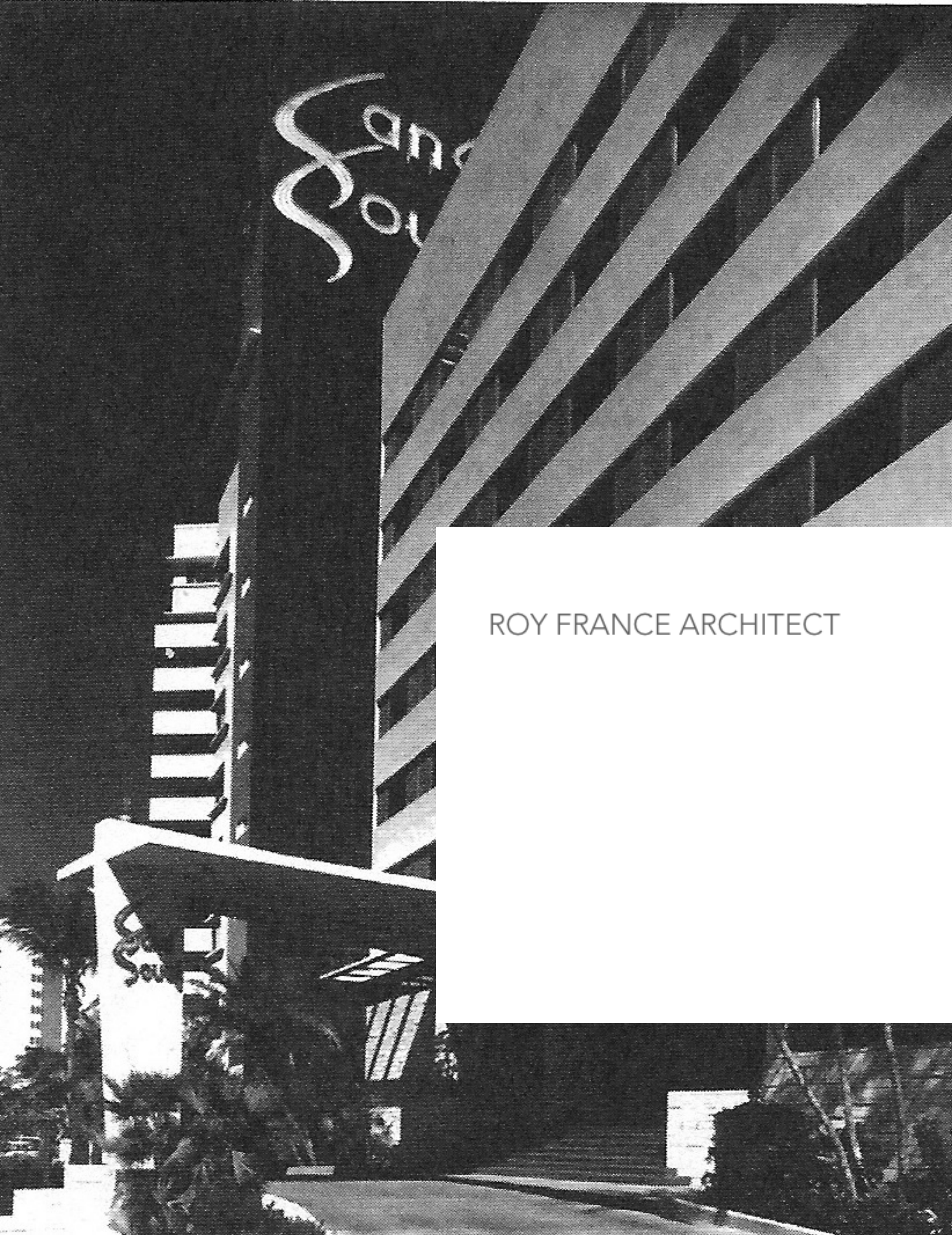
BELOW: LOOKING NORTHEAST AT LOBBY



ABOVE: VIEW TOWARDS NON-HISTORIC MAILBOX ENCLOSURE AT LOBBY

BELOW: HISTORIC SERRATED WALLS ADJACENT TO POOL ENTRANCE AT LOBBY





ROY FRANCE ARCHITECT

ROY FRANCE ARCHITECT

Roy F. France (1888–1972) was born in Hawley, Minnesota, and studied at the Armour Institute of Technology (1905–06) and the Chicago Technical School. As a young man, he worked as a draftsman in Chicago. He was a hotel architect in the Windy City until he and his wife took a train trip to Florida in 1931 and enjoyed it so much that they settled permanently in Miami Beach. (1)

Here, he designed dozens of prominent Art Deco and Post-war Modern oceanfront hotels, virtually creating the Miami Beach skyline, particularly in the Mid-beach area. Many of France's Miami Beach buildings have been demolished but 20 still remain between 24th and 44th Streets. (1)_

His philosophy for design was to "Let in the air and sun. That's what people come to Florida for." France was one of a small group of Architects just before and after World War II who shaped and designed a new Miami Beach - a city for tomorrow.

In this Collins Waterfront neighborhood, France was by far the most prolific architect. France was a hotel architect in Chicago until he and his wife took a train trip to Florida and enjoyed it so much that they moved permanently to Miami Beach, where he designed dozens of prominent hotels in Art Deco and Post War Modern styles adapted to local conditions. His son, Roy France, Jr., worked as his partner briefly but died at a young age. (1)

REPRESENTATIVE PROJECTS:

CADILLAC HOTEL, MIAMI BEACH
CASABLANCA HOTEL, MIAMI BEACH 1949
CAVALIER HOTEL, MIAMI BEACH 1936
EDGEWATER BEACH, MIAMI BEACH
LAUDERDALE BEACH HOTEL, FORT LAUDERDALE 1936
NATIONAL HOTEL, MIAMI BEACH 1940
OCEAN GRANDE HOTEL, MIAMI BEACH (DEMOLISHED)
PALMS HOTEL, MIAMI BEACH
SANS SOUCI HOTEL, MIAMI BEACH
SAXONY HOTEL, MIAMI BEACH
SEA ISLE HOTEL, MIAMI BEACH
SHOREMEDE HOTEL, MIAMI BEACH (DEMOLISHED)
SOHO BEACH HOUSE, MIAMI BEACH
SOVEREIGN HOTEL, MIAMI BEACH
ST MORITZ / LOEWS MIAMI BEACH, 1939
VERSAILLES HOTEL, MIAMI BEACH
WHITMAN HOTEL, MIAMI BEACH (DEMOLISHED)

TOP PHOTO: CAVALIER HOTEL, MIAMI BEACH

MIDDLE PHOTO: CADILLAC HOTEL, MIAMI BEACH

LOWER PHOTO: CADILLAC HOTEL ENTRY, MIAMI BEACH

PREVIOUS PAGE: SANS SOUCI HOTEL, MIAMI BEACH



ALTERATIONS & ADDITIONS

#63861 Metropolitan Air Cond.: Repair floor of cooling tower - \$176 - Dec. 9, 1960
 #63053 T & T Painting Co: Partial outside & inside painting - \$1400- Sept. 28, 1960

Building Permits#37634 Five signs (1 roof sign reading "PRINCE MICHAEL"- 192 sq.ft.\$800.)(Two flat wall signs reading "PRINCE MICHAEL"- 160 sq.ft. \$600)(Two flat wall signs reading "M.P." 44 sq.ft. \$300..) Claude Southern Corp., contr. \$1,700..12/ 6/51

#37674 Passenger Elevator -2,500 lbs. or 15 passengers-Eastern Elevator Co., contr. \$12,750..Dec.12,1951

#37749 Remodeling for dining room as per Zoning Ordinance #289- Apt.-Hotel-Jack Mintzer \$ 1,000....Dec. 21, 1951

#37865 115 ton air condition- see plan #37653(plan for above same)-Roy F.France, arch: John Sasnett, engr: Jack Mintzer, contr. \$ 40,000:..Jan. 18, 1952
 #42523 Painting: Thomas Goddard: \$ 1,000:..Aug. 26, 1953

#52626 T&T Painting: Exterior Painting - \$1800 - Oct. 17, 1958
 #61586 Amber Fuel Oil Co: Install 1-1000 gal fuel oil tank underground, No. side, Fire Report #2797 - \$300 - April 11, 1960
 Plumbing Permits#32895 Fixzit Plumbing: 2 sinks, 1grease trap, 3 floor drains, 4 safe waste drains, 1 soda fountain, 1 gas range, 1 gas water heater, 1 steam table, 1 frylator- 1 OK -L.Rothman 1/18/52 Jan. 18, 1952

Electrical Permits#35674 Claude Southern Corp: 18 neon transformers- Dec. 6, 1951 ok 5/8/52 PM
 #35712 Eastern Elevator: 1 motor- 12/12/51

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

| DATE ISSUED | PROCESS NO. | DESCRIPTION OF WORK | WORK COST | CUMULATIVE WORK COST | APPRAISED BLDG. VALUE BEFORE REMODEL % | COMMENTS | BUILDING PERMIT NO. |
|----------------|----------------|------------------------|--------------|-------------------------|---|--|------------------------|
| | | | | | | <p style="text-align: center;"><u>INSPECTION AND APPEAL PROCEDURE</u></p> <p>The following review process and appeal procedures are only applicable to violation notices that relate to units which have illegally installed kitchens and units which are below the minimum size established by the City. The South Florida Building Code, the Miami Beach Property Maintenance Standards, the Miami Beach Zoning Ordinance and Fire Codes remain in full force and effect.</p> <p>The Code Enforcement Officer will identify those buildings which have illegally installed kitchens and/or undersized units and issue the appropriate violation notice based upon the current standards as presented in the City's regulations. The property owner will be advised that he may seek a hearing pertaining to the undersized units and/or illegally installed kitchens before the Board of Adjustment. The Officer will suggest that he contact the Planning & Zoning Department for purposes of filing the appeal. If an appeal is not filed or compliance not obtained within 90 days of the notice of violation and final order, a hearing before the Code Enforcement Board will be scheduled. If the appeal is filed within the 90-day period, then a hearing will be scheduled before the Board of Adjustment for its adjudication of the matter. The Planning & Zoning Director, in formulating his recommendation to the Board of Adjustment, shall utilize the criteria below. Should the Board of Adjustment approve the appeal, then the owner will file an application with the Building Department for a building permit. Should the appeal be denied, then the owner will be required to comply with all applicable laws and codes.</p> <p style="text-align: center;"><u>CRITERIA FOR RETENTION OF UNDERSIZED UNITS AND ILLEGALLY INSTALLED KITCHENS</u></p> <ol style="list-style-type: none"> 1. The Miami Beach Property Maintenance Standards, Miami Beach Zoning Ordinance (excluding unit size, density and kitchens), South Florida Building Code and Fire Codes shall be complied with based upon the current standards and regulations. 2. <u>Historic Structures</u> - If the building is an historic structure, the exterior improvements (paint, windows, door, architectural detailing) shall substantially meet the design criteria as listed in the U.S. Secretary of Interior Standards for the Rehabilitation of Historic Structures prior to the City approving the units. The term "historic conforming structure" shall mean those buildings which are either contributing or conforming in architectural style, scale, setback, date of construction and/or historic association and/or are listed as such on the Historic Property Data Base as maintained by the Planning & Zoning Department. Buildings which are not considered historic shall have facade improvements which are consistent with the architectural style in which they were designed. 3. <u>Density, Unit Size, Kitchens</u> - The determination as to density, unit size and whether kitchens are permitted shall be based upon the room configuration and sizes permitted by the City. Data which is maintained on the City's building card, Occupational Licenses, microfilm and other City records shall be utilized in determining the number of permitted units and kitchens. Appeal of the violation notice shall be to the Board of Adjustment under the procedures as set forth above. 4. <u>Length of Ownership, Number of Code Violations, Police and Fire Calls</u> - How long a property has been owned by a | |

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

MLB/mr/rlw
07/16/87
09/09/87
09/29/87

ANALYSIS

The following is the Department's analysis based upon the criteria listed in the Inspection and Appeal Process:

CRITERIAANALYSIS

1. Codes

Consistent - On March 28, 1983, 29 violations, mostly of a minor nature, were cited. These deficiencies were subsequently corrected and the case closed on October 2, 1983. No current violations exist other than those which are the subject of this variance request.

2. Historic Structure

Not Consistent - This building, constructed in 1931, is not considered to be a historic structure.

3. Density

Not Consistent - The Density is 183 units/acre. The existing density of 183 units/acre exceeds the allowable density of 140 units/acre by 30%. All 90 units are below the 400 sq. ft. minimum.

4. Length of Ownership
History of Code Violations
Police Activity
Fire Inspection

Consistent - The applicant has been owner of the subject property for approximately 16 months. The building has no serious history of code violations, and previous violations were removed in a sufficient and timely manner.

The most recent fire inspection, on February 6, 1987, found 13 violations primarily involving lack of fire rated doors, self-closing hardware, and other deficiencies involving exits. It should be noted that these violations were issued prior to the current owners' purchase, and all violations have since been corrected.

Police activity at the subject property for the past year indicates 32 calls, including 10 reports of suspicious persons, 3 disturbances, 1 burglary, 1 theft and 1 auto theft.

5. Minimum Unit Size

Not Consistent - All the units are below 400 square feet minimum. The average unit size is 286.45 sq. ft.

AUGUST 12, 1988

CRITERIA

6. Dade County Unsafe Structures Board
7. Vacant, Closed or of Non-Conforming Status
8. Date of Acquisition

ANALYSIS

Consistent - This building is not under order of the Dade County Unsafe Structures Board.

7. Not Consistent - The building is currently occupied, but is otherwise non-conforming.

Consistent - The owner's application indicates the property was acquired in March, 1987. This was prior to the September 16, 1987 initiation of the City-wide Code Enforcement program.

SUMMARY OF RECOMMENDATION

As the applicant has substantially complied with the above criteria, it is recommended that the variances be approved with the following conditions:

1. The applicant shall submit plans for a building permit which shall be approved by the Planning & Zoning Department prior to the issuance of the permit and the completed project prior to the issuance of a Certificate of Completion or Occupational License. The building permit application is for the following work:
 - a. A detailed landscape plan shall be submitted. The plan shall include, but not be limited to:
 - (1) Clearing and replanting of the out lots along Indian Creek, and
 - (2) Planting of raised beds in front of the building.
 - (3) The landscape plan and installed materials shall be approved prior to the issuance of a Certificate of Occupancy;
 - b. All neon signage to be in working order;
 - c. Repaint front (east) facade and appropriate portions of the west facade;
 - d. Repaint logo/sign and area around said sign on south facade.

Attachments

JK:CH:ash:m
Variance 2

cc: Harold Rosen

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

9
FILE NO. 1912 PRINCE MICHAEL HOTEL
AVENUE HOTEL CORPORATION
2618 COLLINS AVENUE

REQUEST BY APPLICANT FOR A EXTENSION OF TIME OF TWO YEARS TO REPAIR OR REPLACE DETERIORATED SEAWALLS.

Board approved a two year period to comply or until Code Enforcement Division enforces rehabilitation of all deteriorated seawalls along Indian creek south of 41st Street.

PC:hm:jm

zba

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

BOARD OF ADJUSTMENT

SUMMARY

FRIDAY, NOVEMBER 4, 1988 -9:00 A.M.

1700 Convention Center Drive
Commission Chambers -Third Floor
Miami Beach, Florida 33139

1. FILE NO. 1912-A

17084

AVENUE HOTEL CORP., A FLORIDA CORPORATION
2618 COLLINS AVENUE
NORTH 50 FT. OF LOTS 2 and 11 and the
SOUTH 50 FT. OF LOTS 3 and 10; BLOCK 7
AMENDED IN PLAT OCEANFRONT PROPERTY; PB 5/7&8

JAM

NOV 23 1988

"AFTER THE FACT"

"APPEAL FROM ADMINISTRATIVE DECISION"

THIS CASE WAS DEFERRED BY THE BOARD FROM ITS MEETING OF AUGUST 19, 1988.

THE APPLICANT IS APPEALING AN ADMINISTRATIVE DECISION THAT THE SUBJECT PROPERTY SHALL CONSIST OF 57 UNITS (24 HOTEL ROOMS AND 33 APARTMENTS). THE APPLICANT REQUESTS THE BOARD APPROVE 90 UNITS (57 HOTEL ROOMS WITHOUT KITCHENS AND 33 HOTEL ROOMS WITH KITCHENS). THIS APPEAL IS PURSUANT TO THE RULES AND PROCEDURES OF A RESOLUTION APPROVED BY THE CITY COMMISSION.

APPLICANT REQUESTS THE BOARD APPROVE THE RETENTION OF 66 HOTEL ROOMS THAT DO NOT MEET THE MINIMUM REQUIRED 400 SQ. FT. OF FLOOR AREA AND THE RETENTION OF KITCHENS WHICH WERE INSTALLED WITHOUT BUILDING PERMITS IN 33 OF THOSE 66 ROOMS. (THESE ROOMS WERE CREATED AS PART OF AN ILLEGAL CONVERSION OF 33 APARTMENTS INTO 66 HOTEL ROOMS).

The Board GRANTED THE APPEAL for a six month extension of time in which to complete the work and comply with all conditions as required by Variance #1843, first heard on September 11, 1987 and an Appeal of Administrative Decision (File #1912) heard on August 19, 1988 which was reset to be heard on November 4, 1988. A building permit for all work must be obtained by January 4, 1989 and all work including all the repair to the seawall must be completed within six months or the variance and appeal will become null and void.

BUILDING PERMITS:

#M8801317 - Airstron Inc. - 1 9800 Cooling towers - 8-9-88 *OK*

#M8900639 - Airstorn Inc. - A/C central replacement of 3-20ton a/c units - 5-2-89 *OK*

ELECTRICAL PERMITS:

#BE891724 - Metro Electric - New smoke detectors (90) - 9-25-89 *OK*

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

43

ALTERATIONS & ADDITIONS

Building Permits:

- #1970-/Belcher Oil Co.- 2 Hot Water Boilers-Hotel.-\$1200-3-14-72
#2146-Sun State Air Cond- 60 Tons Air Cond. Central-\$19,000-7-12-72
#01858-Abbott Roofing Co.-Re-roofing-\$7850-10-3-72
#3460-Parks & Thompson Inc.- 15ton central a/c-\$5400-1-13-76
M04220-Parks Thompson-replace water tower and condenser-\$9100-8-16-78
#14099-A C Gonzalez-Outside painting-\$2000-11-1-78
#M08047 4/18/86 Acme Chute Co - trash chute repair
#M08047 4/18/86 Acme Chute Co - trash chute repair
-

Plumbing Permits: #49337-Serota Plumbing- 54 Sink, Residence; 20 Gas Outlets-8-16-72

- #53955-Sally Rapkin- pool piping-7-30-76
#60583-Silver Plumbing- general repairs-3-16-77

- 60597-Weather Tight Co.- 3" domestic well-3-21-77
#57681-Felix Fera Plumbing- converting oil to gas-9-19-79
#57958- S and R Plumbing- 1 boiler-12-4-79
58041-Peoples Gas System- 1 meter set(gas)12-31-79
-

Electrical Permits:

- #72299-Ocean Electric- Fire alarm system; 6 sirens; 8 pulls; 1 master-5-30-75
#72846-Foster Electric- 2 pump motors 0-1HO; 1 15ton a/c-1-12-76
#74934-Chino Electric- 1 motor 3 HP, 1 motor 5HP-8-16-78

5. FILE NO. 1843

17089

AVENUE HOTELS CORPORATION
2618 COLLINS AVENUE
THE NORTH 50' OF LOTS 2 & 11
AND THE SOUTH 50' OF LOTS 3 & 10;
BLOCK 7; AMENDED PLAT OCEANFRONT PROPERTY
PB 57&8

NOV 5 1987

APPLICANT WISHES TO AMEND THE CONDITION THAT THE BULKHEAD ALONG THEIR OUTLOTS ON INDIAN CREEK BE REPAIRED/REPLACED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND AN OCCUPATIONAL LICENSE. (THIS WAS A CONDITION IMPOSED BY THE BOARD IN CONNECTION WITH THE GRANTING OF VARIANCES FOR THE OPERATION OF A RESTAURANT).

THE APPLICANT IS REQUESTING A TWO-YEAR TIME LIMIT FROM THE DATE A PERMIT AND LICENSE ARE ISSUED TO COMPLY WITH SAID CONDITION.

Approved. Applicant to repair or replace bulkhead within six (6) months of obtaining a Certificate of Occupancy for the restaurant.

Mr. Bob Blum has been designated as the Board's representative. Construction to begin by March 31, 1988. Permit to be obtained within 60 days of this meeting.

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

The following matters were also discussed:

Oct. 7, 1988

AVENUE HOTEL CORP., A FLORIDA CORPORATION
2618 COLLINS AVENUE

FILE NO. 1912

17089

11081
Discussion regarding offer by owners of the Prince Michael to donate the outlots on Indian Creek to the City.

This case is scheduled to be heard at the November 4, 1988 meeting.

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

17089

TO: CHAIRMAN & BOARD MEMBERS
ZONING BOARD OF ADJUSTMENT

FROM: JUD KURLANCHEK
PLANNING & ZONING DIRECTOR *JK*

AUGUST 12, 1988

SUBJECT: PLANNING DEPARTMENT RECOMMENDATION: AUGUST 19, 1988 MEETING

FILE NO. 1912 AVENUE HOTEL CORP., A FLORIDA CORPORATION
2618 COLLINS AVENUE
NORTH 50 FT. OF LOTS 2 and 11 and the
SOUTH 50 FT. OF LOTS 3 and 10; BLOCK 7
AMENDED IN PLAT OCEANFRONT PROPERTY; PB 57&8

BACKGROUND

On September 16, 1987, the City Commission adopted the attached Inspection and Appeal Process which is to be used by the Board of Adjustment in reviewing violation notices that relate to units which have illegally installed kitchens, are below the minimum size established by the City, or exceed density limitations. In the majority of cases, these occurred several years ago, when purchasers of property were unaware that these problems existed in the building. The purpose of this procedure is to resolve the violations. (See attachment 1 for a copy of the Inspection and Appeal Process.)

The applicant is appealing an Administrative Decision which limited the subject property to a maximum of 57 units (24 hotel rooms and 33 apartments). The building was originally constructed in 1951 as a 57 unit residential building, with 33 apartments and 24 hotel rooms. At some point after the original construction, the 33 apartment units were illegally converted to 66 hotel rooms while the kitchens were retained in the 33 units. The applicant is now requesting retention of a total of 90 units, 57 hotel rooms without kitchens and 33 hotel rooms with kitchens.

BOARD OF ADJUSTMENT SUMMARY

AVENUE HOTEL CORP., A FLORIDA CORPORATION
2618 COLLINS AVENUE
NORTH 50 FT. OF LOTS 2 and 11 and the
SOUTH 50 FT. OF LOTS 3 and 10; BLOCK 7
AMENDED IN PLAT OCEANFRONT PROPERTY; PB 5

"APPEAL FROM ADMINISTRATIVE DECISION"

THE APPLICANT IS APPEALING AN ADMINISTRATIVE DECISION THAT THE SUBJECT PROPERTY SHALL CONSIST OF 57 UNITS (24 HOTEL ROOMS AND 33 APARTMENTS). THE APPLICANT REQUESTS THE BOARD APPROVE 90 UNITS (57 HOTEL ROOMS WITHOUT KITCHENS AND 33 HOTEL ROOMS WITH KITCHENS). THIS APPEAL IS PURSUANT TO THE RULES AND PROCEDURES OF A RESOLUTION APPROVED BY THE CITY COMMISSION.

APPLICANT REQUESTS THE BOARD APPROVE THE RETENTION OF 66 HOTEL ROOMS THAT DO NOT MEET THE MINIMUM REQUIRED 400 SQ. FT. OF FLOOR AREA AND THE RETENTION OF KITCHENS WHICH WERE INSTALLED WITHOUT BUILDING PERMITS IN 33 OF THOSE 66 ROOMS. (THESE ROOMS WERE CREATED AS PART OF AN ILLEGAL CONVERSION OF 33 APARTMENTS INTO 66 HOTEL ROOMS).

DEFERRED by the Board to the meeting of November 4, 1988.

| DATE | PROCESS | DESCRIPTION | WORK COST | CUMULATIVE WORK COST | APPRAISED BLDG. VALUE BEFORE REMODEL | % | COMMENTS | BUILDING PERMIT NO. |
|--------|---------|-------------|-----------|----------------------|--------------------------------------|---|----------|---------------------|
| ISSUED | NO. | OF WORK | COST | WORK COST | VALUE BEFORE REMODEL | % | COMMENTS | PERMIT NO. |

5. FILE NO. 1843

17089

AVENUE HOTELS CORPORATION
2618 COLLINS AVENUE
THE NORTH 50' OF LOTS 2 & 11
AND THE SOUTH 50' OF LOTS 3 & 10;
BLOCK 7; AMENDED PLAT OCEANFRONT PROPERTY
PB 5/7&8

SEP 11 1987

APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO OPERATE A RESTAURANT IN A BUILDING THAT CONTAINS LESS THAN THE MINIMUM REQUIRED 100 UNITS:

1. Applicant wishes to waive Section 7-3B.5. that requires an apartment/hotel building to contain at least 100 units to qualify for the operation of an accessory use, and instead, be permitted to operate a restaurant in this building that contains 57 units (24 hotel rooms and 33 apts.).
2. Applicant wishes to waive all of the required 19 off-street parking spaces for the operation of the above mentioned restaurant with 75 seats.

The variance was approved with the stipulation that the following conditions be complied with prior to the issuance of a building permit:

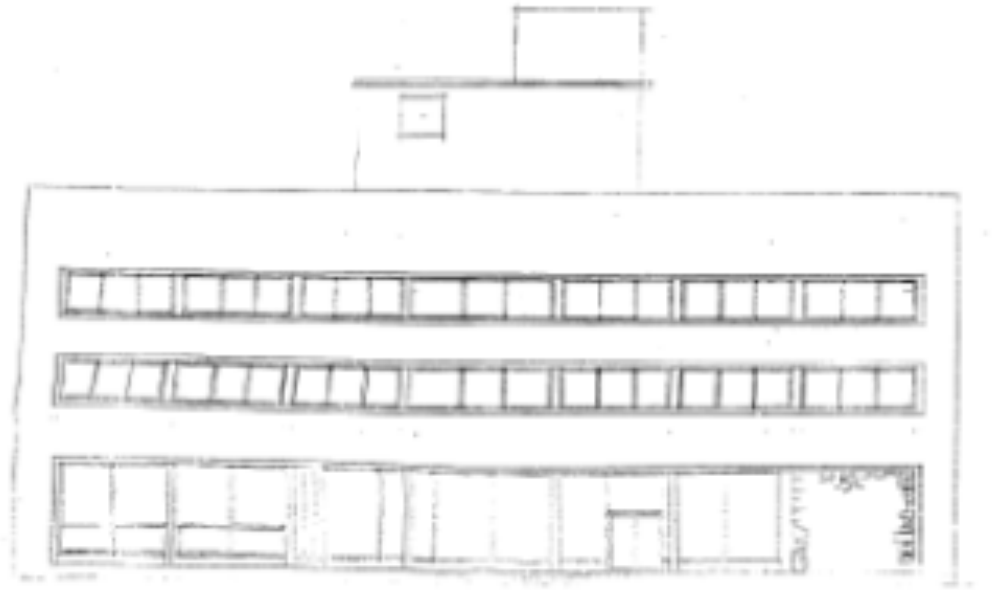
1. The applicant shall repair and/or replace the bulkhead along their outlots on Indian Creek. Plans for a building permit shall include these improvements and an Occupational License for the restaurant shall not be issued until they are completed;
2. The outlots shall be cleaned of debris. The Department shall determine which shrubs and/or trees will be removed and the balance of the area shall be re-sodded and an irrigation system installed. The intent of these improvements is to create a well-maintained lawn with palm trees on this highly visible arterial. A landscape plan shall be approved by the Department prior to the issuance of a building permit and the improvements approved by the Department prior to the issuance of an Occupational License for the restaurant. The applicant and/or property owner shall receive a credit based upon the value of improvements listed in Items #1 & 2 towards the parking impact fee; and,

FILE.
AVENUE
2618 COLLINS AVENUE

3. The applicant and successors shall contribute an amount of money equivalent to the purchase of 9.5 parking decals (cash in lieu of parking decal program) on an annual basis. The first and subsequent direct payments to the City shall be received annually on the anniversary date that the Certificate of Occupancy for the seats was received. Funds generated through the receipt of the cash in lieu of decal program shall be placed in a City account entitled, "Mid-Collins Avenue Improvement Account", which is dedicated towards the construction of improvements in the vicinity of the site and consistent with the Department's neighborhood plan for this area.

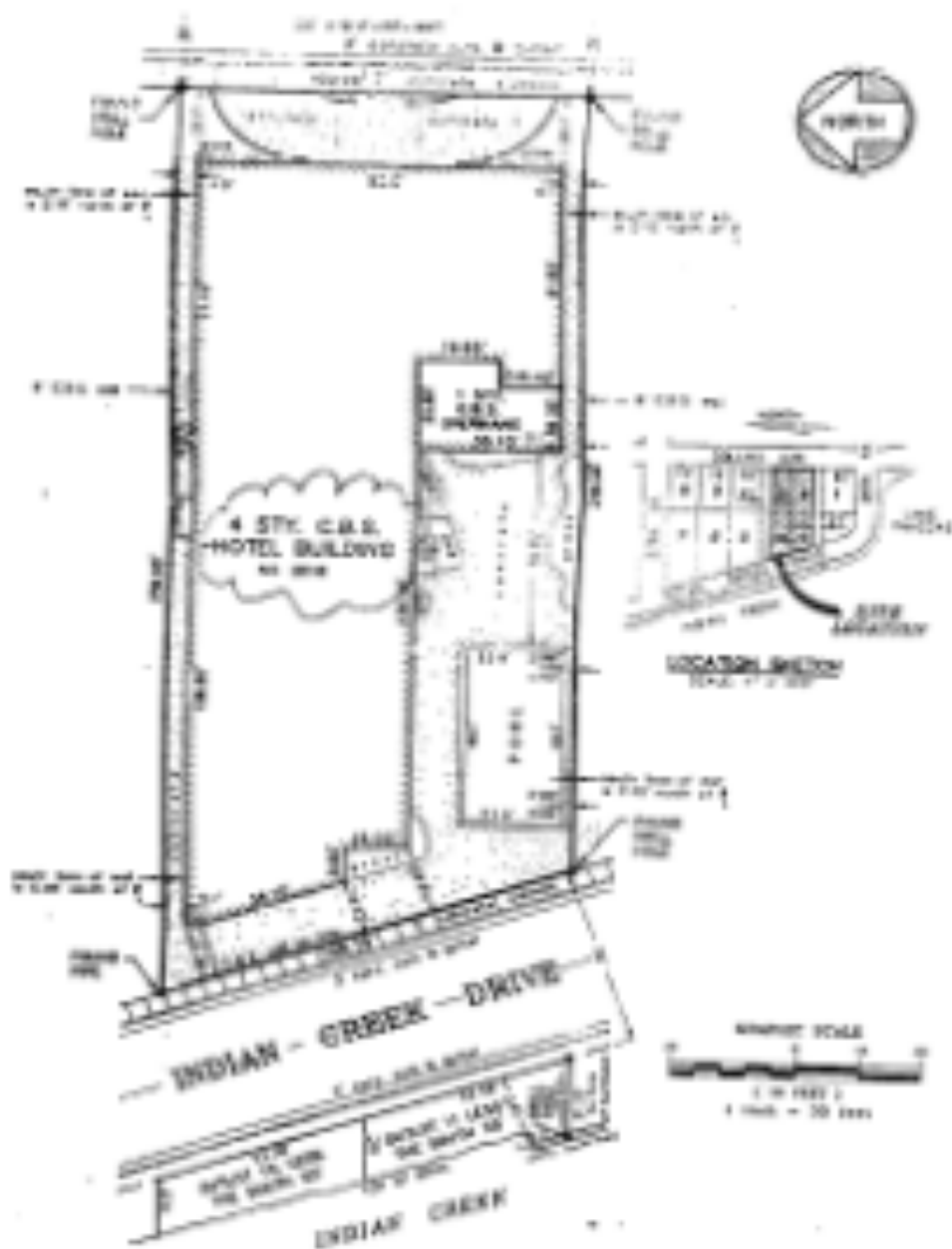
4. Provide proper garbage facilities.

5. Provide proper grease interceptor.



EXISTING CONDITIONS DRAWINGS

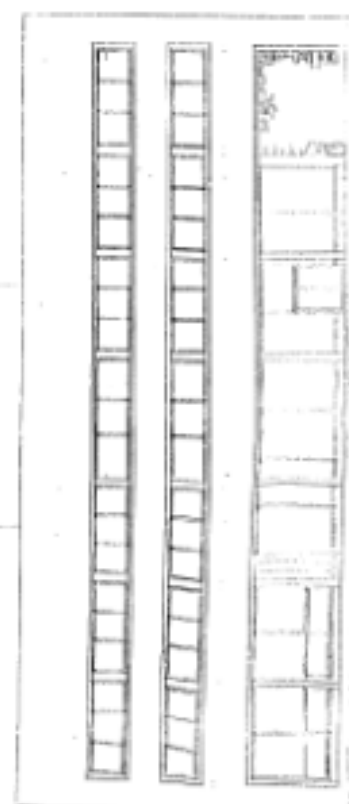
THE FOLLOWING DRAWINGS WERE COMPLETED TO DOCUMENT THE BUILDING FOR MISCELLANEOUS RENOVATIONS IN 1993 BY ROSS-SEIDLER ARCHITECTS OF MIAMI, FLORIDA.



LEGAL DESCRIPTION

LOT 3, less the North 25.00 feet, LOT 2, less the South 25.00 feet, LOT 10 and OUTLOT 10, less the North 25.00 feet, and LOT 11 and OUTLOT 11, less the South 25.00 feet, BLOCK 3, ADJACENT PLAT OF THE OCEAN FRONT PROPERTIES OF THE OCEAN BEACH DEVELOPMENT CO., INCORPORATED, recorded in Plat Book 4 on Pages 7 and 8 of the Public Records of Dade County, Florida. That part of LOTS 2, 3, 10, and 11 described contains 21,800 square feet, more or less, or 0.504 Acres, more or less. The OUTLOTS described contain 1,320 square feet, more or less, or 0.030 Acres, more or less.

| | |
|--|---|
| ROSS - SEIDLER ARCHITECTS P.A. 2000 HOLLYWOOD BOULEVARD HOLLYWOOD FL. 33020 DATE: 1988 PHONE: (305) 973-0000 | |
| PRINCE MICHAEL CONDOMINIUM | COMM. PLANNING NO. 1 OF 2 DATE DRAWN BY |
| 200 COLLINS AVE. MIAMI BEACH FL. | |

[illegible]



JOB COPY

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

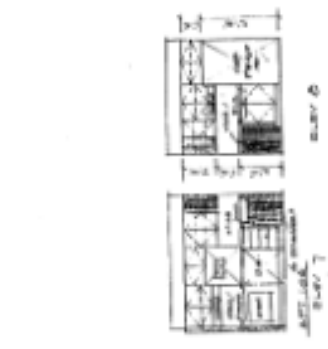
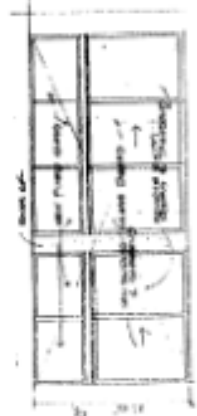
BUILDING _____
 PLUMBING _____
 ELECTRICAL _____
 MECHANICAL _____
 FIRE PROTECTION _____
 PUBLIC WORKS _____
 STRUCTURAL _____
 ARCHITECTURE _____

FILE NO. 25

| | |
|---|-----------------------|
| PROJECT PRINCE MICHAEL CONDOMINIUM 3815 COLLIER AVE. MIAMI BEACH FL. | |
| ARCHITECT ROSS - SEIDLER ARCHITECTS P.A. 400 HOLLYWOOD BOULEVARD FL. MIAMI BEACH FL. 33130 | DATE 4-18-85 |
| PERMIT NO. 4-18-85 | SCALE 1/4" = 1'-0" |

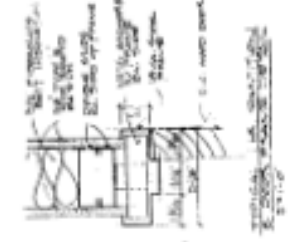
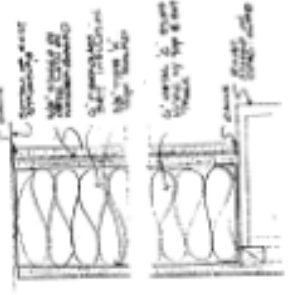
[illegible]

JOB COPY
CITY OF MIAMI BEACH
ISSUED FOR PERMIT BY
UNDESIGNED L.L. HARRIS



| | | | | | |
|--------|----|------|--------|----|------|
| 品名 | 単位 | 数量 | 品名 | 単位 | 数量 |
| 小麦 | kg | 100 | 小麦 | kg | 100 |
| 大豆 | kg | 50 | 大豆 | kg | 50 |
| とうもろこし | kg | 200 | とうもろこし | kg | 200 |
| さつまいも | kg | 150 | さつまいも | kg | 150 |
| じゃがいも | kg | 180 | じゃがいも | kg | 180 |
| かぼちゃ | kg | 120 | かぼちゃ | kg | 120 |
| ピーマン | kg | 80 | ピーマン | kg | 80 |
| なす | kg | 90 | なす | kg | 90 |
| ピーチ | kg | 110 | ピーチ | kg | 110 |
| りんご | kg | 130 | りんご | kg | 130 |
| みかん | kg | 140 | みかん | kg | 140 |
| いちじく | kg | 100 | いちじく | kg | 100 |
| ぶどう | kg | 160 | ぶどう | kg | 160 |
| 梨 | kg | 170 | 梨 | kg | 170 |
| 柿 | kg | 180 | 柿 | kg | 180 |
| 葡萄 | kg | 190 | 葡萄 | kg | 190 |
| いちご | kg | 200 | いちご | kg | 200 |
| バナナ | kg | 210 | バナナ | kg | 210 |
| マンゴ | kg | 220 | マンゴ | kg | 220 |
| パイン | kg | 230 | パイン | kg | 230 |
| りんご | kg | 240 | りんご | kg | 240 |
| みかん | kg | 250 | みかん | kg | 250 |
| いちじく | kg | 260 | いちじく | kg | 260 |
| ぶどう | kg | 270 | ぶどう | kg | 270 |
| 梨 | kg | 280 | 梨 | kg | 280 |
| 柿 | kg | 290 | 柿 | kg | 290 |
| 葡萄 | kg | 300 | 葡萄 | kg | 300 |
| いちご | kg | 310 | いちご | kg | 310 |
| バナナ | kg | 320 | バナナ | kg | 320 |
| マンゴ | kg | 330 | マンゴ | kg | 330 |
| パイン | kg | 340 | パイン | kg | 340 |
| りんご | kg | 350 | りんご | kg | 350 |
| みかん | kg | 360 | みかん | kg | 360 |
| いちじく | kg | 370 | いちじく | kg | 370 |
| ぶどう | kg | 380 | ぶどう | kg | 380 |
| 梨 | kg | 390 | 梨 | kg | 390 |
| 柿 | kg | 400 | 柿 | kg | 400 |
| 葡萄 | kg | 410 | 葡萄 | kg | 410 |
| いちご | kg | 420 | いちご | kg | 420 |
| バナナ | kg | 430 | バナナ | kg | 430 |
| マンゴ | kg | 440 | マンゴ | kg | 440 |
| パイン | kg | 450 | パイン | kg | 450 |
| りんご | kg | 460 | りんご | kg | 460 |
| みかん | kg | 470 | みかん | kg | 470 |
| いちじく | kg | 480 | いちじく | kg | 480 |
| ぶどう | kg | 490 | ぶどう | kg | 490 |
| 梨 | kg | 500 | 梨 | kg | 500 |
| 柿 | kg | 510 | 柿 | kg | 510 |
| 葡萄 | kg | 520 | 葡萄 | kg | 520 |
| いちご | kg | 530 | いちご | kg | 530 |
| バナナ | kg | 540 | バナナ | kg | 540 |
| マンゴ | kg | 550 | マンゴ | kg | 550 |
| パイン | kg | 560 | パイン | kg | 560 |
| りんご | kg | 570 | りんご | kg | 570 |
| みかん | kg | 580 | みかん | kg | 580 |
| いちじく | kg | 590 | いちじく | kg | 590 |
| ぶどう | kg | 600 | ぶどう | kg | 600 |
| 梨 | kg | 610 | 梨 | kg | 610 |
| 柿 | kg | 620 | 柿 | kg | 620 |
| 葡萄 | kg | 630 | 葡萄 | kg | 630 |
| いちご | kg | 640 | いちご | kg | 640 |
| バナナ | kg | 650 | バナナ | kg | 650 |
| マンゴ | kg | 660 | マンゴ | kg | 660 |
| パイン | kg | 670 | パイン | kg | 670 |
| りんご | kg | 680 | りんご | kg | 680 |
| みかん | kg | 690 | みかん | kg | 690 |
| いちじく | kg | 700 | いちじく | kg | 700 |
| ぶどう | kg | 710 | ぶどう | kg | 710 |
| 梨 | kg | 720 | 梨 | kg | 720 |
| 柿 | kg | 730 | 柿 | kg | 730 |
| 葡萄 | kg | 740 | 葡萄 | kg | 740 |
| いちご | kg | 750 | いちご | kg | 750 |
| バナナ | kg | 760 | バナナ | kg | 760 |
| マンゴ | kg | 770 | マンゴ | kg | 770 |
| パイン | kg | 780 | パイン | kg | 780 |
| りんご | kg | 790 | りんご | kg | 790 |
| みかん | kg | 800 | みかん | kg | 800 |
| いちじく | kg | 810 | いちじく | kg | 810 |
| ぶどう | kg | 820 | ぶどう | kg | 820 |
| 梨 | kg | 830 | 梨 | kg | 830 |
| 柿 | kg | 840 | 柿 | kg | 840 |
| 葡萄 | kg | 850 | 葡萄 | kg | 850 |
| いちご | kg | 860 | いちご | kg | 860 |
| バナナ | kg | 870 | バナナ | kg | 870 |
| マンゴ | kg | 880 | マンゴ | kg | 880 |
| パイン | kg | 890 | パイン | kg | 890 |
| りんご | kg | 900 | りんご | kg | 900 |
| みかん | kg | 910 | みかん | kg | 910 |
| いちじく | kg | 920 | いちじく | kg | 920 |
| ぶどう | kg | 930 | ぶどう | kg | 930 |
| 梨 | kg | 940 | 梨 | kg | 940 |
| 柿 | kg | 950 | 柿 | kg | 950 |
| 葡萄 | kg | 960 | 葡萄 | kg | 960 |
| いちご | kg | 970 | いちご | kg | 970 |
| バナナ | kg | 980 | バナナ | kg | 980 |
| マンゴ | kg | 990 | マンゴ | kg | 990 |
| パイン | kg | 1000 | パイン | kg | 1000 |

| PAGE SCHEDULE | | | | |
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| G | 10-10-10-10-10 | 10-10-10-10-10 | 10-10-10-10-10 | 10-10-10-10-10 |





BIBLIOGRAPHY

- 1) Collins Waterfront Historic District Designation Report prepared by the City of Miami Beach Planning Department, August 10, 2000, p. 9.
- 2) Ibid., p. 10.
- 3) Ibid., p. 21.
- 4) 1933-1942 The Making of Miami Beach by Jean Francois Lejeune and Allan T. Shulman, p. 59.
- 5) Courtesy Florida Memory the digital photographic collections of the University of Florida
- 6) Courtesy collection of Arthur Marcus
- 7) Collins Waterfront Historic District Designation Report prepared by the City of Miami Beach Planning Department, August 10, 2000, p. 11.
- 7) Arthur Marcus Photography
- 8) Photograph courtesy Miami Dade County Property Appraiser.
- 9) MiMo on the Beach created by the City of Miami Beach Planning Department, Joyce Meyers Planner

10)