



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

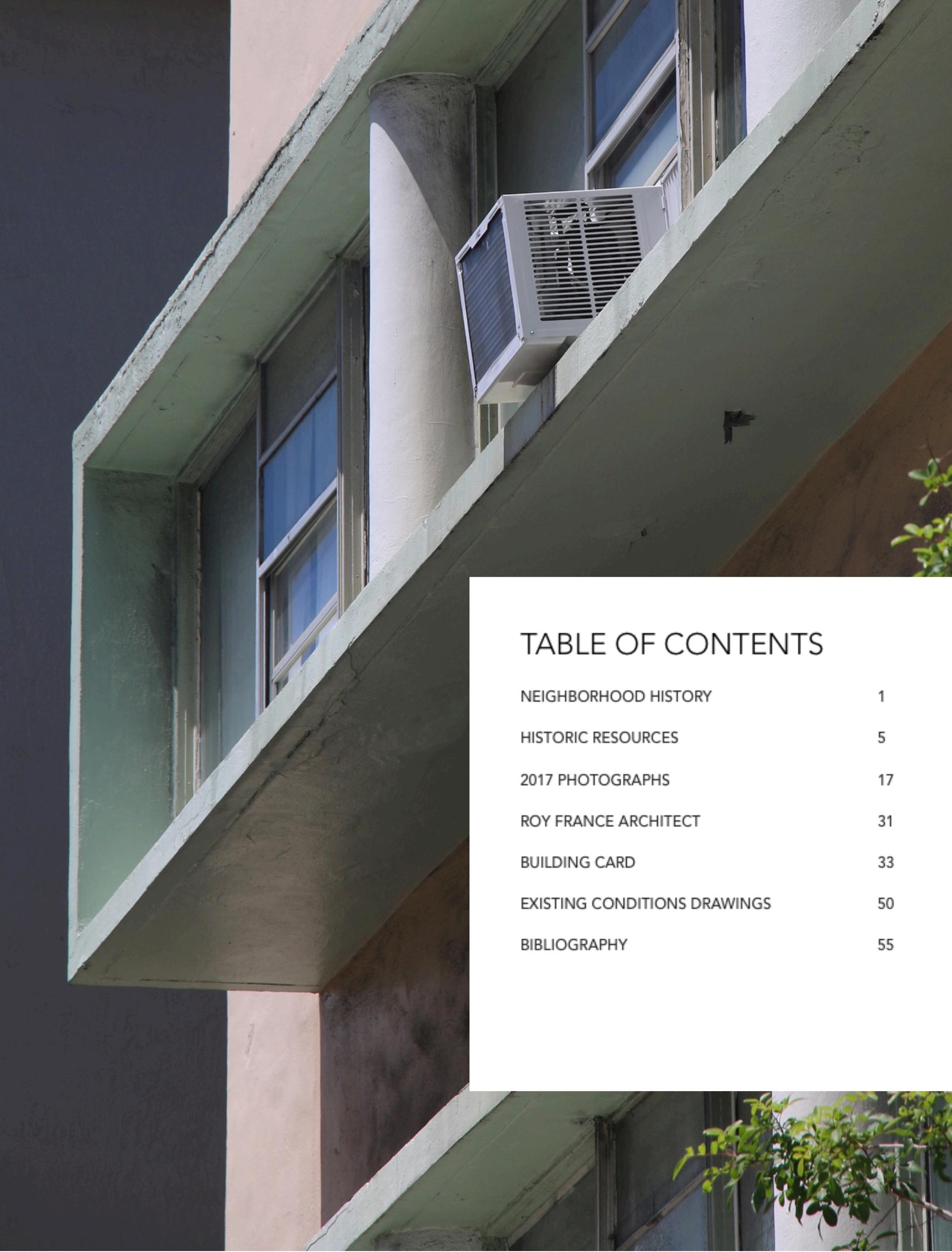
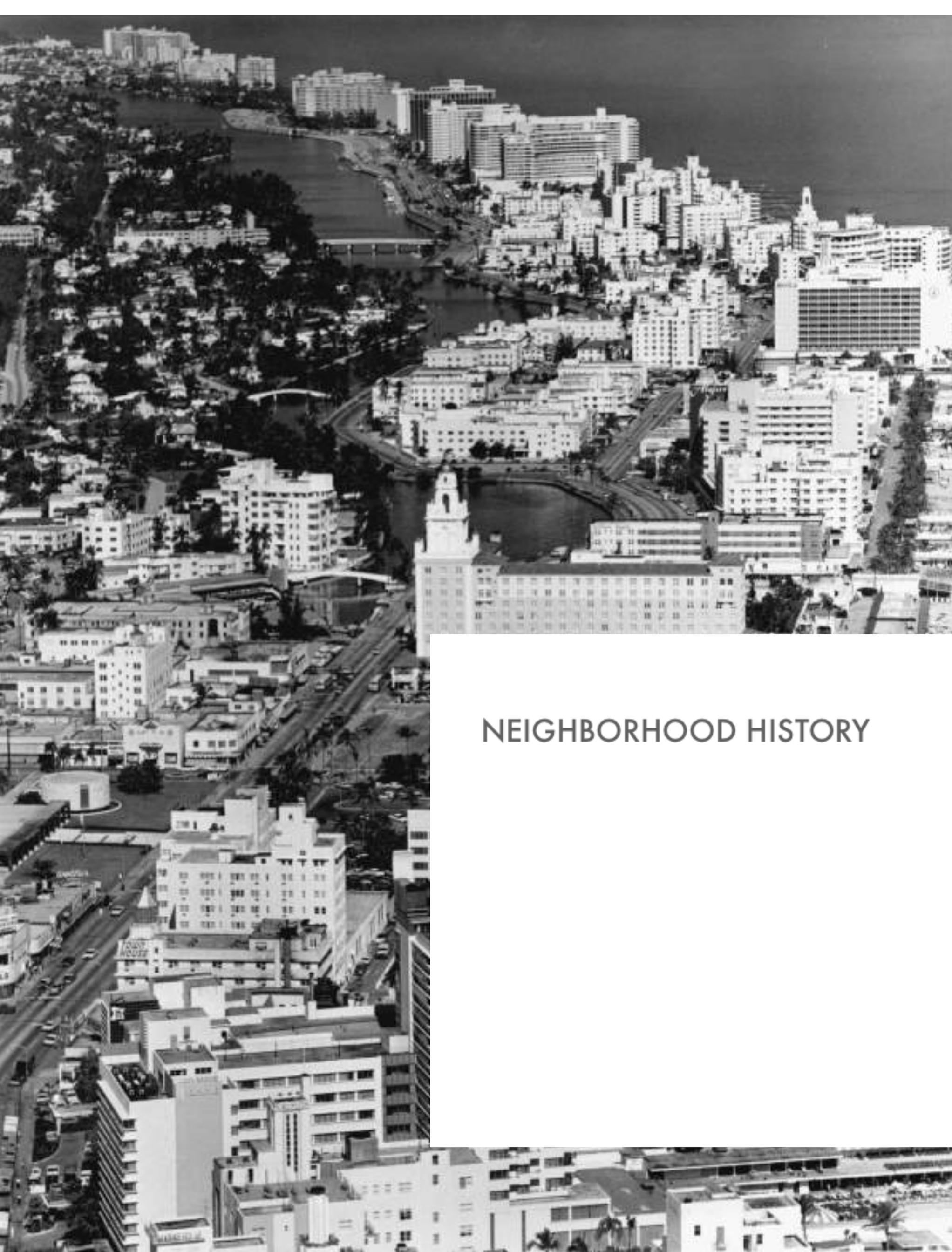


TABLE OF CONTENTS

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.

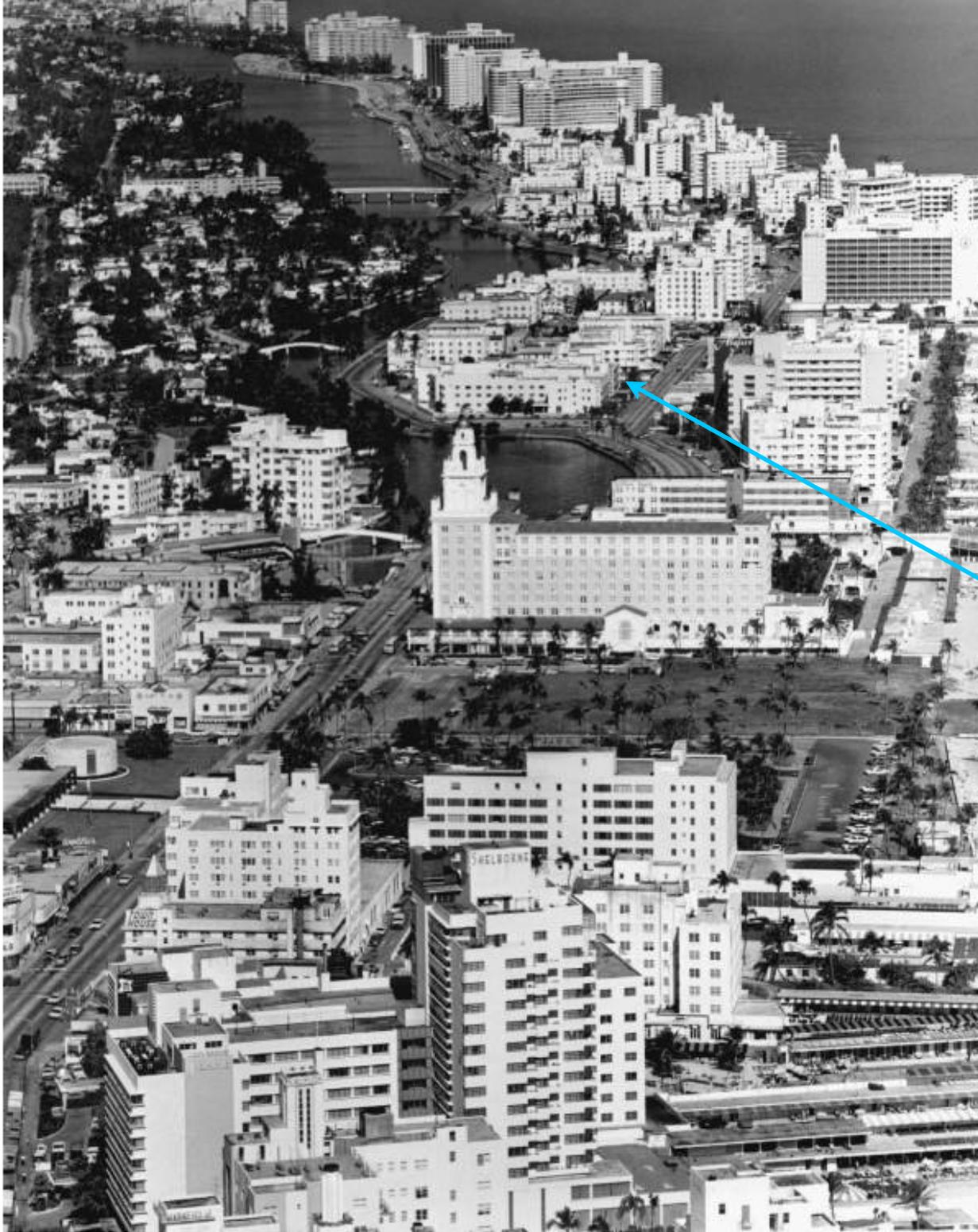
TOP PHOTO: PANCOAST HOME ON LAKE PANCOAST 1925

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

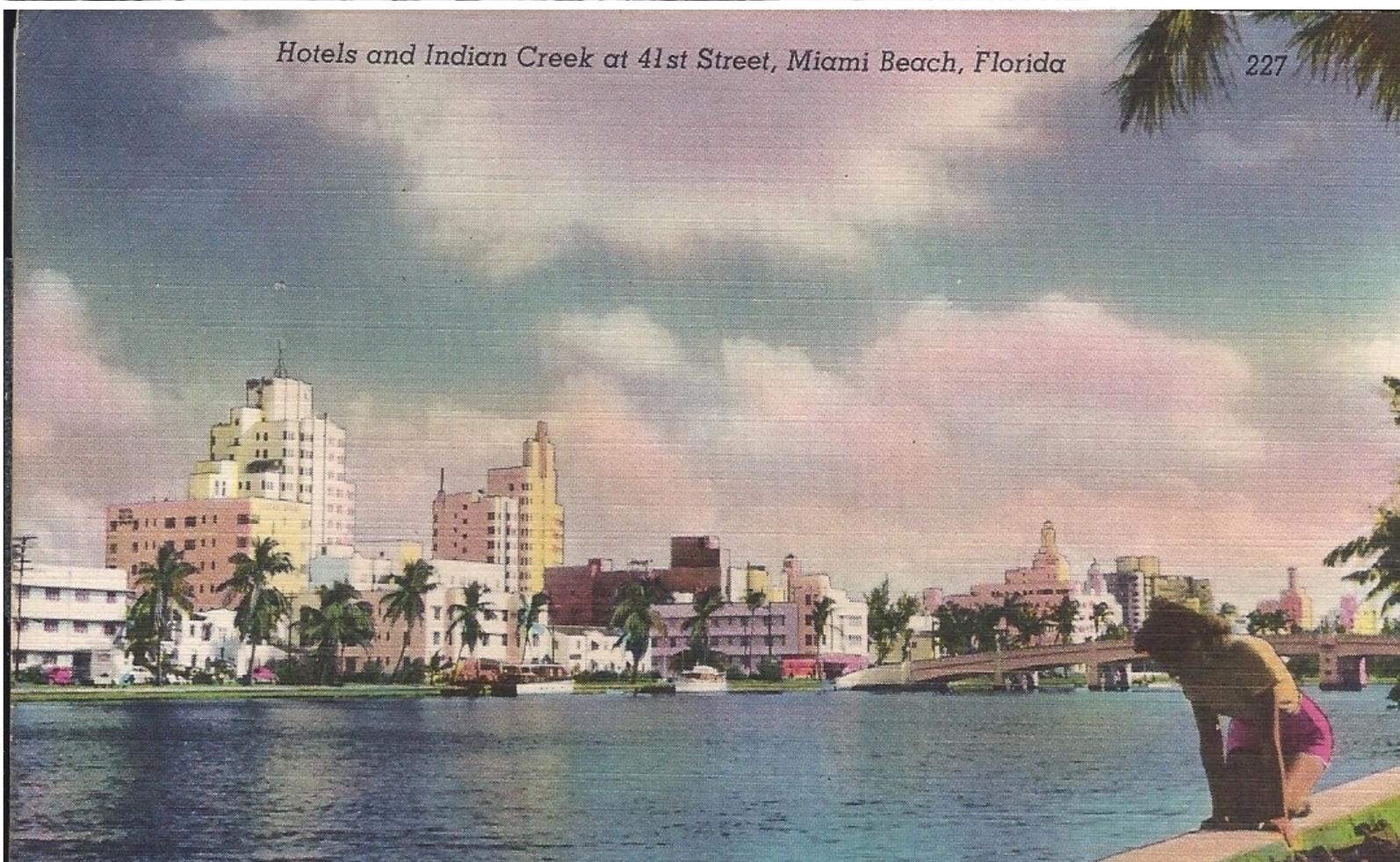
LOWER PHOTO: PANCOAST HOTEL, OPENED 1923





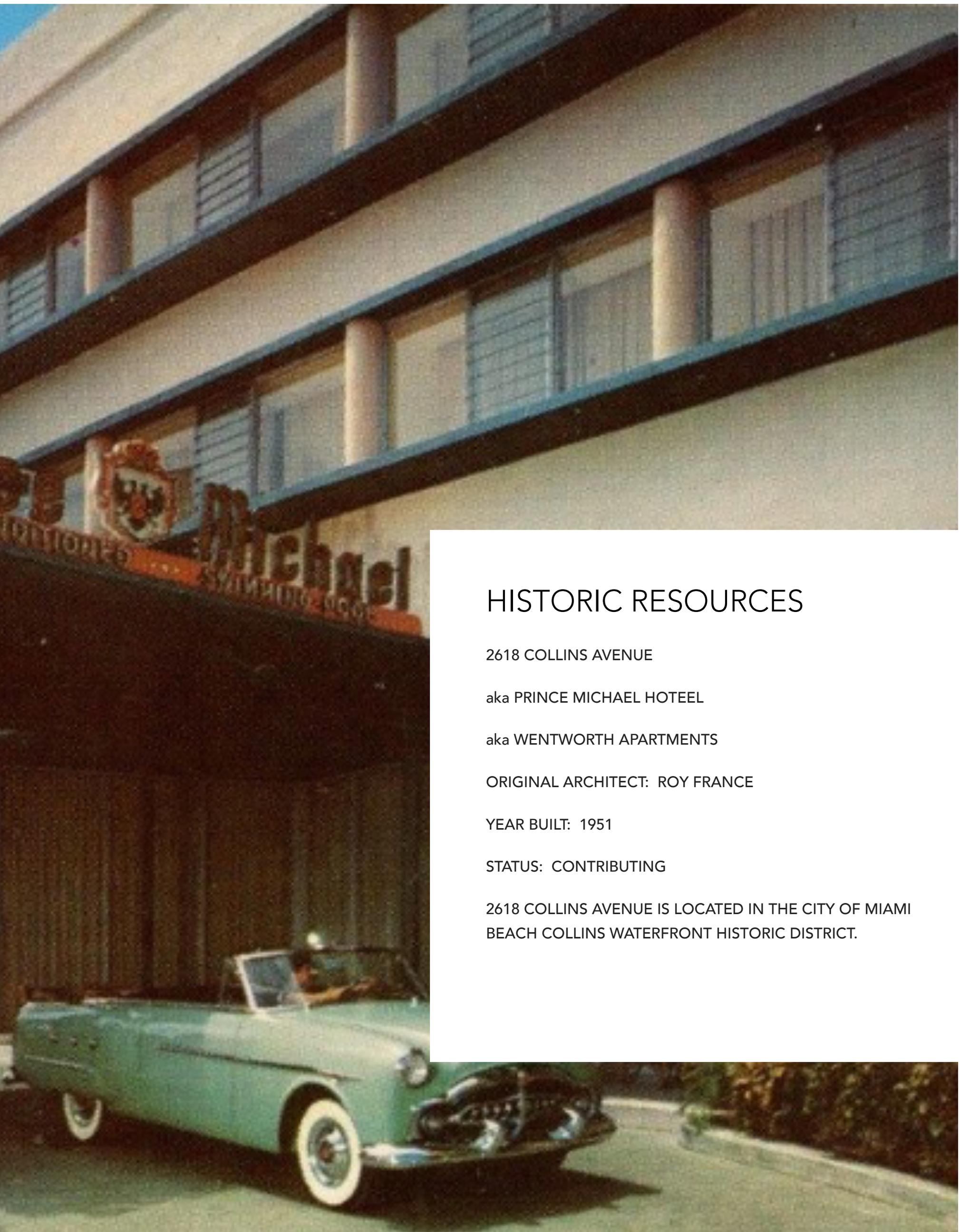
AERIAL PHOTOGRAPH WITH LAKE PANCOAST AT CENTER WITH 2618 COLLINS AVENUE HIGHLIGHTED BY ARROW. (5)

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)



Hotels and Indian Creek at 41st Street, Miami Beach, Florida

227



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 Mendelsohn, "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 Sny-
on Constitu-
l. Report of
ort of New-
nan: Joseph
raham Har-
Information,
ress 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, solaria 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 Ha-homayim Women's Insti-
tute, 1.30 p.m.

Ladies Auxiliary Mount Sinai Sani-
torium luncheon, 12.30 p.m.

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

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

WEDNESDAY, 9th

Jewish Junior Welfare League lunch-
eon.

THURSDAY, 10th

Mount Royal Lodge, B'nai B'rith
general meeting, Mount Royal Ho-
tel, 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.

eider son, just
plans in the fut
York company to
the English prov

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

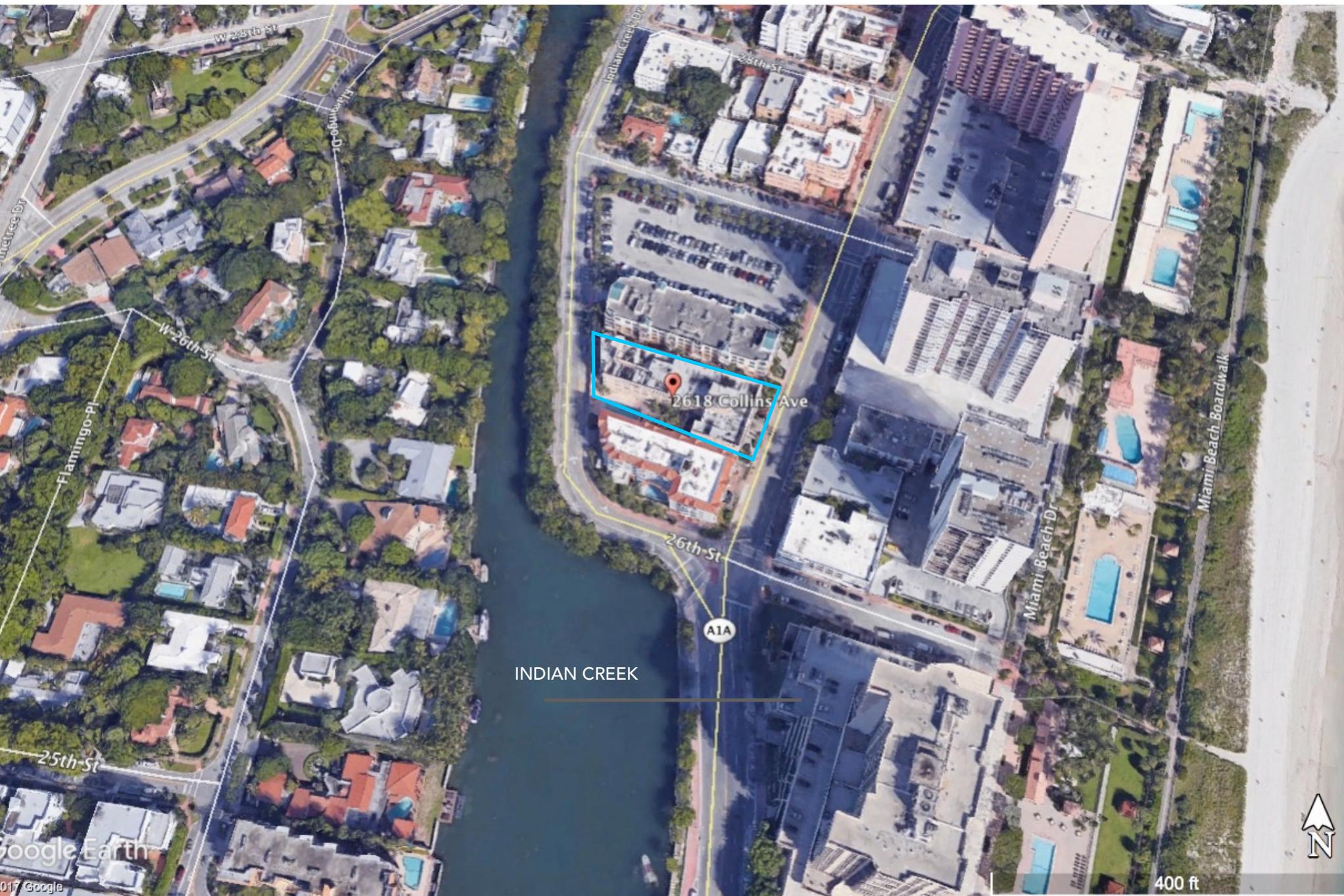
What could
favorite dish
borscht. Here
Katz gave me.
when Mickey v
Betty Hutton d
did some show
key discovered
restaurant there
this recipe for
his wife.

1 lb. fat fla
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
eks ago, was
artakover.

Organization
organization
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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)

PRINCE MICHAEL HOTEL
 Collins Avenue at 26th Street, Miami Beach, Florida
 Newly built Completely air conditioned and heated
 Private salt water swimming pool and sundeck
 steam rooms and solarium The Regal Biner Coffee
 Shop Lavishly furnished guest rooms, each with
 radio, a number with completely equipped kitchenettes
 Open all year.

MIAMI BEACH, FLA. 1961
 West Meck, N.Y.

Genuine Natural Color Made by DEXTER PRESS, Inc.

POST CARD

Hy,
 We got away from
 the snow but no
 sunshine yet. Warm
 and windy, but
 tomorrow is an other
 day
 Love
 The Posners

Miss Jacky
 1941 Hotel Av.
 Buffalo 14
 N.Y.

Photography by Larry Ward, Miami, Fla.
 87224



1951PHOTOGRAPH (8)



JUL • 64 ■

1964 PHOTOGRAPH (8)



1958 PHOTOGRAPHS (8)





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.

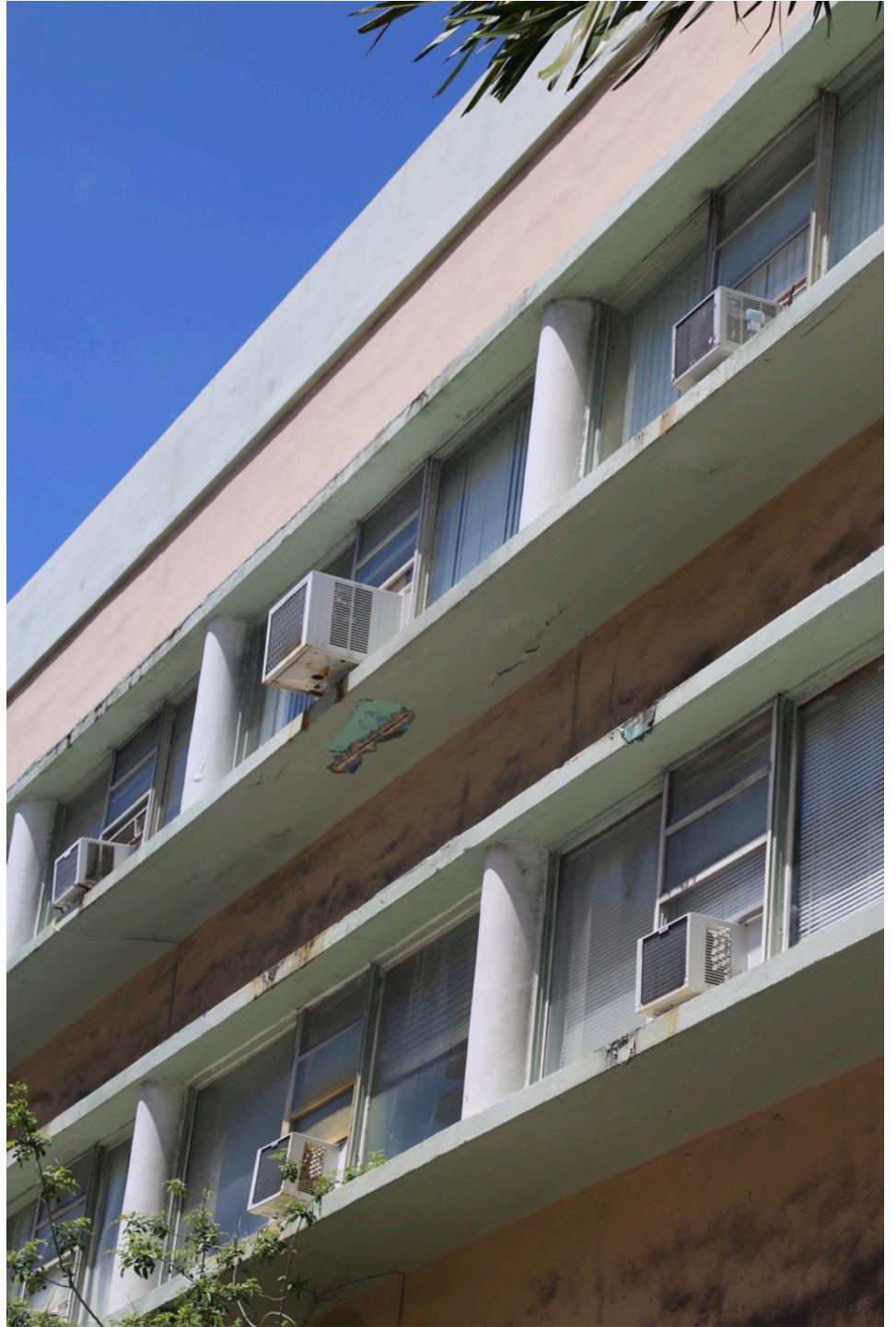




EAST (FRONT) ELEVATION LOOKING SOUTH



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





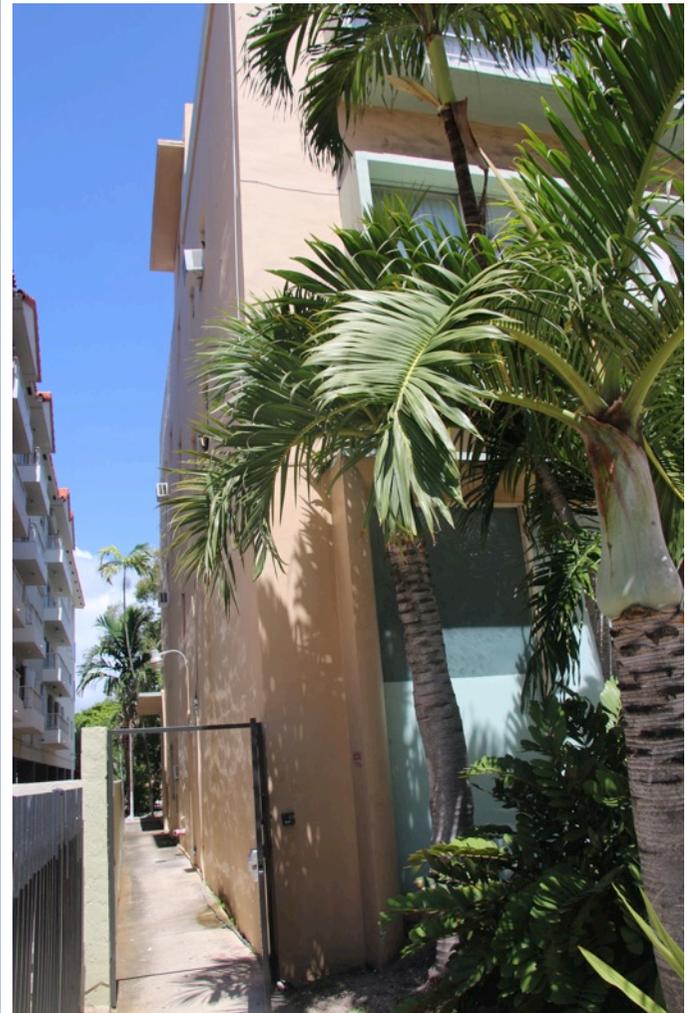
REAR (WEST) POOL AREA LOOKING EAST



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



PRINCE MICHAEL WENTWORTH APARTMENTS
 Owner WENTWORTH APARTMENTS
 N. 50' of Lot 2 & 11 Block 7
 S. 50' of General Contractor Jack Mintzer d/b/a J.S.M. CONTRACTORS
 Architect Roy F. France
 Zoning Regulations: Use RE
 Building Size: Front 218' Depth 90'
 Certificate of Occupancy No. Temp #1518 12/21/51
 Type of Construction #2 CBS Foundation Concrete
 PLUMBING Contractor # 32142 Fixzit System *
 # 32477 Miami Station Inc. Fixzit
 Water Closets 101 Swimming Pool Traps
 Lavatories 101
 Bath Tubs 90
 Showers 5
 Urinals 2
 Sinks
 Dish Wash
 Laundry
 Laundry
 Drinking
 Floor Drain
 Grease Trap
 Safe Wash
 AIR COIL
 SEPTIC TANK
 OIL BURNER
 SPRINKLER
 ELECTRICAL
 OUTLETS
 HEATERS
 FIXTURES

Fla. State Board of Health (see letter attached to application) on pool SF-252

Permit No. 35764 - Bath Plan Cost \$ 100,000. ONLY
 \$ 150,000.
 Address 2618 Collins Avenue
 Bond No. 2226-01-076
 Engineer Riley & Ross
 Approx. 598,197 cu.ft.

Use APARTMENT HOUSE - 33 units: 9 - 1" Fire Standpipes 2 Wells
 Roof Flat 25x50 Date May 4, 1951 *
 Aug. 21, 1951
 Sewer Connection 2 - 6" * Date Aug. 10, 1951
 Temporary Water Closet 2 * Oct. 16, 1951
 Down Spouts 6
 Fire Standpipes 2
 Wells
 Tap-cut 10/16/ 51 LR

Additional Permits for Building and Roof Piling*
 1 - Bedrm-2 baths Foundation \$ 100,000. ONLY
 24 HOTEL ROOMS with Bath Plan Cost \$ 150,000.
 (Plans submitted)
 OCEAN FRONT
 M.B. IMPR. CO.
 J.S.M. CONTRACTORS
 17089
 Area 15
 Depth 90'
 12/21/51
 Foundation Concrete

PLUMBING APPROVAL
 E. Cox 7-20-52

ROUGH APPROVAL
 Steam or Hot Water Boilers 1 (\$5,000)
 Down Spouts 6
 Fire Standpipes 2
 Wells
 Tap-cut 10/16/ 51 LR

FINAL APPROVAL
 E. Cox 7-20-52

PLUMBING APPROVAL
 Date
 3 Gas Frylators ----- 1
 Gas Pressing Machine
 Gas Vents for Stove

PLUMBING APPROVAL
 Date
 10/22/1951 Rothman
 12/20/1951 Rothman

Sept. 20, 1951
 Final Service
 Transformers
 outlets 3
 Change
 s of Distributions 18
 1
 Date
 By Meglins
 Date 12/20/1951
 FINAL APPROVAL

BUILDING CARD

According to the Building Card - 2618 Collins Avenue cost \$250,000.00 to construct in 1951 with concrete and concrete block construction for the three story building with and additional elevator opening at the fourth floor roof.

The Building Card notes 33 apartments (1-bedroom/2-baths) plus 24 hotel rooms with one bath per room.

Please note that there were no original architectural drawings available for this property from the Records Section of the City of Miami Beach Building Department.

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." 4x4 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. \$ 49,000:..Jan. 18, 1952
- #42523 Painting: Thomas Goddard: \$ 1,000:..Aug. 26, 1953
- #57626 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- 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 PROCEDURES</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 	

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>particular owner, history of code violations, number of incidents of fire and police calls are to be considered. A history of numerous violations and incidents involving a particular property owner or a building may effect eligibility for retention of undersized units and illegally installed kitchens.</p> <p>5. <u>Minimum Unit Size</u> - The area shall be measured from the exterior face of exterior walls and from the centerline of interior walls separating two units. The area includes bathrooms, kitchens, closets and hallways all of which are in the interior of the unit. Units with less than 200 square feet are not permitted.</p> <p>6. Buildings under a Dade County Unsafe Structures Order are not eligible to be reviewed under these criteria.</p> <p>7. The Board of Adjustment shall substantially apply the list of criteria in determining the appeal.</p> <p>8. These criteria are not applicable to properties which are vacant, closed or those which have lost their legal non-conforming status.</p> <p>9. The utilization of these criteria is only applicable to property owners who purchased a building prior to the initiation of the City-wide Code Enforcement Program. The term "property owner" shall be applicable to owners of record of properties which have closed and the transaction recorded in the public records of Dade County by September 16, 1987.</p> <p>Property owners of record after September 16, 1987 shall comply with existing regulations or follow ordinary appellate or variance procedures.</p> <p>MLB/mr/rlw 07/16/87 09/09/87 09/29/87</p>					

ANALYSIS

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

CRITERIA

1. Codes

ANALYSIS

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 15 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.

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.

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 cut 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

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

BUILDING DEPARTMENT
28 NOV 23 PM 2:56

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*

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

2. 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.

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.

The following matters were also discussed:

OCT. 7, 1988

FILE NO. 1912 AVENUE HOTEL CORP., A FLORIDA CORPORATION
2618 COLLINS AVENUE

17089

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

17089

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 873-7550

TO: CHAIRMAN & BOARD MEMBERS
ZONING BOARD OF ADJUSTMENT

AUGUST 12, 1988

FROM: JUD KURLANCHEEK
PLANNING & ZONING DIRECTOR *JK*

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.

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:

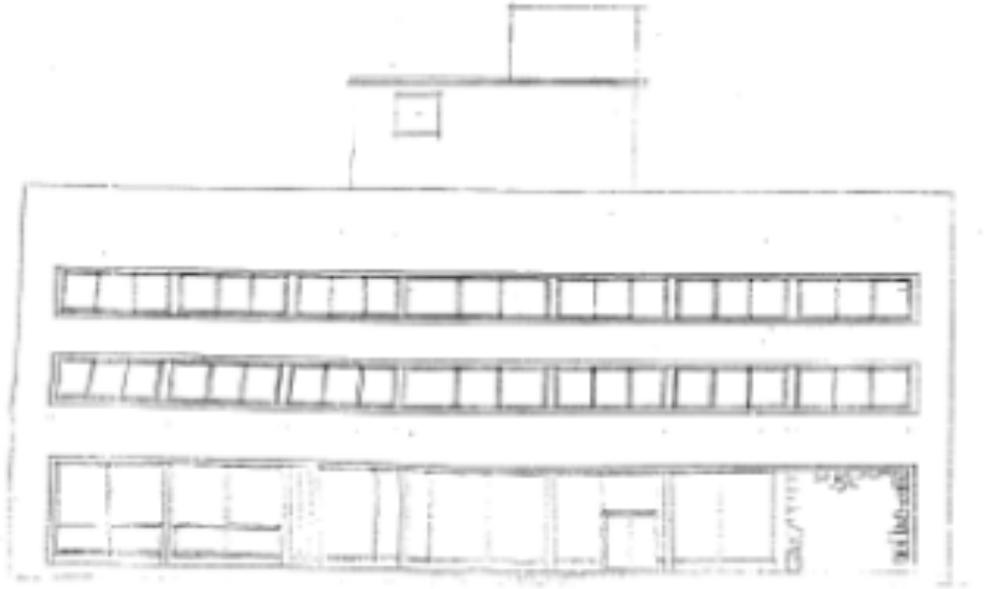
1. The applicant shall repair and/or replace the bulkhead along their outlots on Indian Creek. Plans for a building permit shall include these improvements and an Occupational License for the restaurant shall not be issued until they are completed;
2. The outlots shall be cleaned of debris. The Department 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.

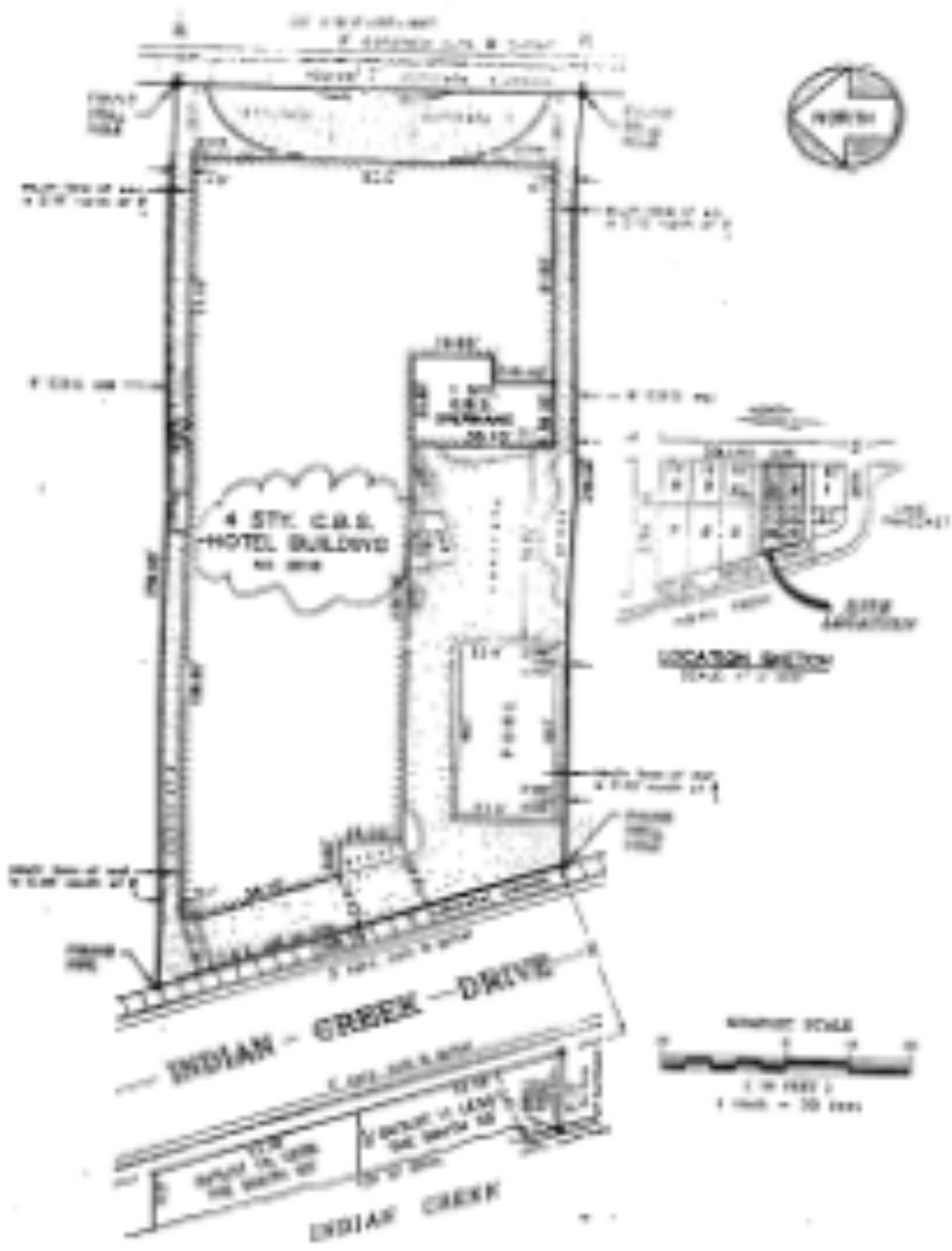
4. Provide proper garbage facilities.

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, ADDRESS PLAN OF THE OCEAN FRONT PROPERTIES OF THE OCEAN BEACH APPROXIMATELY 60, SUBDIVISION, recorded in 1961 Book 8 on Pages 7 and 8 of the Public Records of Duval County, Florida. That part of LOTS 2, 3, 10, and 11 described contains 21,800 square feet, more or less, or 0.566 Acres, more or less. The OUTLOTS described contain 1320 square feet, more or less, or 0.030 Acres, more or less.

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



JOB COPY

CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING:

- PLANNING
- ELECTRICAL
- Mechanical
- FIRE PROTECTION
- Public Works
- Sanitation
- Accessibility

PROJECT NO.	100-1000000000
DATE	10/1/00
PROJECT NAME	PRINCE MICHAEL CONDOMINIUM
ARCHITECT	ROSS - BEIDLER ARCHITECTS P.A. 400 HOLLWOOD BOULEVARD, HOLLYWOOD, FL, 33020 305-973-1000
DATE	4-18-00
SCALE	AS SHOWN
PROJECT ADDRESS	300 COLLIER AVE., MIAMI BEACH, FL.

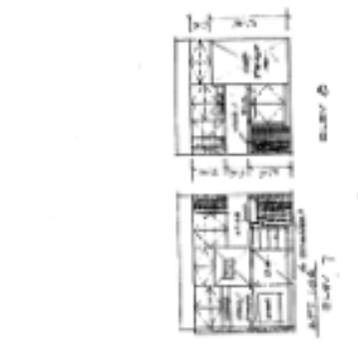
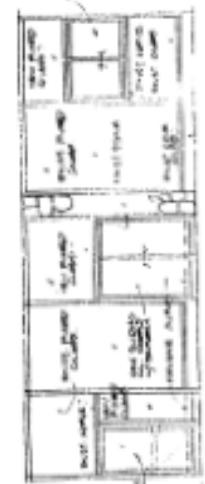
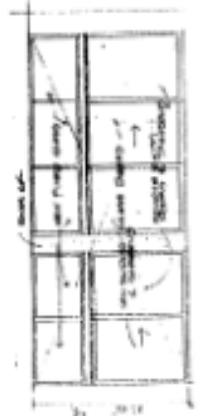
B/C/C/33

PROJECT	PRINCE MICHAEL CONDOMINIUM
ARCHITECT	ROGS - SEIDLER ARCHITECTS P.A.
DATE	1-2-2
SCALE	AS SHOWN
NO.	101
REV.	

JOB COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY THE FOLLOWING:

 ENGINEER

 ARCHITECT

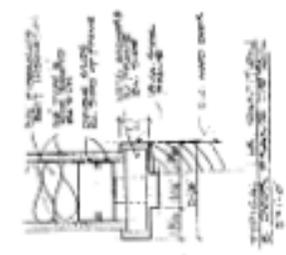
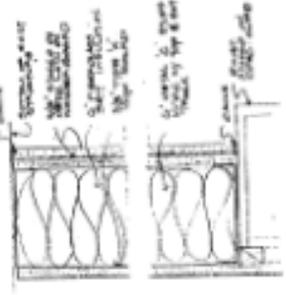


FINISH SCHEDULE

NO.	ITEM	FINISH	NOTES
1	WALLS	WALLS	AS SHOWN
2	CEILING	WALL	AS SHOWN
3	FLOOR	WALL	AS SHOWN
4	DOORS	WALL	AS SHOWN
5	WINDOWS	WALL	AS SHOWN
6	STAIRS	WALL	AS SHOWN
7	ELEVATORS	WALL	AS SHOWN
8	MECHANICAL	WALL	AS SHOWN
9	ELECTRICAL	WALL	AS SHOWN
10	PLUMBING	WALL	AS SHOWN
11	PAINT	WALL	AS SHOWN
12	GLASS	WALL	AS SHOWN
13	METAL	WALL	AS SHOWN
14	WOOD	WALL	AS SHOWN
15	STONE	WALL	AS SHOWN
16	BRICK	WALL	AS SHOWN
17	CONCRETE	WALL	AS SHOWN
18	CEILING	WALL	AS SHOWN
19	FLOOR	WALL	AS SHOWN
20	DOORS	WALL	AS SHOWN
21	WINDOWS	WALL	AS SHOWN
22	STAIRS	WALL	AS SHOWN
23	ELEVATORS	WALL	AS SHOWN
24	MECHANICAL	WALL	AS SHOWN
25	ELECTRICAL	WALL	AS SHOWN
26	PLUMBING	WALL	AS SHOWN
27	PAINT	WALL	AS SHOWN
28	GLASS	WALL	AS SHOWN
29	METAL	WALL	AS SHOWN
30	WOOD	WALL	AS SHOWN
31	STONE	WALL	AS SHOWN
32	BRICK	WALL	AS SHOWN
33	CONCRETE	WALL	AS SHOWN

DOOR SCHEDULE

NO.	TYPE	FINISH	NOTES
1	DOOR	WALL	AS SHOWN
2	DOOR	WALL	AS SHOWN
3	DOOR	WALL	AS SHOWN
4	DOOR	WALL	AS SHOWN
5	DOOR	WALL	AS SHOWN
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28	DOOR	WALL	AS SHOWN
29	DOOR	WALL	AS SHOWN
30	DOOR	WALL	AS SHOWN
31	DOOR	WALL	AS SHOWN
32	DOOR	WALL	AS SHOWN
33	DOOR	WALL	AS SHOWN



NEW EXTENSION, WINDOW ELEVATION



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

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