

# MIAMIBEACH

## PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: February 11, 2025

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: HPB23-0591, **1509 and 1515 Washington Avenue and 1500 Collins Avenue.**

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.

### **STAFF RECOMMENDATION**

Approval of the Certificate of Appropriateness with conditions.

### **BACKGROUND**

On May 14, 2024, the Board continued the previously proposed project, without review, to the July 9, 2024 meeting, at the request of the applicant. The previously proposed project was limited to the 1509-1515 Washington Avenue portion of the site. On July 8, 2024, the applicant requested that the project be deferred to a future meeting.

On January 7, 2025, the Planning Board reviewed and approved a Conditional Use Permit for a Neighborhood Impact Structure (NIS) for a new 7-story hotel exceeding 50,000 square feet, and a Neighborhood Impact Establishment (NIE) that includes, an alcoholic beverage establishment or restaurant located on the top floor of a building, whether fully enclosed, partially open, or open to the sky, including all open-air portions above the roof-top, which is located on a property that is within 200 feet of a property containing a residential unit.

### **EXISTING STRUCTURES**

<u>Local Historic District:</u>	<u>Ocean Drive/Collins Avenue</u>
<b>1500 Collins Avenue (Haddon Hall Hotel)</b>	
Classification:	Contributing
Construction Date:	1941
Architect:	L. Murray Dixon

### **Detached Pool Suites Addition**

Classification: Non-Contributing

Construction Date: 2015  
Architect: ADD Inc.

Local Historic District: Flamingo Park  
**1455 Washington Avenue (Campton Apartments)**

Classification: Contributing  
Construction Date: 1940  
Architect: Henry Hohausner

**1509 Washington Avenue**

Classification: Contributing  
Original Construction Date: 1949  
Architect: Albert Anis

**1515 Washington Avenue**

Classification: Contributing  
Original Construction Date: 1948  
Architect: Albert Anis

**ZONING / SITE DATA**

**1500 Collins Avenue**

Folio: 02-3234-019-1190  
Legal Description: 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**

Folio: 02-3234-019-1180  
Legal Description: 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**

Folio: 02-3234-019-1170  
Legal Description: 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.

Zoning: MXE, mixed-use entertainment and CD-2, Commercial, medium intensity  
Future Land Use Designation: MXE, mixed-use entertainment and CD-2, Commercial, medium intensity

Lot Size:	82,806 sq. ft. (MXE: 2.0 maximum FAR; CD-2: 2.0 maximum FAR for mixed-use buildings)
Existing FAR:	88,509 sq. ft. / 1.06 FAR
Proposed FAR:	165,172.22 sq. ft. / 1.99 FAR
Proposed Height:	75'-0" as measured from B.F.E. +1'-0" freeboard (9.00' NGVD)
Existing Use:	Hotel, apartments and commercial
Proposed Use:	Hotel and commercial

### **THE PROJECT**

The applicant has submitted plans entitled "An Iconic Hotel, Miami Beach", as prepared by Norberto Rosenstein Architect, Inc and Rottet Studio Architecture and Design, dated December 8, 2024.

### **COMPLIANCE WITH ZONING CODE**

A preliminary review of the project indicates that the application appears to be consistent with the Land Development Regulations with the exception of the waivers requesting herein.

This shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

### **CONSISTENCY WITH 2040 COMPREHENSIVE PLAN**

A preliminary review of the project indicates that the hotel and commercial use is **consistent** with the Future Land Use Map of the Comprehensive Plan.

### **COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

Section 7.1.2.4(a)(i) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.  
**Not Satisfied**
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**Satisfied**
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Satisfied**
- (4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 of the Land Development Regulations.  
**Satisfied**
- (5) The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically

study the land elevation of the subject property and the elevation of surrounding properties.

**Satisfied**

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three (3) additional feet in height.

**Satisfied**

- (7) In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.

**Satisfied**

- (8) Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.

**Not Applicable**

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 in General Ordinances.

**Not Applicable**

- (10) In all new projects, water retention systems shall be provided.

**Satisfied**

- (11) Cool pavement materials or porous pavement materials shall be utilized.

**Satisfied**

- (12) The project design shall minimize the potential for a project causing a heat island effect on site.

**Satisfied**

#### **COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA**

A decision on an application for a certificate of appropriateness shall be based upon the following:

- I. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to section 2.13.7(d)(ii)(1) of the Land Development Regulations (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

- a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time.

**Satisfied**

- b. The Secretary of Interior's Standards for Reconstruction as may be amended from time to time.

**Satisfied**

**Sufficient documentary and physical evidence exist to ensure an accurate reconstruction of the two contributing facades.**

**A contemporary depiction is required to understand and interpret the property's historic value.**

- c. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the city commission.

**Satisfied**

- II. In determining whether a particular application is compatible with surrounding properties the historic preservation board shall consider the following criteria pursuant to section 2.13.7(d)(ii)(2) of the Land Development Regulations (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

- a. Exterior architectural features.

**Not Satisfied**

**The proposed pedestrian bridge at the second level of the Campton Apartments building overwhelms the existing 1-story lobby below.**

- b. General design, scale, massing and arrangement.

**Satisfied**

- c. Texture and material and color.

**Satisfied**

- d. The relationship of subsections a., b., c., above, to other structures and features of the district.

**Satisfied**

- e. The purpose for which the district was created.

**Satisfied**

- f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.

**Satisfied**

- g. An historic resources report, containing all available data and historic documentation regarding the building, site or feature.

**Satisfied**

- h. The original architectural design or any subsequent modifications that have acquired significance.

**Partially Satisfied**

**The applicant is proposing the total demolition of two contributing buildings and the substantial reconstruction of the primary facades at a higher elevation.**

- III. The examination of architectural drawings for consistency with the criteria pursuant to section 2.13.7(d)(ii)(3) of the Land Development Regulations and stated below, with regard to the aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
- a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.  
**Satisfied**
  - b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.  
**Satisfied**
  - c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit in areas of the city identified in section 2.13.1(c).  
**Satisfied**
  - d. The proposed structure, or additions to an existing structure are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties, or the purposes for which the district was created.  
**Satisfied**
  - e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.  
**Not Satisfied**  
**Several of the alterations proposed for the Haddon Hall lounge are inconsistent with the historic character of the building.**
  - f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these

roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.

**Satisfied**

- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a city master plan, where applicable.

**Satisfied**

- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

**Satisfied**

- i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

**Satisfied**

- j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

**Satisfied**

- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.

**Satisfied**

- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

**Satisfied**

- m. Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

**Satisfied**

- n. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.

**Satisfied**

- o. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.  
**Satisfied**
- p. In addition to the foregoing criteria, the requirements of chapter 104, of the General Ordinances, shall apply to the historic preservation board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.  
**Not Applicable**
- q. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.  
**Partially Satisfied**  
**See Compliance with Sea Level Rise and Resiliency Review Criteria section of this report.**

#### **CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION EVALUATION CRITERIA**

Section 2.13.7(d)(vi)(4) of the Land Development Regulations provides criteria by which the Historic Preservation Board evaluates requests for a Certificate of Appropriateness for Demolition. The following is an analysis of the request based upon these criteria:

- a. The building, structure, improvement, or site is designated on either a national or state level, as part of a historic preservation district or as a historic architectural landmark or site, or is designated pursuant to section 2.13.9 as a historic building, historic structure or historic site, historic improvement, historic landscape feature, historic interior or the structure is of such historic/architectural interest or quality that it would reasonably meet national, state or local criteria for such designation.  
**Satisfied**  
**The existing structures are designated as part of the Ocean Drive/Collins Avenue and Flamingo Park Local Historic Districts.**
- b. The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense.  
**Not Satisfied**  
**The buildings proposed for total demolition (1509 and 1515 Washington Avenue and the pool suite) are not of such design, craftsmanship, or material that they could be reproduced only with great difficulty and/or expense.**
- c. The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region, or is a distinctive example of an architectural or design style which contributes to the character of the district.  
**Satisfied**  
**The commercial buildings proposed for total demolition (1509 and 1515 Washington Avenue) are distinctive examples of the Post War Modern style of architecture. The pool suites building proposed for total demolition is not a distinctive example of an architectural or design style.**

- d. The building, structure, improvement, or site is a contributing building, structure, improvement, site or landscape feature rather than a noncontributing building, structure, improvement, site or landscape feature in a historic district as defined in chapter 1 of these land development regulations or is an architecturally significant feature of a public area of the interior of a historic or contributing building.

**Satisfied**

**The commercial buildings proposed for total demolition (1509 and 1515 Washington Avenue) are classified as contributing buildings in the Miami Beach Historic Properties Database.**

**The pool suites building proposed for total demolition is classified as a non-contributing building.**

- e. Retention of the building, structure, improvement, landscape feature or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage.

**Satisfied**

**The retention of the buildings is critical to developing an understanding of an important Miami Beach architectural style. The applicant is proposing the substantial reconstruction of the primary facades of 1509 and 1515 Washington Avenue.**

**The retention of the pool suites building is not critical to developing an understanding of an important Miami Beach architectural style.**

- f. If the proposed demolition is for the purpose of constructing a parking garage, the board shall consider it if the parking garage is designed in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior (1983), as amended, or the design review guidelines for that particular district. If the district in which the property is located lists retail uses as an allowable use, then the ground floor shall contain such uses. At-grade parking lots shall not be considered under this regulation. Parking lots or garages as main permitted uses shall not be permitted on lots which have a lot line on Ocean Drive or Espanola Way.

**Not Applicable**

**The demolition proposed in the subject application is not for the purpose of constructing a parking garage.**

- g. In the event an applicant or property owner proposes the total demolition of a contributing structure, historic structure or architecturally significant feature, there shall be definite plans presented to the board for the reuse of the property if the proposed demolition is approved and carried out.

**Satisfied**

**The applicant has provided replacement plans for the commercial buildings to be totally demolished (1509 and 1515 Washington Avenue) and the pool suites building as part of this application.**

- h. The county unsafe structures board has ordered the demolition of a structure without option.

**Not Applicable**

**The Miami-Dade County Unsafe Structures Board has not ordered the demolition of any structure on the site.**

**STAFF ANALYSIS**

The subject unified development site contains four contributing buildings; the Haddon Hall Hotel located at 1500 Collins Avenue, the Campton Apartments located at 1455 Washington Avenue, and two commercial buildings located at 1509 and 1515 Washington Avenue. The applicant is proposing a new hotel development encompassing the entire site which will have frontage on both Collins and Washington Avenues.

Staff would note that in 2024, a project for the subject site was proposed that was limited to the two commercial buildings along Washington Avenue. The scope of work included the total demolition of the buildings located at 1509 and 1515 Washington Avenue, partial reconstruction and a new 7-story addition as part of a new, separate hotel development. The Haddon Hall Hotel and the Campton Apartments were to remain a separate hotel operation, and no modifications were proposed for these structures.

As part of the currently proposed single hotel development, the application is proposing the following:

**1500 Collins Avenue – Haddon Hall Hotel**

The Haddon Hall Hotel, designed by architect L. Murray Dixon and built in 1941, is an outstanding example of the Streamline Moderne style of architecture. In 2014, the Board approved the comprehensive renovation and restoration of the building, which incorporated significant improvements to the front yard area as well as the restoration of the lobby and ancillary public spaces. The applicant is proposing several significant modifications to the historic building including the following:



*Haddon Hall Hotel photograph, ca. 1941*



back, in alignment with the east wall of the existing hallway. These modifications will align with the existing hallway configuration along the south side of the lobby.

### **Proposed ballroom and café modifications**

Within the north wing of the building, the existing ground and second level hotel rooms are proposed to be removed and replaced with a new double-height, 128 seat ballroom. As part of this modification, the ground level floor plate is proposed to be demolished and lowered to the existing lobby level and a portion of the second level floor plate is proposed to be demolished to create the double-height space. Within the south wing of the building, the existing ground level hotel rooms are proposed to be removed and replaced with a new 90 seat café. Similarly to the ballroom, the ground level floor plate is proposed to be demolished and lowered to the existing lobby level. Additionally, along the ground level north and south exterior courtyard elevations (facing the entry terrace to the hotel), several of the existing window openings are proposed to be expanded toward the ground to create larger window and door openings.

### **Proposed Rooftop addition**

A partial 1-story rooftop addition is proposed to be introduced along the north side of the building. The addition has been designed in a contemporary manner which incorporates large expanses of glass and a minimalist roof design. The majority of the addition has been setback approximately 23'-0" from the front façade, however a portion of the addition is located within the Collins Avenue line-of-sight.



*Rendering of Haddon Hall with rooftop addition*

The Land Development Regulations provide the Historic Preservation Board with discretion to modify the line-of-sight requirement based upon the following criteria:

1. The addition enhances the architectural contextual balance of the surrounding area;
2. The addition is appropriate to the scale and architecture of the existing building;
3. The addition maintains the architectural character of the existing building in an appropriate manner; and
4. The addition minimizes the impact of existing mechanical equipment or other rooftop elements.

Staff has found that the above noted criteria have been satisfied and has no objection to the rooftop addition as proposed.

### **1455 Washington Avenue – Campton Apartments**

The Campton Apartments building was constructed in 1940 and designed by Architect Henry Hohaus in the Art Deco/Streamline Moderne style of architecture. In 2015, the building was renovated and restored and currently operates together with the adjacent Haddon Hall hotel. The building is composed of two 2-story wings connected by a 1-story lobby at the rear. The exterior of the building is proposed to be substantially retained and partially restored including the restoration of significant architectural details along the front façade and the courtyard. Internally, with the exception of the lobby, the applicant is proposing to demolish all of the floor plates and roof structures in order to introduce a double-height spa. The existing lobby is proposed to be retained and restored including the terrazzo flooring, ceiling details and faux fireplace. While staff has some concern regarding the level of demolition proposed, the applicant has provided a preliminary shoring and bracing plan prepared by a registered structural engineer.



*Campton Apartments postcard, unknown date*



*Rendering with proposed bridge*

### **Roof level improvements**

A new active roof deck is proposed to be introduced as part of the spa use and includes a passive lounge area at the south wing and a seating area at the north wing. Additionally, a new pedestrian bridge connecting the two 2-story wings is proposed to be constructed over the existing 1-story lobby. Staff has no objection to the concept of a new bridge; however, as currently presented in the rendering on sheet A2-20, the bridge appears to overwhelm the lobby. Consequently, staff would recommend that the bridge be setback from the front elevation of the lobby. Additionally, staff recommends that the bridge be designed in a manner that does not require any structural support that would impact the lobby below.

At the northeast corner of the building, a new restroom, elevator and stair structure and an open trellis structure are proposed to be introduced. Both new elements have been located completely out of the Washington Avenue line-of-sight and will be minimally, if at all visible from any vantage point along Washington Avenue.

### **Front yard improvements**

The applicant is proposing what appears to be a passive seating area within the unusually large front yard. The existing mature banyan tree is proposed to be retained and new pavement, wood decking and planter beds are proposed to be introduced. The existing low stone clad site wall along Washington Avenue is proposed to be retained and new hedging is proposed to be planted, providing a practical buffer from activity along the sidewalk. Staff recommends that the hedges within this portion of the site be a species that does not exceed 4'-0" in height at maturity, in order to maintain a visual connection into and out of the site.

### **1509-1515 Washington Avenue (new hotel tower) and site improvements**

#### **1509 Washington Avenue**

The existing building located at 1509 Washington Avenue was constructed in 1949 and designed by Albert Anis. This 1-story building originally contained nine stores with individually configured vestibules, each containing a unique terrazzo floor design. The upper façade is dominated by a continuous signage band spanning nearly the entire width of the building surrounded by a travertine clad frame extending down to the ground. Numerous alterations to the storefronts have taken place over time, some of which obscure portions of the original terrazzo thresholds. No original microfilm plans have been located within the Building Department records but the building is generally intact with the exception of the noted storefront modifications.



*1509 Washington Avenue Rendering, Miami Herald, 1950*

#### **1515 Washington Avenue**

The existing building located at 1515 Washington Avenue consists of two separate structures each designed by Albert Anis and constructed in 1948, likely concurrently. The rear u-shaped building originally contained thirteen offices which were later converted to apartments. The front building is composed of two structures separated by a passage providing access to the rear building. Each of the front buildings incorporated an angular design and originally contained two retail bays. A continuous eyebrow spans both buildings and features a ziggurat-shaped vertical projection at the center. The upper façade is clad in square panels which currently have a painted finish. No original microfilm plans have been located within the Building Department records but the building remains generally intact with the exception of modifications to the southernmost storefront.



*1515 Washington Avenue, 1989 Photograph*

### **Request for total demolition and partial reconstruction**

The applicant is proposing the total demolition of the buildings located at 1509 and 1515 Washington Avenue and the substantial reconstruction of both facades at a higher elevation as part of the redevelopment of the site. Staff would note that the existing site grade is 4.74' NGVD and the first finished floor elevation of the buildings range from 5.26' to 5.66' NGVD. Further, the Public Works Department has set a future crown of road elevation of 6.50' NGVD for this portion of Washington Avenue. Consequently, the future road raising project would result in the floor levels below the new sidewalk elevation.

Staff acknowledges the significant challenges involved with the future raising of streets, especially when located in commercial districts where the existing buildings are often located on the front and side property lines. This results in little area to transition to an existing floor elevation lower than the new sidewalk. Additionally, both subject buildings are 1-story with moderate ceiling heights which are not conducive to internal floor raising without significant alterations and likely substantial demolition. Further, the ground level of any new addition on the site, would be required to be located 14" above future crown of road (7.66' NGVD) and any hotel unit is required to be located at a minimum of 9.00' NGVD.

During the review of the previously proposed project, staff met with the team several times and explored various options including the partial retention of portions of the upper façade to be maintained in place with shoring and bracing while a new building was constructed. This option posed a number of challenges and concerns. Most notably, staff was seriously concerned with the potential failure of the shoring of levitated pieces of the building, which has occurred in past projects. Subsequently, the applicant explored the possibility of total demolition and façade reconstruction. Staff would note that the façade designs are fairly simple and could be easily reconstructed. Additionally, the facades lack special materials, with the exception of the travertine frame of the 1509 Washington Avenue building. Consequently, staff is supportive of the substantial reconstruction of the primary facades of both buildings at an elevation of 7.66' NGVD. The applicant has provided several renderings of the project after construction and after street raising illustrating how the relationship of the reconstructed façades to the street will be maintained once the streets are raised. Staff does not take lightly the recommendation for total demolition of a contributing building; however, in this instance, staff finds that the elevation and

reconstruction will maintain the street character of Washington Avenue and result in resilient building for the future. To ensure the most authentic reconstruction as possible, staff recommends that full measured drawings of the facades be submitted to staff for review prior to the issuance of any demolition permit. Additionally, staff recommends that the applicant explore the possibility of salvaging the travertine cladding for reincorporation into the project.

### **New 7-story hotel addition**

Behind the reconstructed facades, a new 7-story hotel is proposed to be constructed including 199 hotel units, a 254-seat ground floor restaurant and a 166-seat rooftop restaurant at the 7<sup>th</sup> level. Staff is supportive of the design of the addition, as it has been developed in a manner that responds well to the existing buildings and site conditions. Further, the tower has been setback 30'-0" from Washington Avenue, minimizing its impact on facades and the surrounding historic districts. Finally, changes in plane and material in combination with architectural projections, serve to break down the scale of the proposed addition. Staff would note however, that the project does not comply with the Section 7.2.11.5(c)(3)(A) of the Land Development Regulations:

*Maximum building length. Unless otherwise approved by the historic preservation board at its sole discretion, no plane of a building, above the ground floor façade facing Washington Avenue, shall continue for greater than 100 feet without incorporating an offset of a minimum 5 feet in depth from the setback line. The total offset widths shall total no less than 20 percent (20%) of the entire building frontage.*

Although the project does not technically meet this requirement, the southern portion of the building does flair to the east providing in a manner which satisfies the spirit of this regulation.



*Rendering of reconstructed facades of 1509 & 1515 Washington Avenue and new addition*

Perhaps the most striking features of the design are the elevated terraces supported by slender columns terminating with vaulted arches. This design element which was inspired by palm trees is reminiscent of the international and post-war modern styles of architecture. While staff is highly supportive of these elegant features, staff has some concern relative to the proximity of the southwestern most column to the existing large banyan tree within the front yard of the Campton

Apartments. As currently depicted in the plans, most clearly on Sheets A-056 through A-062, this column intersects the tree canopy. As such, staff recommends that the project team including the architect and landscape architect review the plans to ensure, the proposed column placement will not have an adverse impact on the health of the tree.

### **Pool Building and site improvements**

The pool suites building, constructed in 2015, and the Haddon Hall Hotel pool are located within the center of the site and are not visible from either Collins or Washington Avenues. The applicant is proposing the total demolition of the pool suites building and the renovation of the pool and pool deck including the introduction of several new dining terraces. Additionally, a series of colonnades and elevated walkways are proposed to be introduced connecting the various buildings together at multiple levels. Staff has no objection to the demolition of the non-contributing building and believes that the renovated pool deck and new site improvements will be a significant benefit for guests of the new combined hotel operation.

### **Waivers**

The applicant is requesting several waivers as part of the redevelopment project. First, the applicant is requesting a waiver of the off-street loading space requirements outlined in Section 5.2.6(a) of the Land Development Regulations. A hotel with a unit count over 100 units but not more than 200 units is required to provide three off-street loading spaces. Additionally, retail and food and beverage establishments require an additional three loading spaces. The Historic Preservation Board may waive the requirements for off-street loading spaces for properties containing a contributing structure, provided that a detailed plan delineating on-street loading is approved by the Parking Department. The applicant has preliminarily met with the Parking Department and will submit an on-street loading plan as required. Further, staff would note that this portion of Washington does not have alley access and any off-street loading for this property would require the introduction of a large curb cut on Washington Avenue, resulting in an undesirable condition for pedestrian safety and traffic flow. Consequently, staff does not object to this waiver.

Additionally, the applicant is requesting a waiver of several of the long frontage standards outlined in Section 7.1.2.2(e)(ii)(2) of the Land Development Regulations. The intent of the long frontage standards is to ensure that a new building is able to be retrofitted to accommodate the raising of streets in the future. More specifically, the application is seeking waivers from the circulation zone, parallel transition areas, landscape transition areas and minimum required 15'-0" setback from the curb. As provided for in the regulations, the Historic Preservation Board may waive these requirements where the implementation of the regulations is unfeasible or incompatible with the environment and adjacent structures. In this instance, the applicant is proposing to reconstruct the building façades at an elevation to match the future crown of the road and has provided sufficient height in the ground level to ensure future compatibility. Staff would also note that the applicant has had several meetings with the Public Works Department regarding vertical transition areas within the public sidewalk to determine the best course of action during the period between redevelopment and future street raising. To this end, the stair and ramp structures required to access the new finish floor level have been designed in a manner to minimize any obstruction within the right-of-way. As such, the proposed project satisfies the overall intent of the long frontage standards and staff recommends approval of the waiver request.

Finally, the applicant is requesting a waiver to retain the non-conforming north side setback for a portion of the northern wall of the 1515 Washington Avenue building to be reconstructed. The

thresholds for retaining non-conforming floor area, height, setbacks and parking credits are outlined in Section 2.12.8(b)(iv) of the City Code. If the Board finds that the criteria for the replication of the Contributing building, as outlined in Section 2.12.8(b)(iv)(2) of the Land Development Regulations below are satisfied, a waiver can be granted.

**Section 2.12.8 Repair and/or rehabilitation of nonconforming buildings.**

- \* \* \*
- b. *More than 50% of the value of building. Nonconforming buildings which are repaired or rehabilitated by more than 50 percent of the value of the building as determined by the building official, shall be subject to the following conditions:*
- \* \* \*
- iv. Development regulations for buildings located within a designated historic district or for an historic site:
- \* \* \*
1. The existing structure's floor area, height, setbacks and any existing parking credits may remain, if the following portions of the building remain substantially intact, and are retained, preserved and restored:
    - a. At least 75 percent of the front and street side walls, exclusive of window openings;
    - b. For structures that are set back two or more feet from interior side property lines, at least 66 percent of the remaining interior side walls, exclusive of window openings; and
    - c. All architecturally significant public interiors.
  2. For the replication or restoration of contributing buildings, but not for noncontributing buildings, the historic preservation board may, at their discretion, waive the requirements of Section 2.12.8(b)(iv)(1) of the Land Development Regulations, and allow for the retention of the existing structure's floor area, height, setbacks or parking credits, if at least one of the following criteria is satisfied, as determined by the historic preservation board:
    - a. The structure is architecturally significant in terms of design, scale, or massing;
    - b. The structure embodies a distinctive style that is unique to Miami Beach or the historic district in which it is located;
    - c. The structure is associated with the life or events of significant persons in the City;
    - d. The structure represents the outstanding work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;

- e. The structure has yielded or is likely to yield information important in prehistory or history; or
- f. The structure is listed in the National Register of Historic Places.

Staff has found that Criteria a, b & f, above are satisfied and recommends the Board approve the requested waiver.

Finally, it is important to note that on January 7, 2025, the Planning Board reviewed and approved a Conditional Use Permit for a Neighborhood Impact Structure (NIS) for a new 7-story hotel exceeding 50,000 square feet, and a Neighborhood Impact Establishment (NIE) that includes, an alcoholic beverage establishment or restaurant located on the top floor of a building, whether fully enclosed, partially open, or open to the sky, including all open-air portions above the roof-top, which is located on a property that is within 200 feet of a property containing a residential unit. The Planning Board reviewed and approved the project with regard to important issues related to the operations of the project, including parking, traffic, noise, deliveries, sanitation and security.

#### **RECOMMENDATION**

In view of the foregoing analysis, staff recommends that the requests for a Certificate of Appropriateness be **approved**, subject to the conditions enumerated in the attached draft Order, which address the inconsistencies with the aforementioned Certificate of Appropriateness and practical difficulty and hardship criteria, as applicable.

**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 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

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 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 equipment 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 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 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.
  - e. 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.
  - f. 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.
  - g. 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.
  - h. 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.
  - 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.
- 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

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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 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.

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

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

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

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ 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.

\_\_\_\_\_  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: \_\_\_\_\_

Approved As To Form:  
City Attorney's Office: \_\_\_\_\_ (                    ) )

Filed with the Clerk of the Historic Preservation Board on \_\_\_\_\_ (                    ) )