

BETSY- CARLTON HOTEL

HPB First Submittal
July 25, 2017

Scope: Modifications to HPB File #7414 including
revisions to finish color of the bridge orb.

**Shulman +
Associates**

100 NE 38 Street
Miami, FL 33137
305 438 0609
shulman-design.com
AA 26001090

PROJECT ZONING DATA

ZONING DISTRICT:	MAE, MIAMI BEACH ARCHITECTURAL DISTRICT, OCEAN DRIVE/COLLINS AVE HISTORIC DISTRICT
LOT AREA:	20,493 SQUARE FEET
FLOOR AREA RATIO:	2.0
ALLOWABLE FAR:	41,745 SQUARE FEET
USE:	HOTEL

ZONING DISTRICT:	MAE, MIAMI BEACH ARCHITECTURAL DISTRICT, OCEAN DRIVE/COLLINS AVE HISTORIC DISTRICT
LOT AREA:	20,493 SQUARE FEET
FLOOR AREA RATIO:	2.0
ALLOWABLE FAR:	41,745 SQUARE FEET
USE:	HOTEL

BASEMENT	5,073	TOTAL
FIRST	3,327	5,073
SECOND	3,327	3,327
THIRD	3,327	3,327
FOURTH	156	0
ROOF	0	0
TOTAL AREA:	33,163	33,163

	EXISTING TO REMAIN	PROPOSED NEW	TOTAL
BASEMENT	785	0	785
FIRST	8,327	1,955	10,282
SECOND	8,327	3,727	12,054
THIRD	8,327	3,727	12,054
FOURTH	766	3,651	4,417
ROOF	0	415	415
TOTAL AREA:			47,785

EXISTING UNITS:		BY UNITS	TOTAL
	EXISTING STRUCTURE		
PROPOSED TO REMAIN:	46 IS RECONSTRUCTED		46
PROPOSED NEW:	25		25
TOTAL UNITS:	71		71

	NEW CONSTRUCTION	EXISTING BUILDING	TOTAL UNITS
<300 SF	0 UNITS (0% OF UNITS IN NEW CONSTRUCTION)	39 UNITS (7 RECONSTRUCTED)	39 UNITS
300 - 334 SF	10 UNITS (40% OF UNITS IN NEW CONSTRUCTION)	3 UNITS (3 RECONSTRUCTED)	13 UNITS
335 SF OR GREATER	15 UNITS (60% OF UNITS IN NEW CONSTRUCTION)	7 UNITS (6 RECONSTRUCTED)	22 UNITS

EXISTING	ALLOWED	PROHIBITED
40'-2"	59'	59'
MAXIMUM NUMBER OF STORIES	3	5
	5	4

ROOF FLEX @ 33'-0" = 1853 SF 50% OF ENCLOSED FLOOR AREA OF 4TH FLOOR

NEW RETAIL:	(1,200 SF)	1488 SF / 200 = 6 SPACES	0 (PAYMENT TO PARKING IMPACT FUND)
NEW HOTEL:	(65 / UNIT)	25 UNITS X 0.5 = 13 SPACES	0 (PAYMENT TO PARKING IMPACT FUND)

	EXISTING	REQUIRED	PROPOSED
POINT:	25'-0" FOR BLOS W/ 0'-0"	5'-0" ABOVE W/ 0'-0"	5'-0" ABOVE W/ 0'-0"
SIZE/FEATURES:	COVERED PORCH 11'-0"	COVERED PORCH 5'-0"	COVERED PORCH 5'-0" EXISTING STONE
NOTES:			5'-0" NEW CONSTRUCTION - 3'-0" TO 26'-1" EXISTING NON-COMPLANT
HEIGHT:	25'-10"	25'-0"	25'-0"
AREA:	0'-0"	0'-0"	0'-0"

	FLOOR AREA	UNITS
BELLY HOTEL	36,043 SF	61 UNITS
CHARTER HOTEL	44,785 SF	74 UNITS
BRIDGE	305 SF	0 UNITS
TOTAL	72,134 SF	135 UNITS

	FLOOR AREA	UNITS
BELLY HOTEL	36,043 SF	61 UNITS
CHARTER HOTEL	44,785 SF	74 UNITS
BRIDGE	305 SF	0 UNITS
TOTAL	72,134 SF	135 UNITS

G-1.00	COVER
G-1.01	LOCATION MAP
G-1.02	PROJECT DATA
G-1.03	SITE PLAN - AREA OF FOCUS
AR-1.01	RENDERING
A-1.01	PRELIMINARY N/S SECTION
A-1.02	PRELIMINARY EW SECTION
A-2.01	THIRD FLOOR - BRIDGE ELEMENT
A-3.01	PRELIMINARY ELEVATIONS

PERMITTED PROJECT ZONING DATA

PROJECT ZONING DATA

GENERAL

ZONING DISTRICT:	NAME: MARY BEACH ARCHITECTURAL DISTRICT, OCEAN PARK ESTATES AND HISTORIC DISTRICT
LOT AREA:	20,000 SQUARE FEET
FLOOR AREA RATIO:	12.5
ALLOWABLE FLOOR AREA:	41,750 SQUARE FEET
USE:	HOTEL

EXISTING CONDITIONS

	EXISTING	TOTAL
BASEMENT	5,492	5,492
FIRST	8,316	8,316
SECOND	8,316	8,316
THIRD	8,316	8,316
FOURTH	8,316	8,316
ROOF	0	0
TOTAL AREA:	30,509	30,509

PROPOSED FLOOR AREA

	EXISTING TO REMAIN	PROPOSED NEW	TOTAL
BASEMENT *	5,492	3,916	9,408
FIRST	8,316	3,916	12,232
SECOND	8,316	3,916	12,232
THIRD	8,316	3,916	12,232
FOURTH	8,316	3,916	12,232
POOL DECK	0	800	800
TOTAL AREA:	41,585	15,585	57,170

UNIT COUNTS

	EXISTING	PROPOSED	TOTAL
PROPOSED TO REMAIN:	50	19	69
PROPOSED NEW:	19	19	38
TOTAL UNITS:	69	38	107

UNIT SIZES

	NEW CONSTRUCTION	EXISTING BUILDING	TOTAL UNITS
500 SF	0 UNITS (0% OF UNITS IN NEW CONSTRUCTION)	41 UNITS	41 UNITS
300 - 500 SF	1 UNITS (2% OF UNITS IN NEW CONSTRUCTION)	4 UNITS	5 UNITS
250 SF OR GREATER	18 UNITS (38% OF UNITS IN NEW CONSTRUCTION)	3 UNITS	21 UNITS

BUILDING HEIGHT

	EXISTING	ALLOWED	PROVIDED
MAXIMUM NUMBER OF STOREYS:	3	5	4

ROOF DECK @ 500 SF = 1800 SF (50% OF ENCLOSED FLOOR AREA OF AM FLOOR)

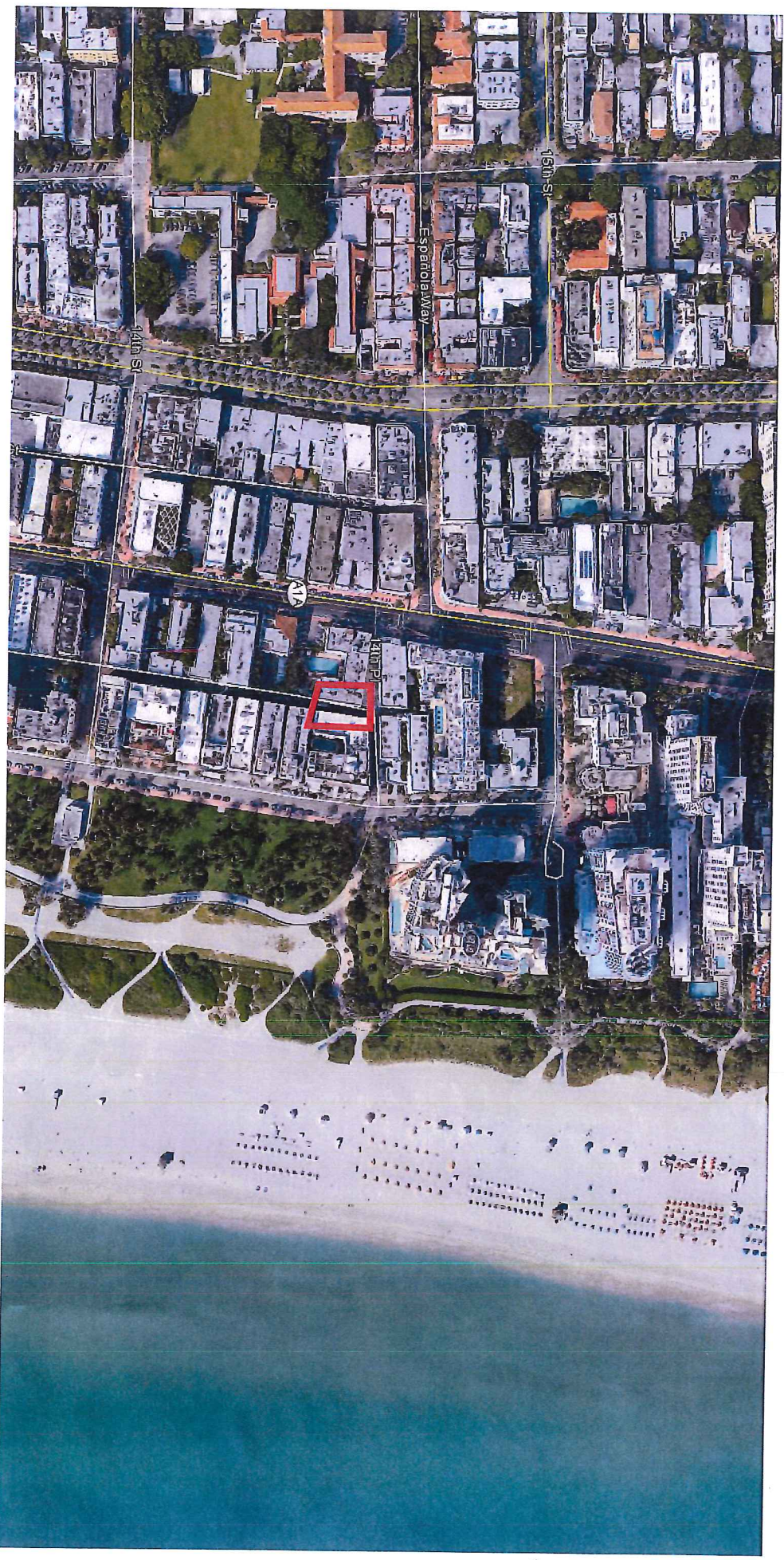
MINIMUM PARKING

	REQUIRED	PROVIDED
NEW RETAIL: (1000 SF ANALYS 1.5 SPACES/1000 SF) 1000 SF = 1.5 SPACES	15 SPACES	0 (PAYMENT TO PARKING IMPACT FUND)
NEW HOTEL: GUEST ROOM UNITS: (0.57 UNITS/1000 SF) 10 UNITS X 0.57 = 5.7 SPACES	6 SPACES	0 (PAYMENT TO PARKING IMPACT FUND)

SETBACK REQUIREMENTS

	EXISTING	REQUIRED	PROVIDED
FRONT:	11'-0"	20'-0" FOR BLDGS W/ 10'-0" SIDE SETBACK FROM PARKING	5'-0" (ASIDE W/ 12'-3" SIDE SETBACK FROM PARKING)
SIDE INTERIOR:	5'-0"	5'-0"	5'-0"
NORTH:	VARIES FROM 3'-0" TO 25'-0"	5'-0"	5'-0"
SOUTH:	5'-0"	5'-0"	5'-0"
REAR:	5'-0"	5'-0"	5'-0"

LOCATION PLAN



07/25/2017

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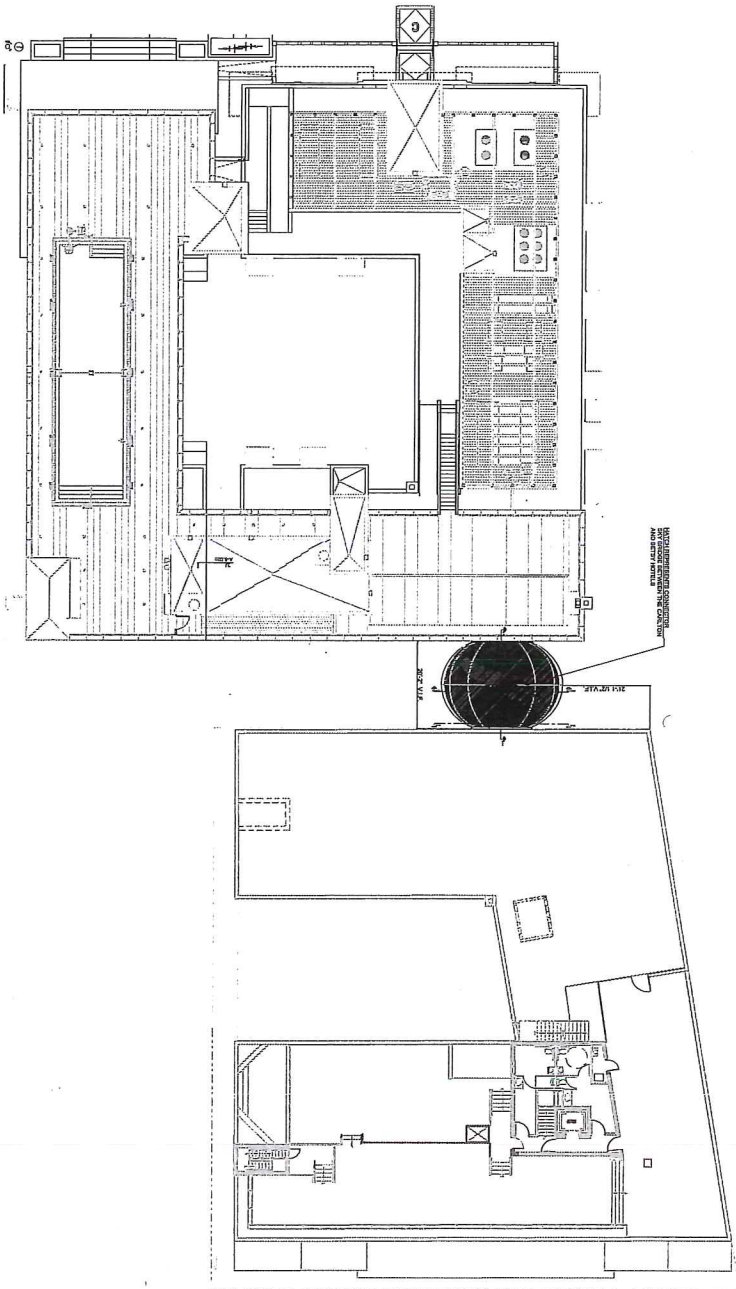
**Shulman +
Associates**
p4

AREA OF FOCUS



MAY 28 2016

PERMITTED SITE PLAN



SKYBRIDGE SITE PLAN
DATE: 07/25/17



G-1.01S

SKYBRIDGE
SITE PLAN
DATE: 07/25/17

MADE BY SHULMAN + ASSOCIATES
DATE: 07/25/17

SKY BRIDGE FOR BETSY-CARLTON HOTEL
1440 OCEAN DRIVE, MIAMI BEACH, FL 33139
CONSTRUCTION SET

SHULMAN + ASSOCIATES
100 NE 38th Street, Space 2
Miami, FL 33137
T 305 438 0600 F 305 438 0170
www.shulman-design.com
FL 08302117

STA

07/25/2017

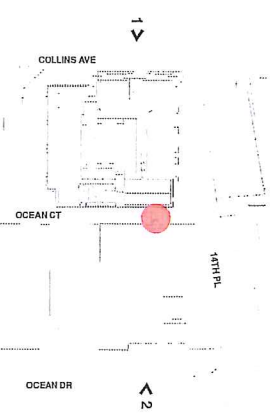
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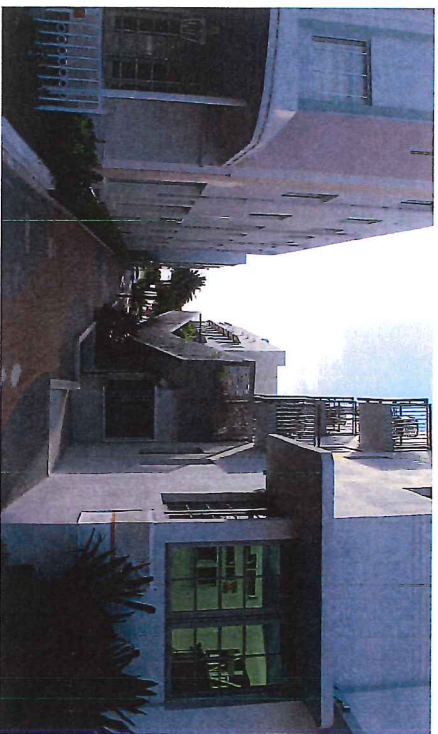
EXISTING SITE PHOTOS



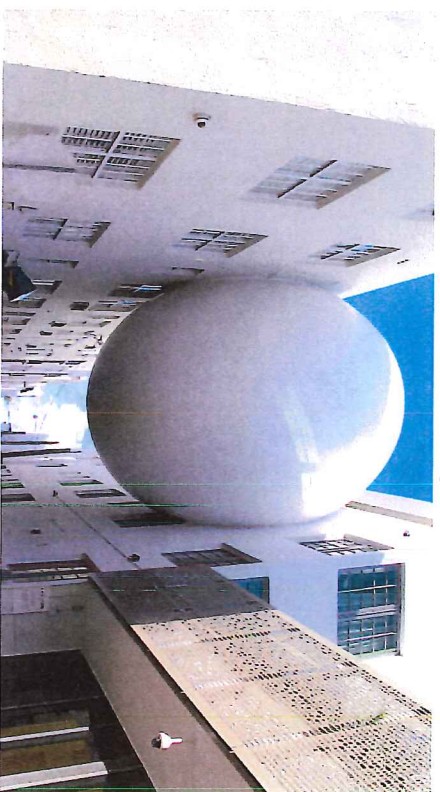
PHOTOS TAKEN: 07/25/2017



EXISTING SITE PHOTOS



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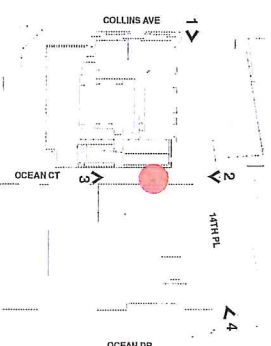
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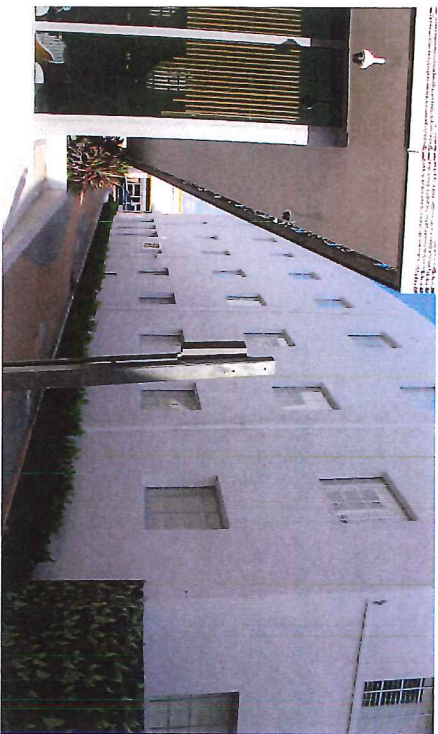


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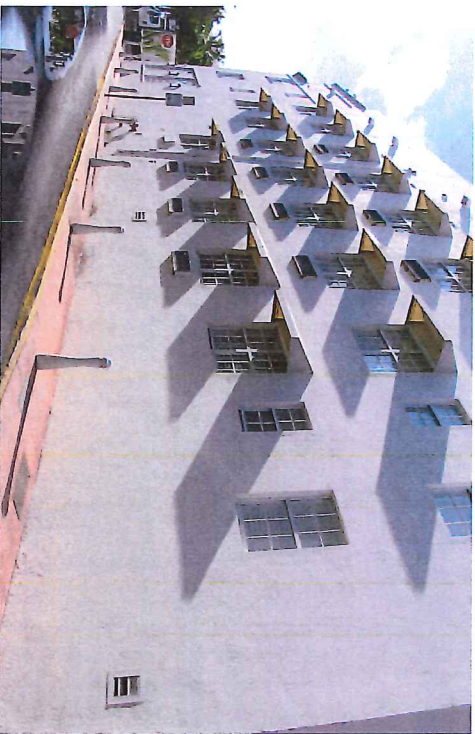
EXISTING SITE PHOTOS



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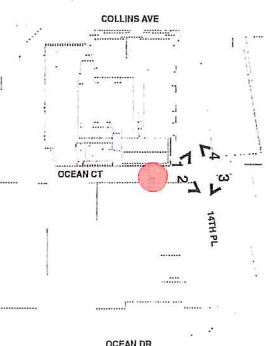
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3



4



PHOTOS TAKEN: 07/25/2017

07/25/2017

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EXISTING CONTEXT PHOTOS



1



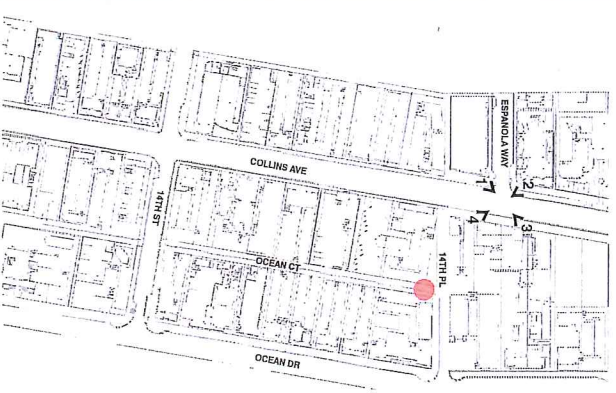
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EXISTING CONTEXT PHOTOS



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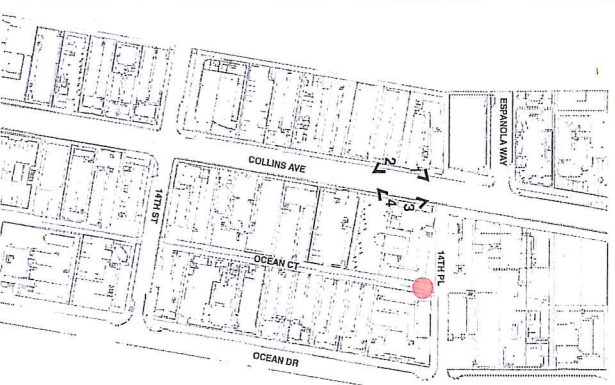


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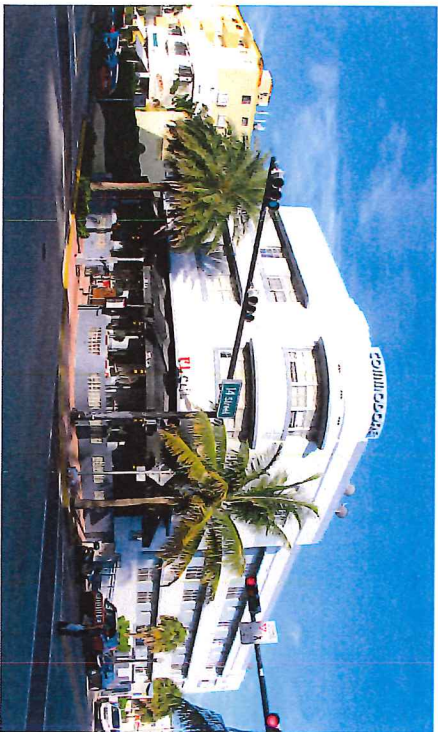


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EXISTING CONTEXT PHOTOS



1



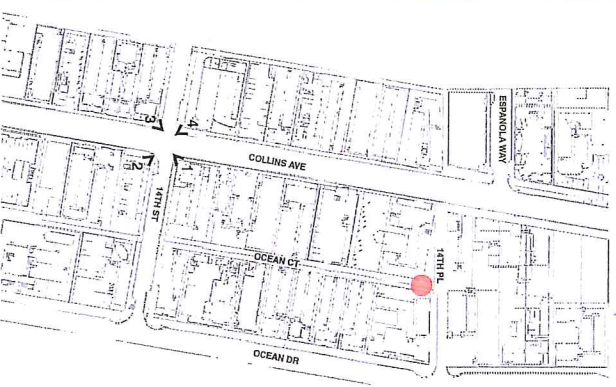
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3



4



PHOTOS TAKEN: 07/25/2017

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EXISTING CONTEXT PHOTOS



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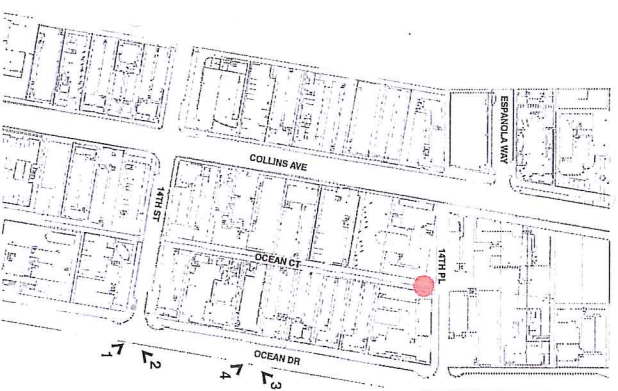
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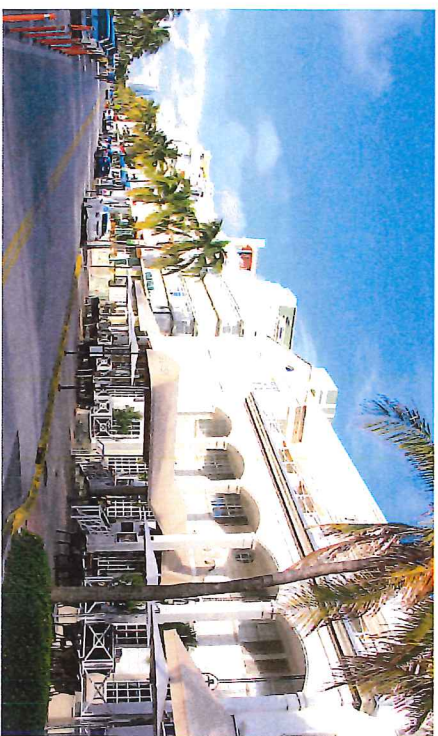
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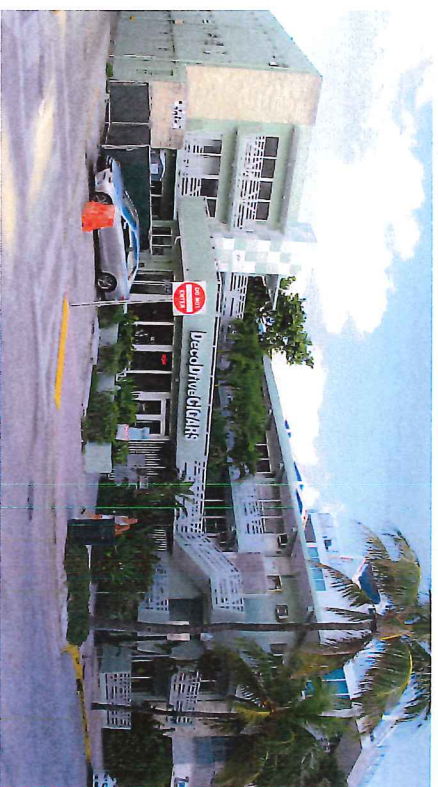
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EXISTING CONTEXT PHOTOS



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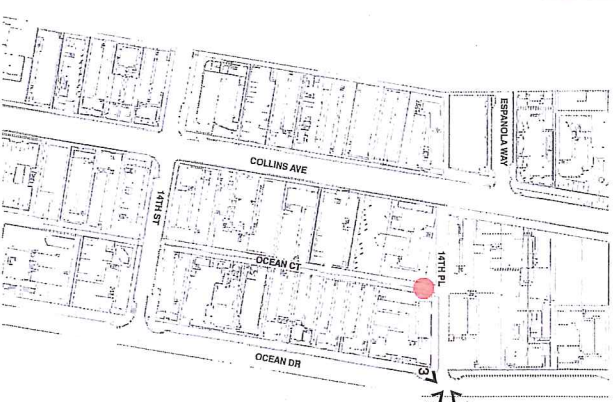


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07/25/2017

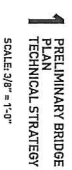
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HIGH GLOSS PAINTED GEL COAT FINISH
ON FIBERGLASS SHELL
BY SHELL FABRICATOR

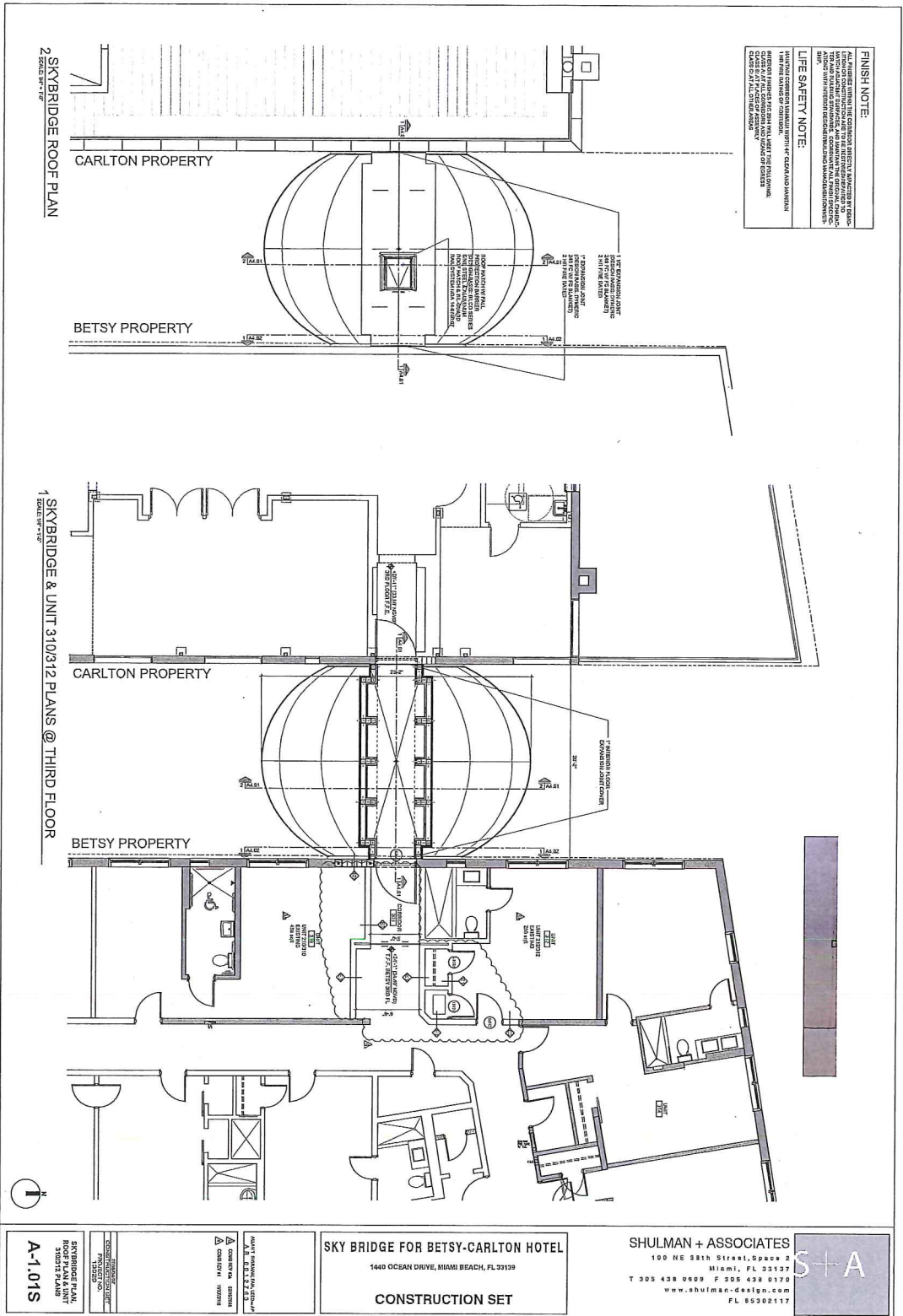


SHULMAN + ASSOCIATES
100 NE 38 STREET | MIAMI, FL 33137
T 305 438 0609
www.shulman-design.com
AA26007090 | ALLAN SHULMAN FAIA

CARLTON HOTEL, BRIDGE ELEMENT | 1433 COLLINS AVENUE MIAMI BEACH, FL | PRELIMINARY DEVELOPMENT & TECHNICAL STRATEGIES 05/28/2014 | PROJ. # 13029

A-2.01
PRELIMINARY PLAN &
TECHNICAL STRATEGY
MAY 28, 2014

PERMITTED BRIDGE FLOOR PLAN (BUILT)

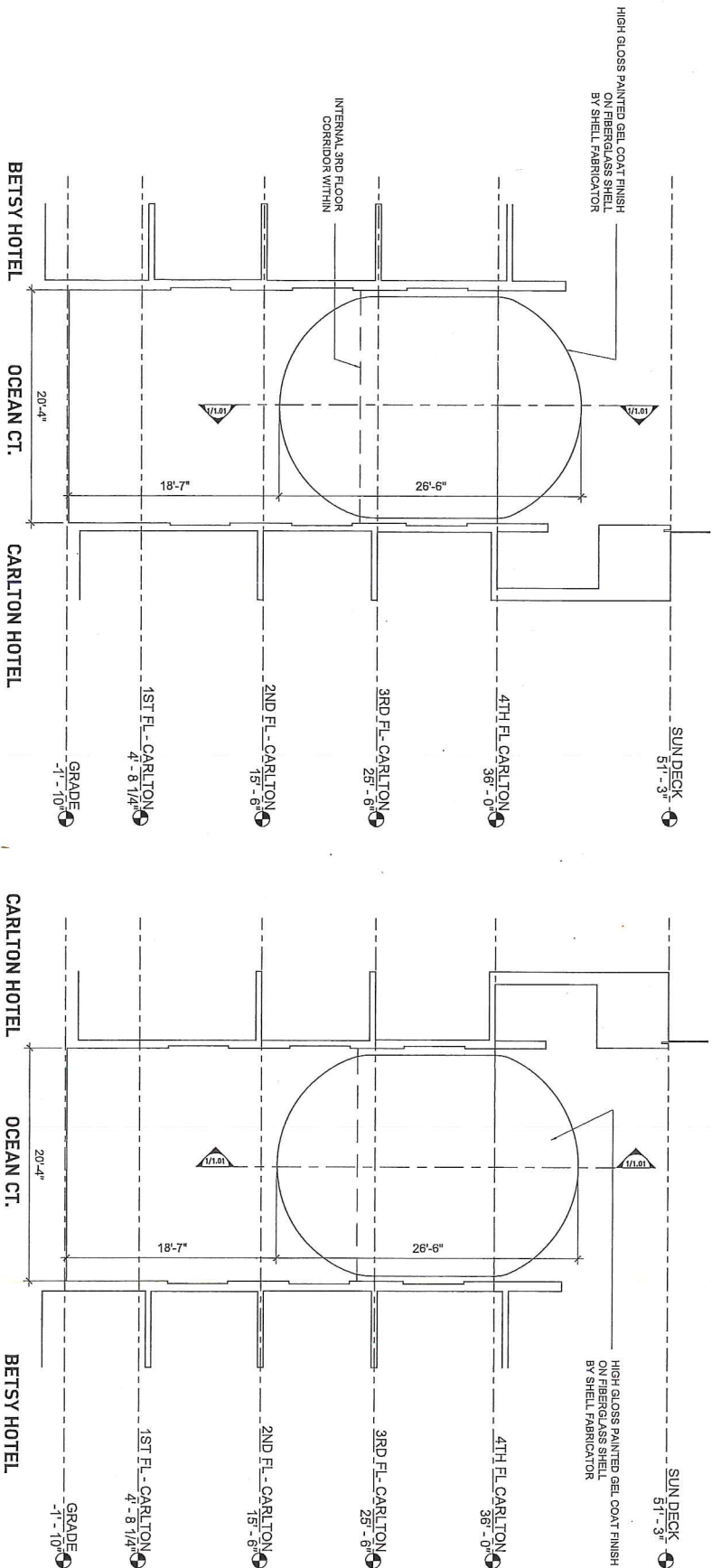


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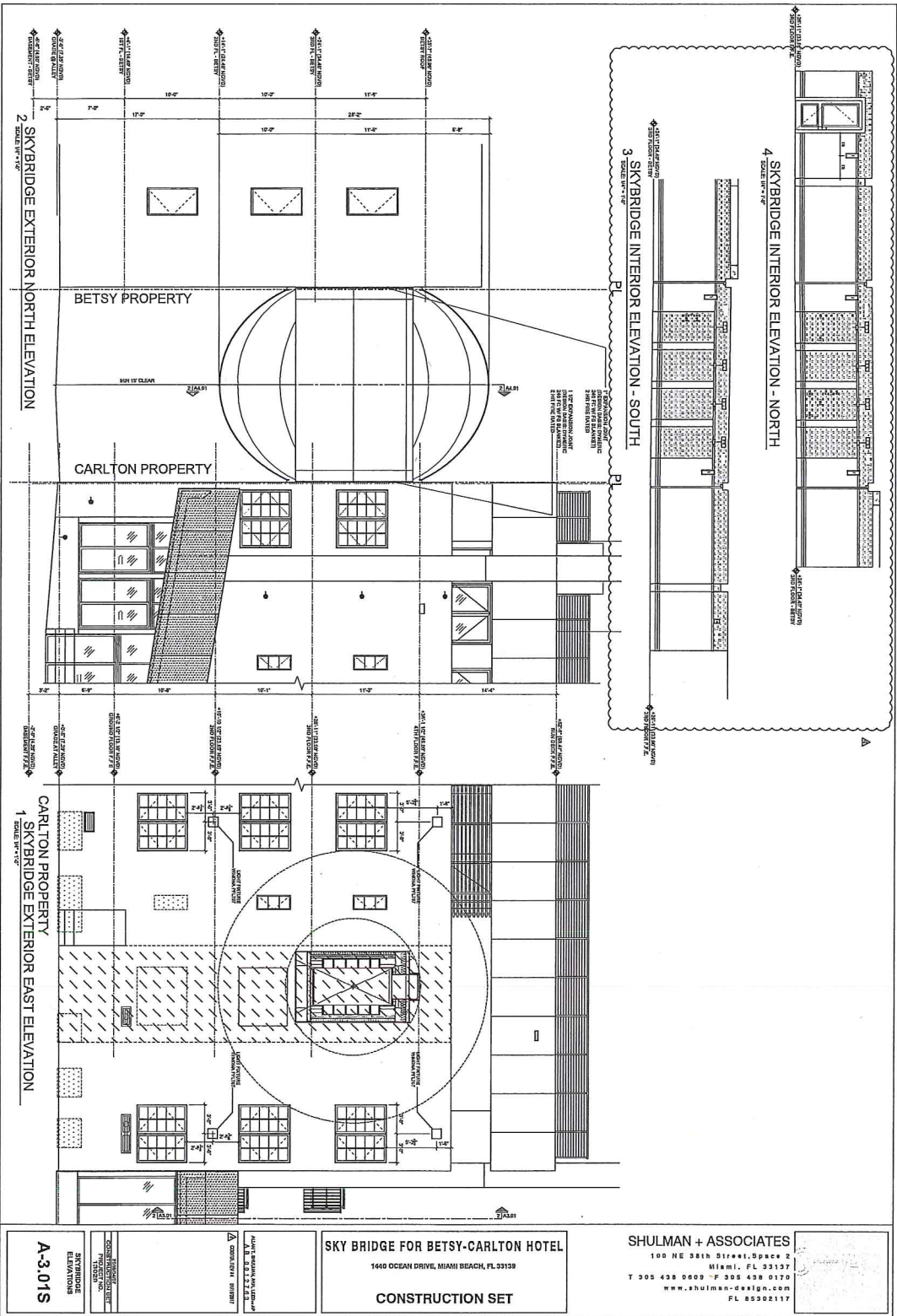
PREVIOUSLY APPROVED HPB ELEVATIONS



2 PRELIMINARY BRIDGE NORTH ELEVATION TECHNICAL STRATEGY
SCALE 1/4" = 1'-0"

1 PRELIMINARY BRIDGE SOUTH ELEVATION TECHNICAL STRATEGY
SCALE 1/4" = 1'-0"

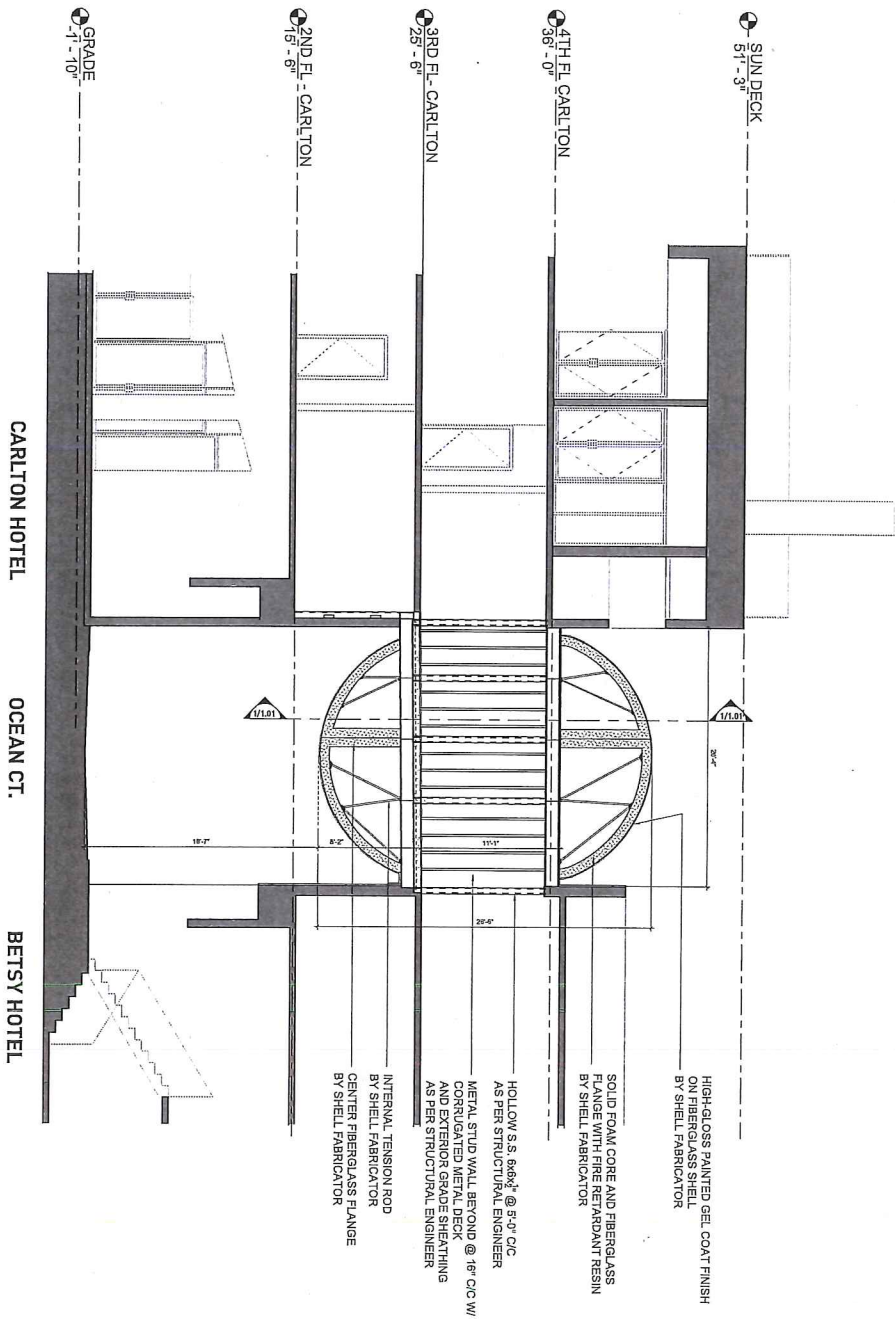
PERMITTED ELEVATIONS (BUILT)



07/25/2017

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Betsy-Carlton Hotel HPB First Submittal



1 PRELIMINARY BRIDGE E/W SECTION TECHNICAL STRATEGY

SCALE: 1/4" = 1'-0"

$$S+A$$

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T 305 438 0609

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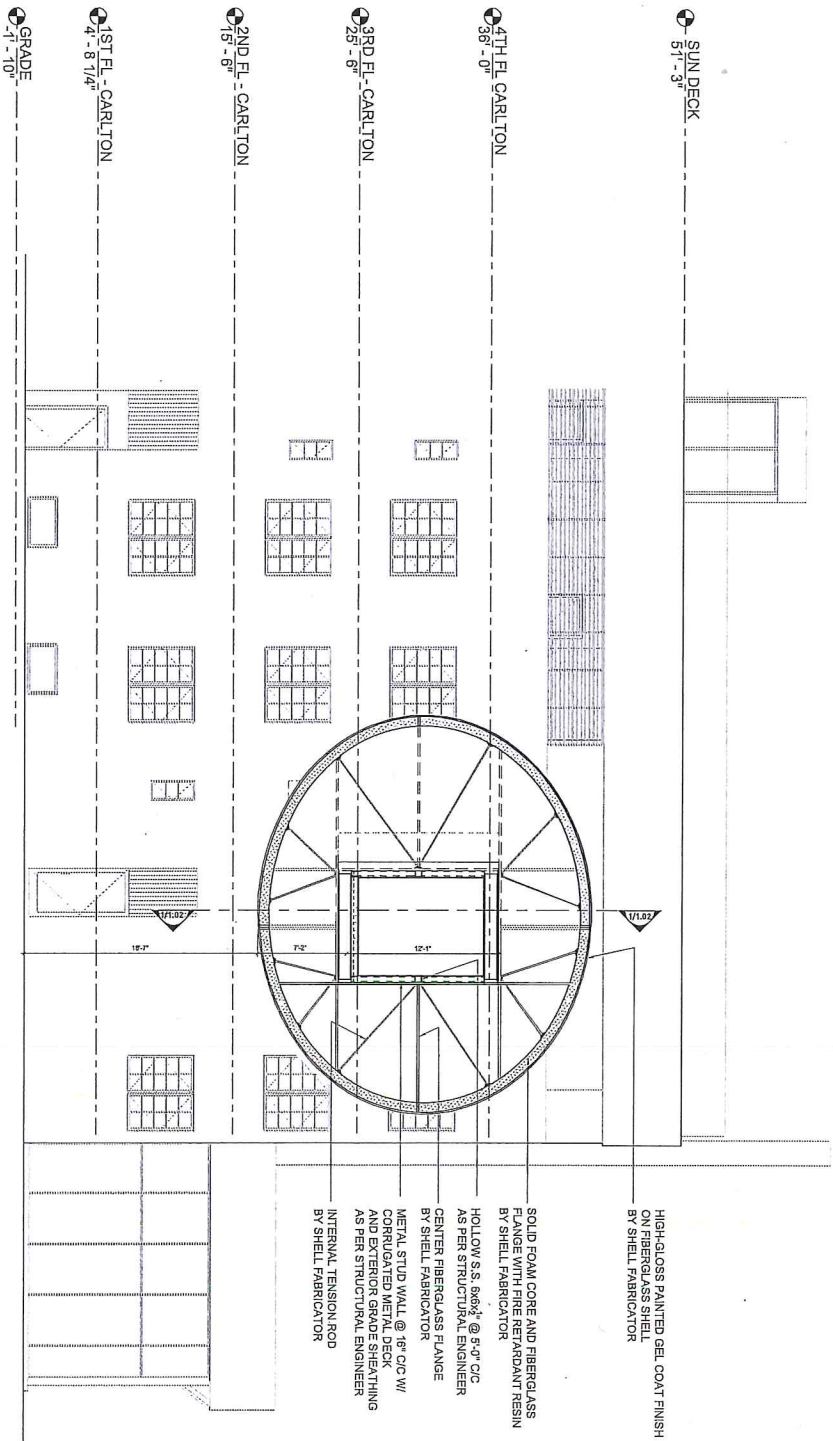
CARLTON HOTEL BRIDGE ELEMENT | 1433 COLLINS AVENUE MIAMI BEACH, FL | PRELIMINARY DEVELOPMENT & TECHNICAL STRATEGIES 05/28/2014 | PROJ. # 13029

A-1.02

PRELIMINARY E/W SECTION

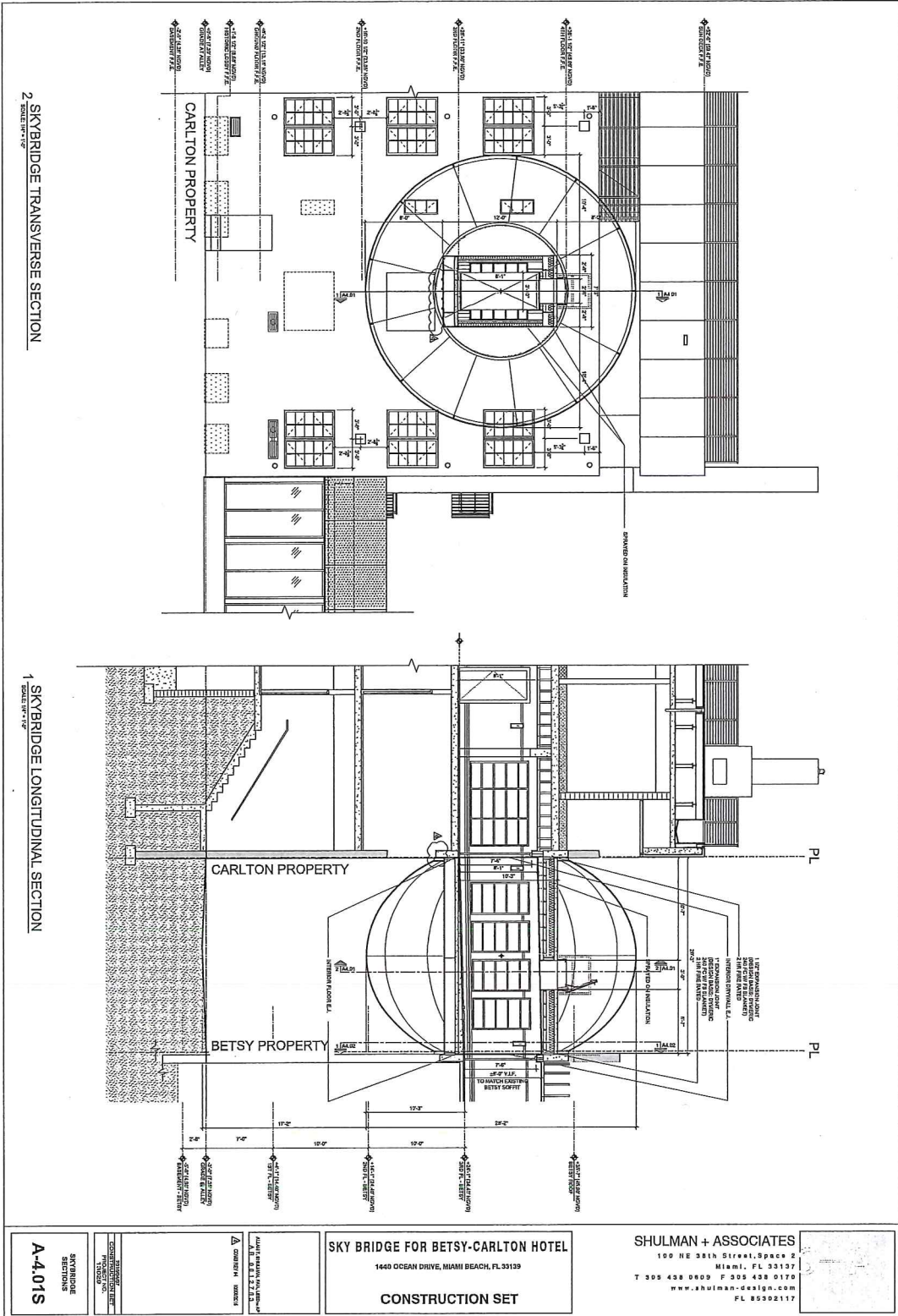
MAY 28, 2014

PREVIOUSLY APPROVED HPB SECTION



1
PRELIMINARY BRIDGE
V/S SECTION
TECHNICAL STRATEGY
SCALE: 1/4" = 1'-0"

PERMITTED SECTIONS (BUILT)



SKYBRIDGE TRANSVERSE SECTION

SCALE: 1/8" = 1'-0"

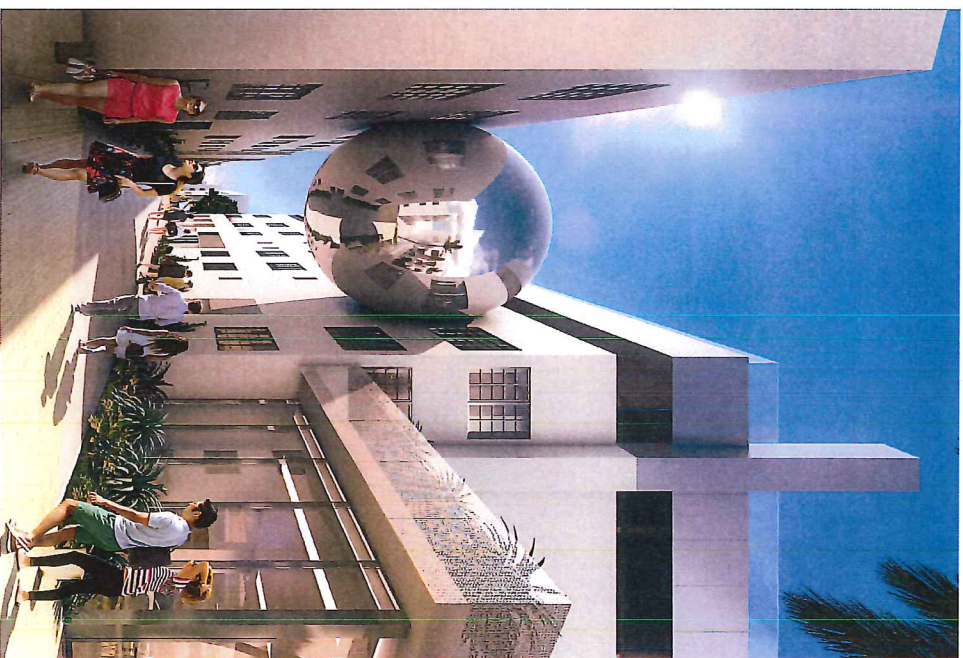
BETSY PROPERTY

SKY BRIDGE

1640 OCEAN DRIVE, MIAMI BEACH, FL 33139

SHULMAN + ASSOCIATES
 100 NE 38th Street, Space 2
 Miami, FL 33137
 T 305 438 0600 F 305 438 0170
 www.shulman-design.com
 FL 85002117

PREVIOUSLY APPROVED HPB RENDERING



S+A

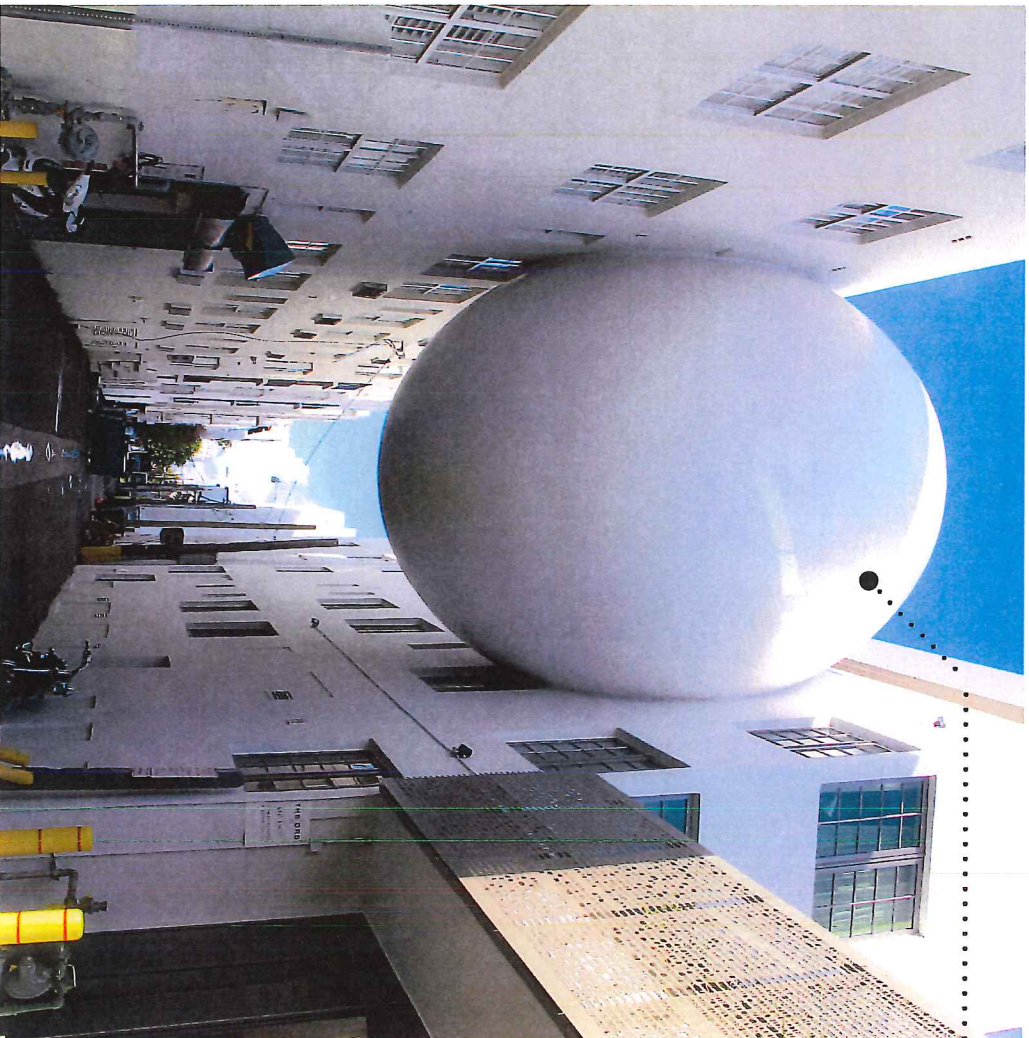
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100 NE 38 STREET | MIAMI, FL 33137
305.428.5687
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AA 2600793 | ALLAN SHULMAN FALA

CARLTON HOTEL, BRIDGE ELEMENT | 1433 COLLINS AVENUE MIAMI BEACH, FL | PRELIMINARY DEVELOPMENT & TECHNICAL STRATEGIES 09/28/2014 | PROJ. # 13029

AR-101

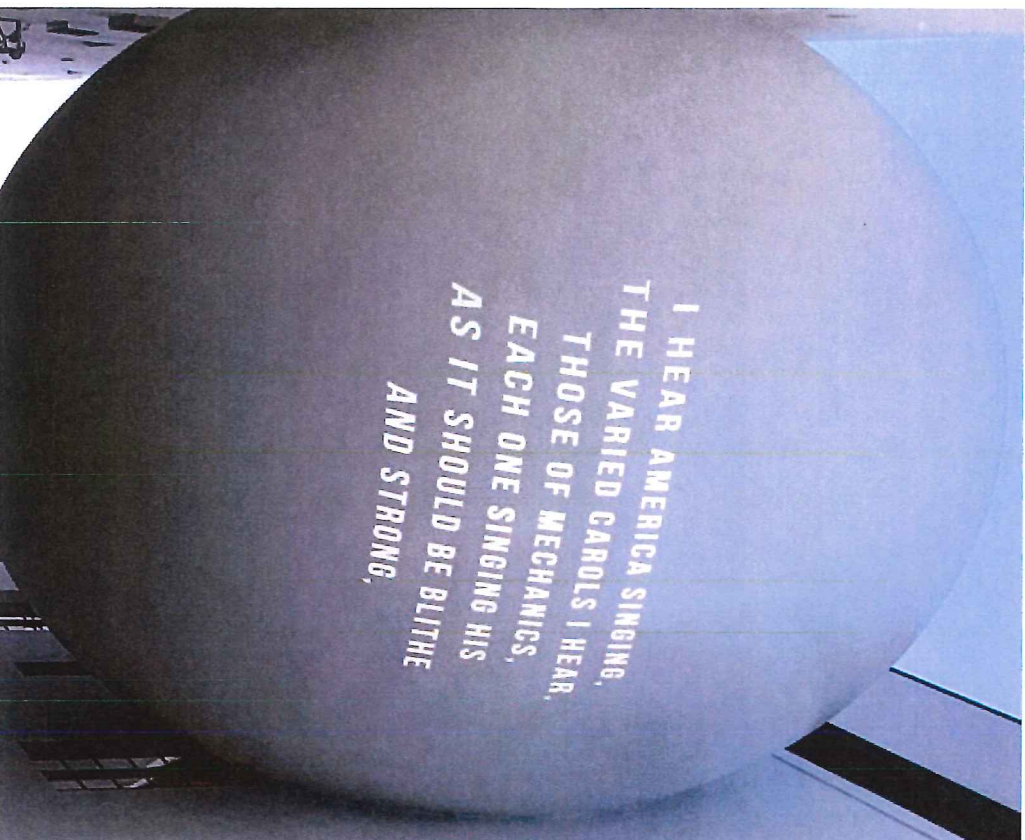
RENDERING
MAY 28, 2014

PROPOSED



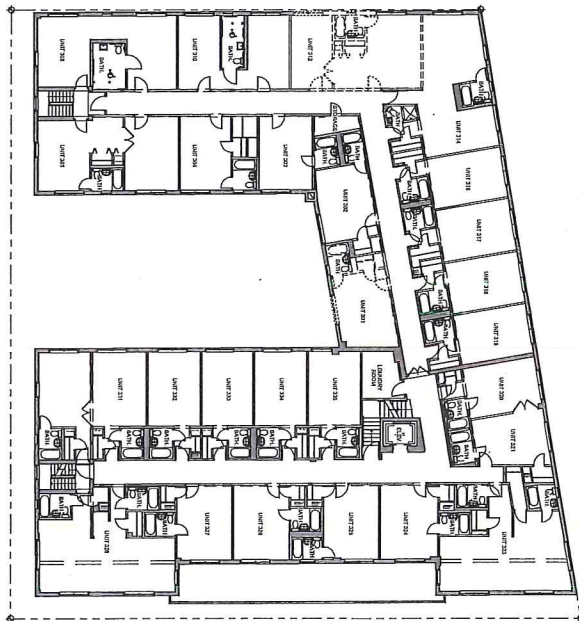
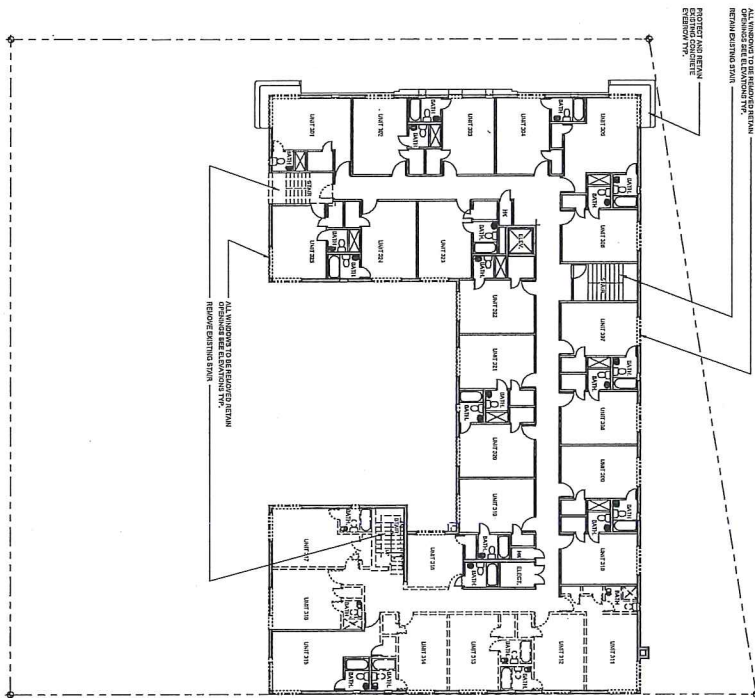
GLOSS WHITE PAINT FINISH

PROPOSED NIGHT VIEWS



GLOSS WHITE
PAINT FINISH

PREVIOUSLY APPROVED HPB DEMO 3RD FLOOR PLAN

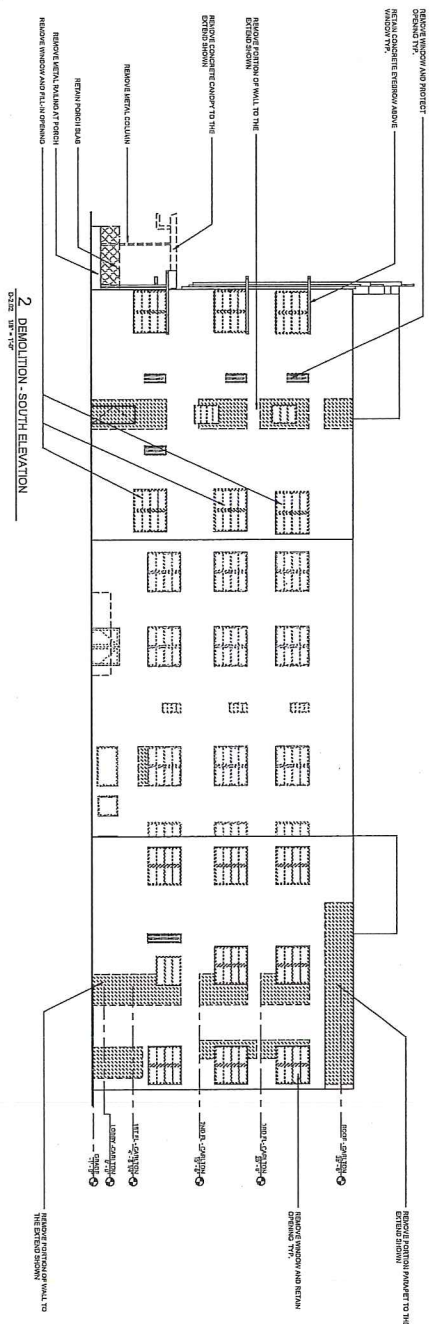


- LEGEND**
- EXISTING FLOOR TO BE REMOVED
 - EXISTING ELEMENTS TO BE REMOVED
 - NOT IN SCOPE

1 DEMOLITION - THIRD FLOOR PLAN

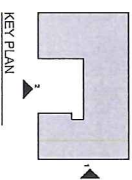


1 DEMOLITION - EAST ELEVATION
D-2.02 1/8" = 1'-0"



2 DEMOLITION - SOUTH ELEVATION

	EXISTING EXTERIOR WALL TO BE REMOVED
	EXISTING ELEMENTS TO BE REMOVED
	NOT IN SCOPE















KEY PLAN

PERMITTED DEMO

GENERAL DEMOLITION NOTES:

- [illegible]

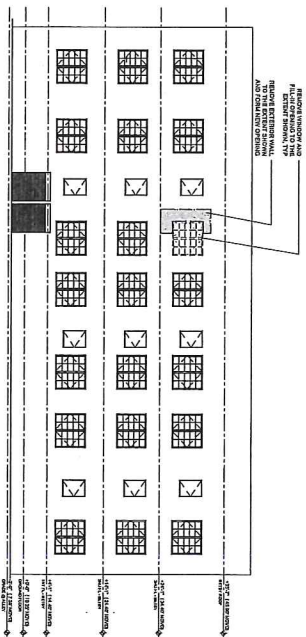
DEMOLITION LEGEND:

- | | |
|---|---------------------------------|
|  | EXITING WINDOW TO REMAIN |
|  | EXITING WINDOW TO BE REMOVED |
|  | EXITING PARTITION TO REMAIN |
|  | EXITING PARTITION TO BE REMOVED |
|  | EXITING GUY WALK TO REMAIN |
|  | EXITING GUY WALK TO BE REMOVED |
|  | EXITING ELEMENT TO REMAIN |
|  | EXITING ELEMENT TO BE REMOVED |
|  | EXITING DOOR TO BE REMOVED |
|  | EXITING DOOR TO BE REMOVED |
|  | EXITING WINDOW TO BE REMOVED |
|  | EXITING ELEMENT TO BE REMOVED |
- NOTE: PROVIDE SCHEDULE A REQUIREMENTS**

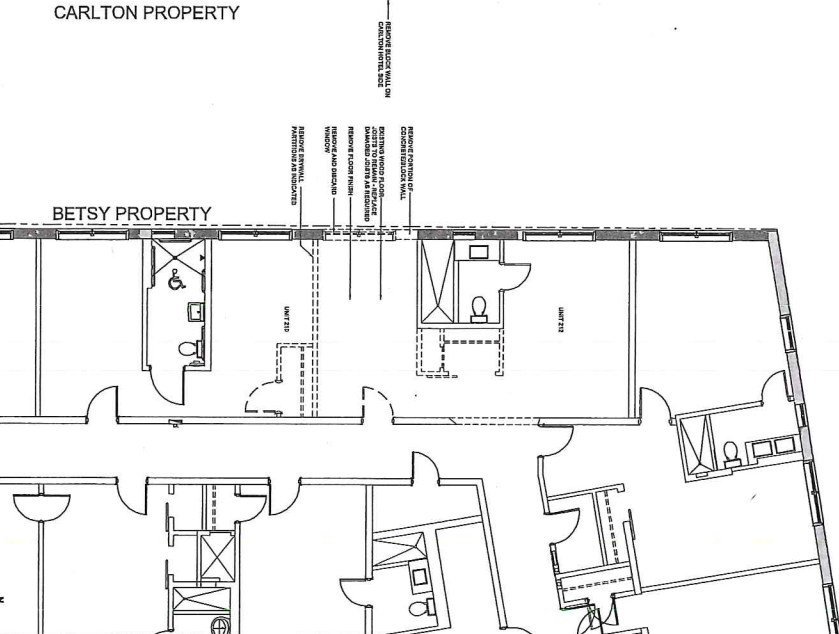
NOTE:

[illegible]

DEMOLITION WEST ELEVATION - BETSY



DEMOLITION PLAN OF UNITS 310/312 & CORRIDOR @ THIRD FLOOR

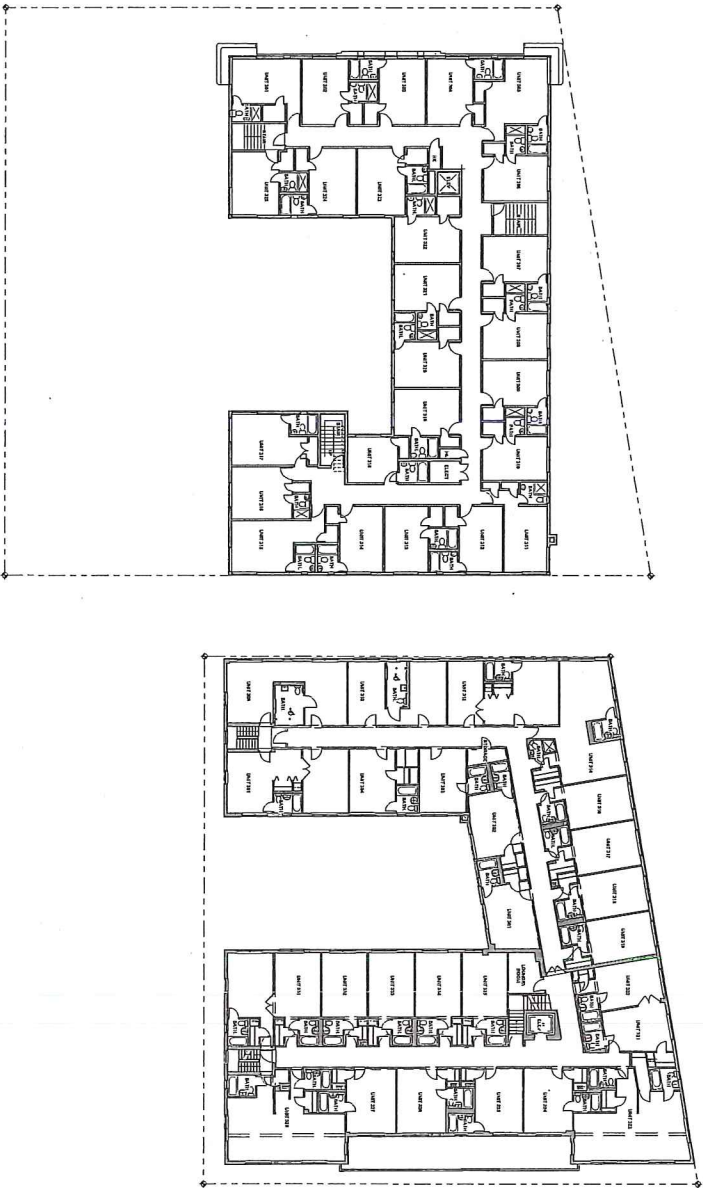


SKY BRIDGE FOR BETSY-CARLTON HOTEL
1440 OCEAN DRIVE, MIAMI BEACH, FL 33139
CONSTRUCTION SET

SHULMAN + ASSOCIATES
100 NE 38th Street, Space 2
Miami, FL 33137
T 305 438 0609 F 305 438 0170
www.shulman-design.com
FL 85302117

**DEMOLITION PLANS
AND ELEVATION**
D-1.01S

EXISTING PLAN AS OF 2014



1 AS BUILT THIRD FLOOR PLAN



CARLTON HOTEL
1473 COLLINS AVENUE
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD SUBMITTAL
PROJECT NO. 1503
DATE: 12/18/13

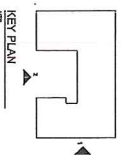
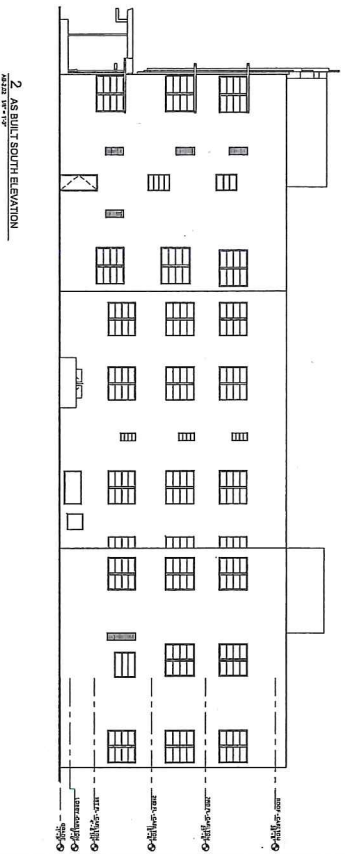
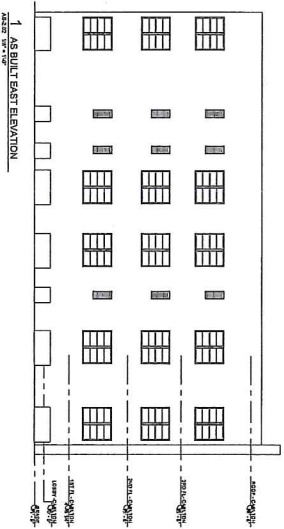
AB-1.03

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EXISTING ELEVATIONS AS OF 2014



CARLTON HOTEL
1433 COLLINS AVENUE
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD SUBMITTAL
PROJECT NO. 1439
DATE: 12/10/13

AB-2.02

EXISTING FINAL ORDER DATED FEBRUARY 11, 2014

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

CFN 20150273141
OR BE 2003 1/25/2014 1:36:17 (B-se)
HARVEY RAVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

MEETING DATE: February 11, 2014

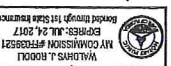
FILE NO:

7414

PROPERTY:

1440 Ocean Drive &
1433 Collins Ave

CERTIFICATION
THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT
IS THE TRUE AND CORRECT COPY OF THE ORIGINAL
RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA
DATE: FEBRUARY 11, 2014
BY: HARVEY RAVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA



LEGAL:

1440 Ocean Drive,
Lot 1, less the north 13 feet & Lot 2, Block 19 of Ocean Beach Addition no.
2, according to the plat thereof, as recorded in Plat Book 2 at page 56 of
the public records of Miami-Dade County, Florida.

1433 Collins Avenue,
Lots 18 & 19, Ocean Beach, Fla., Addition No. 2, According to
the Plat Thereof, as Recorded in Plat Book 2, Page 56, of the Public
Records of Miami-Dade County, Florida.

IN RE:

The application for a Certificate of Appropriateness for the partial
demolition, renovation and restoration of the existing 3-story Carlton Hotel
located at 1433 Collins Avenue, including the construction of a new 1-
story ground level addition located at the north side of the property, a new
4-story ground level addition located at the south side of the property and
a new 1-story rooftop addition. Additionally, the applicant is proposing to
construct a pedestrian bridge connecting the Carlton Hotel and the Betsy
Hotel, at the third level. The new pedestrian bridge is proposed to be
located above the public alleyway. Alterations to the exterior of the Betsy
Hotel located at 1440 Ocean Drive are limited to the pedestrian bridge
and alley improvements.

ORDER

The applicants, Betsy Ross Owner, LLC and Ocean Court, LLC, filed an application with the
City of Miami Beach Planning Department for a Certificate of Appropriateness.

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:



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- A. The structures are classified as 'Contributing' in the Miami Beach Historic Properties Database and are located within the Ocean Drive/Collins Avenue Local Historic District.
- B. 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 is not consistent with the Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'a' & 'c' in Section 118-564(a)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'd', 'g' & 'j' in Section 118-564(a)(3) of the Miami Beach Code, and is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:
 1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff, at a minimum, such drawings shall incorporate the following:
 - a. The design for the west elevation of proposed 4-story southwest addition shall be further developed and refined, in a manner to be reviewed and approved the Board.
 - b. The design, details, and finish material for the proposed bridge element connecting the Carlton Hotel with the Betsy Hotel shall be further developed and refined, in a manner to be reviewed and approved by the Board.
 - c. The west elevation of the Carlton Hotel, inclusive of the corner elements and front porch, shall be fully restored, in a manner 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.
 - d. The proposed permanent awnings located on the west elevation of the Carlton Hotel shall not be permitted. The original eyebrow features located to the side of the entrance shall be reconstructed, according to available historical documentation and may be somewhat increased in depth 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 original main lobby of the Carlton Hotel shall be fully restored in accordance with available historical documentation, and all original materials shall be retained 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.
 - f. Final details of exterior surface finishes and materials shall be required, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board, prior to the issuance on a building permit.



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- g. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required and all new proposed windows shall substantially match the original window configurations, in a manner to be reviewed and approved by staff in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- h. The final design and details of all exterior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the historic hotel or the surrounding historic district.
- i. 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. Any rooftop mechanical equipment, structures or screening not shown on the plans approved by the Board may require later Board approval.
- j. A museum quality historic analysis and display of the existing Carlton Hotel structure, inclusive of a photographic and written description of the history and evolution of the original building and its changes of use over time, shall be submitted to and approved by staff, prior to the issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy; such historic analysis shall be displayed prominently within the public area of the historic structure, in a location to be determined by staff.
- k. The applicant shall submit a complete structural report prepared by a structural engineer registered in the State of Florida for the phased demolition, shoring, bracing, and stabilization of the historic building, including the methodology for the insertion of the new structural system(s) to fully ensure that the structural stability and integrity of the historic building and new construction is preserved both during and after construction of the new rooftop additions. In a manner to be reviewed by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board, and approved by the Building Department, prior to the issuance of a demolition permit.
- l. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms, such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape planting from the right-of-way, shall be clearly indicated on the site and landscape plans in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.



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- m. Prior to the issuance of a Certificate of Occupancy, the Architect for the project architect shall verify, in writing, that the project is consistent with the elevations, floor plans, site plan and landscape plans approved by the Planning Department for Building Permit.
2. Ownership verification for the triangular parcel located along 14th Place, identified by the Miami-Dade County Property Appraiser as Folio: 02-3234-008-0730, shall be required, subject to the approval of the Planning Director and City Attorney prior to the issuance of a Building Permit.
3. 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 following conditions shall not supersede the Florida Department of Transportation plans approved and currently under construction for Collins Avenue from 5th Street to Lincoln Road.
 - b. Street trees shall be required along Collins Avenue, placed with a minimum 36" clear space between the tree trunk and the back of curb, 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. Silva Cells in tree pits, with the City Standard black and white bound aggregate system and fertilization trench, irrigation, and two (2) up-lights per City standards, shall be required for all street and shade trees, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - d. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
 - e. 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. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - f. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow prevention devices. Backflow prevention devices shall not be permitted within any required yard or any area fronting a street or sidewalk, unless otherwise permitted by the Land Development Regulations. The location of all backflow prevention devices, and how they are screened from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff. The fire department shall require a post-indicator valve (PIV) visible and accessible from the street.



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- g. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all post-indicator valves (PIV), fire department connections (FDC) and all other related devices and fixtures, which shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- i. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
4. All building signage, with the exception of historic signage, shall be composed of flush mounted, non-plastic, individual letters and shall require a separate permit.
5. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.
6. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
7. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
8. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
9. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
10. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan applied prior to the completion of the project and the issuance of a Certificate of Occupancy.
11. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee, based on a



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- Preliminary review of the proposed project, the following may be required by the Public Works Department:
- a. A traffic and neighborhood impact study shall be concluded as a means to measure a proposed development's impact on transportation and neighborhoods. The study shall address all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, and if required, shall be submitted prior to the issuance of a Building Permit. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code. The developer shall refer to the most recent City of Miami Beach's Traffic and Neighborhood Impact Methodology as issued by the Public Works Department.
 - b. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is grey.
 - c. Mill/resurface asphalt in rear alley along property, if applicable.
 - d. Provide underground utility services connections and on-site transformer location, if necessary.
 - e. Provide back-flow prevention devices on all water services.
 - f. Provide on-site, self-contained storm water drainage for the proposed development.
 - g. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
 - h. Payment of City utility impact fees for water meters/services.
 - i. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
 - j. Right-of-way permit must be obtained from Public Works.
 - k. All right-of-way encroachments must be removed.
 - l. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
 12. 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 pending Departmental approval.



DR BK 29595 PG 3967
LAST PAGE

In accordance with Section 118-561 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject this Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
THOMAS R. MOONEY AICP
ACTING CHAIR

The foregoing instrument was acknowledged before me this 14th day of March, 2014, by Thomas R. Moorey, Acting Planning Director, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

WALDHYS J. RODOLU
MY COMMISSION #FF039521
EXPIRES: JUL 24, 2017
Bonded through 1st State Insurance

Notary Public
Miami-Dade County, Florida
My commission expires: 7-24-17

Approved As To Form: _____
Legal Department: _____ (3-13-14)

Filed with the Clerk of the Historic Preservation Board on 3-14-14 (wjsk)

STATE OF FLORIDA, COUNTY OF DADE

ORDERED BY JUDGE OF _____ DAY ON
 APR 29 2015 A.D. 20
 WITNESS my hand and Official Seal.
 HARVEY RUVIN, CLERK, of Clerk and County Courts
 By _____ D.C.

JOSE PALACIOS #311321

Shulman + Associates
p34

EXISTING FINAL ORDER DATED OCTOBER 14, 2014

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

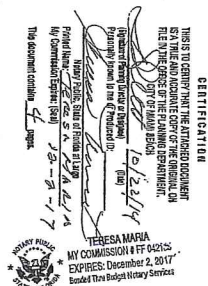
CFN 2015R0273140
OR BK 25952 Pgs 3565 - 35991 (4995)
HARVEY RIVLIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

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MEETING DATE: October 14, 2014

FILE NO: 7414

PROPERTY: 1440 Ocean Drive & 1433 Collins Avenue



LEGAL:

1440 Ocean Drive – The Betsy Hotel
Lot 1, less the north 13 feet & Lot 2, Block 19 of Ocean Beach Addition no. 2, according to the plat thereof, as recorded in Plat Book 2 at page 56 of the public records of Miami-Dade County, Florida.

1433 Collins Avenue – The Carlton Hotel
Lots 18 & 19, Block 19, Ocean Beach, Fla., Addition No. 2, According to the Plat Thereof, as Recorded in Plat Book 2, Page 56, of the Public Records of Miami-Dade County, Florida.

IN RE:

The Application for a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story Carlton Hotel located at 1433 Collins Avenue, including the construction of a new 1-story ground level addition located at the north side of the property and a new 1-story rooftop addition. Additionally, the applicant is proposing to construct a pedestrian bridge connecting the Carlton Hotel and the Betsy Hotel, at the third levels. The new pedestrian bridge is proposed to be located above the public alleyway. Alterations to the exterior of the Betsy Hotel located at 1440 Ocean Drive are limited to the pedestrian bridge and alley improvements. [Approved on February 11, 2014, with the exception of the Collins Avenue facade of the new structure and the final design and details of the proposed pedestrian bridge.]

SUPPLEMENTAL ORDER

The applicants, Betsy Ross Owner, LLC and Ocean Court, LLC, filed an application with the Miami Beach Planning Department for a Certificate of Appropriateness.



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:

- A. The subject structures are classified as "Contributing" structures in the Miami Beach Historic Properties Database, and are located within Ocean Drive/Collins Avenue Local Historic District.
- B. 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 is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria "a", "c" & "d" in Section 118-564(a)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria "b", "c" & "g" in Section 118-564(a)(3) of the Miami Beach Code, and is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 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. Final details and material samples for the pedestrian bridge 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.
 - b. The design for the balcony railings shall be further refined in a less dense manner and constructed in a material more appropriate to the surrounding historic district, 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. A copy of all pages of the recorded Supplemental 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.
 2. 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 Department approval.
 3. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 4. The Supplemental Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.



EXISTING FINAL ORDER DATED OCTOBER 14, 2014

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6. The previous Final Order dated February 11, 2014 shall remain in full force and effect.
6. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
7. 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.

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 by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-7 inclusive) hereto, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "Carlton Hotel", as prepared by Shulman + Associates, dated May 26, 2014.

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 a Certificate of Appropriateness 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 Certificate of Appropriateness was granted, the Certificate of Appropriateness will expire and become null and void. 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 Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-561 of the City Code, the violation of any conditions and standards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 15 day of October, 2014.



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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA
BY: [Signature]
DEBORAH TACKETT
PRESERVATION AND DESIGN MANAGER
FOR THE CHAIR.

The foregoing instrument was acknowledged before me this 15th day of October, 2014 by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 10-2-17

Approved As To Form: [Signature] (10/15/2014)
City Attorney's Office: [Signature]
Filed with the Clerk of the Historic Preservation Board on 10-15-14 (10/15/14)

FILED:\NPB\HPB\Doc\Florida\HPB 7414_1440 Ocean Dr & 1453 Collins Ave\CD14-FD.docx

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I, JOSE PALACIOS, Notary Public for the State of Florida, do hereby certify that the foregoing instrument was signed by the person whose name is subscribed to it, and that he is personally known to me.
WITNESS my hand and official seal this 15th day of October, 2014.
JOSE PALACIOS #311321
D.C.



DR. BK. 28595 PG. 3259
LAST PAGE