



VIEWS TOWARDS POOL (REAR) ENTRANCE TO LOBBY







REAR (WEST) POOL AREA LOOKING EAST





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





PHOTOGRAPHS FROM INDIAN CREEK DRIVE





ABOVE: VIEW OF SOUTH (SIDE) ELEVATION

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





VIEW LOOKING WEST FROM LOBBY TO COLLINS AVENUE.





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

ABOVE: LOOKING SOUTH AT LOBBY

BELOW: LOOKING NORTHEAST AT LOBBY



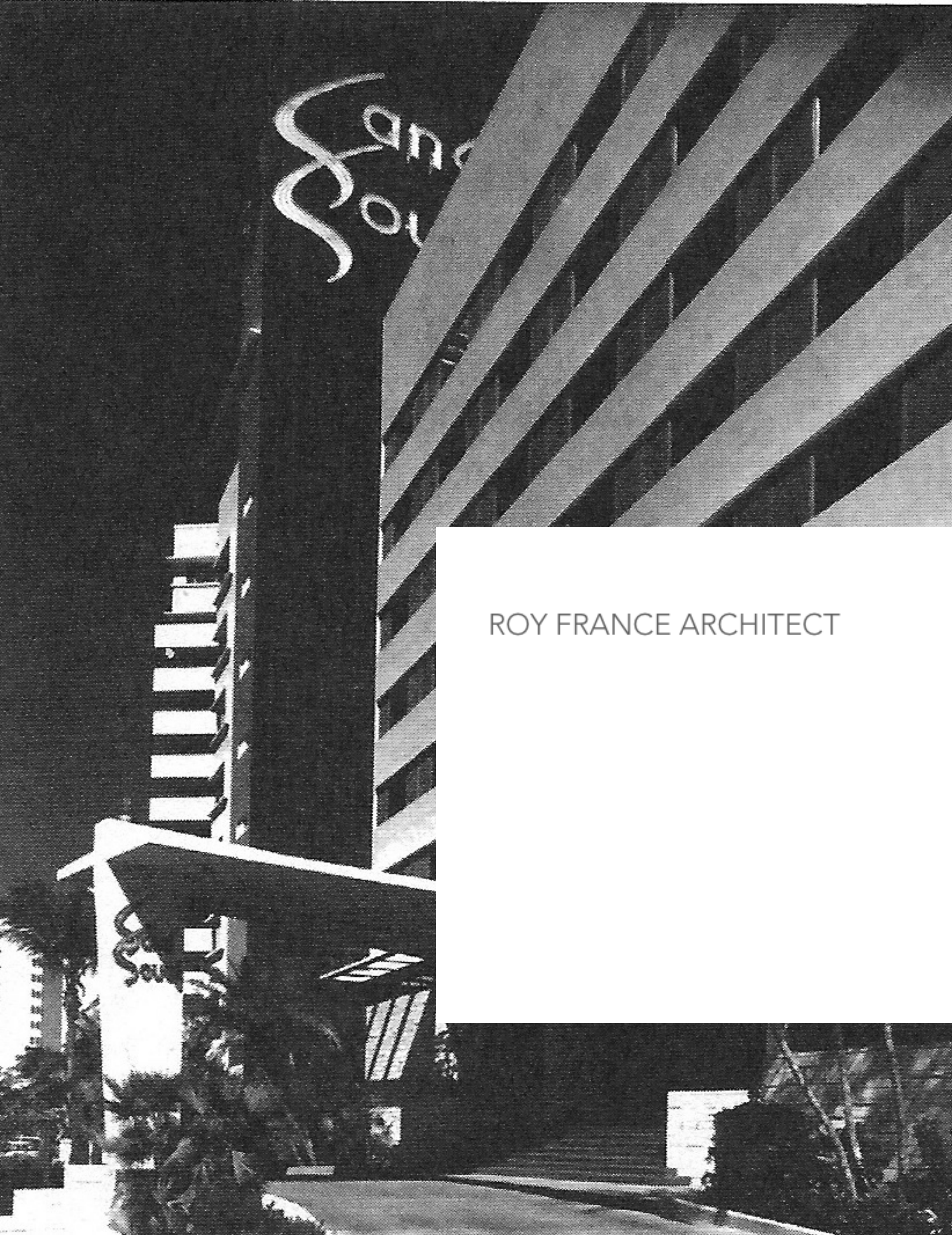


ABOVE: VIEW TOWARDS NON-HISTORIC MAILBOX ENCLOSURE AT LOBBY

BELOW: HISTORIC SERRATED WALLS ADJACENT TO POOL ENTRANCE AT LOBBY







ROY FRANCE ARCHITECT



## ROY FRANCE ARCHITECT

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

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

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

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

### REPRESENTATIVE PROJECTS:

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

TOP PHOTO: CAVALIER HOTEL, MIAMI BEACH

MIDDLE PHOTO: CADILLAC HOTEL, MIAMI BEACH

LOWER PHOTO: CADILLAC HOTEL ENTRY, MIAMI BEACH

PREVIOUS PAGE: SANS SOUCI HOTEL, MIAMI BEACH













# ALTERATIONS & ADDITIONS

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

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

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

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

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

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

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



COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

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



## COASTAL CONTROL ZONE

## CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.
		<p>particular owner, history of code violations, number of incidents of fire and police calls are to be considered. A history of numerous violations and incidents involving a particular property owner or a building may effect eligibility for retention of undersized units and illegally installed kitchens.</p> <p>5. <u>Minimum Unit Size</u> - The area shall be measured from the exterior face of exterior walls and from the centerline of interior walls separating two units. The area includes bathrooms, kitchens, closets and hallways all of which are in the interior of the unit. Units with less than 200 square feet are not permitted.</p> <p>6. Buildings under a Dade County Unsafe Structures Order are not eligible to be reviewed under these criteria.</p> <p>7. The Board of Adjustment shall substantially apply the list of criteria in determining the appeal.</p> <p>8. These criteria are not applicable to properties which are vacant, closed or those which have lost their legal non-conforming status.</p> <p>9. The utilization of these criteria is only applicable to property owners who purchased a building prior to the initiation of the City-wide Code Enforcement Program. The term "property owner" shall be applicable to owners of record of properties which have closed and the transaction recorded in the public records of Dade County by September 16, 1987.</p> <p>Property owners of record after September 16, 1987 shall comply with existing regulations or follow ordinary appellate or variance procedures.</p> <p>MLB/mr/rlw 07/16/87 09/09/87 09/29/87</p>						



AUGUST 12, 1983

ANALYSIS

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

CRITERIA

## 1. Codes

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

## 2. Historic Structure

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

## 3. Density

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

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

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

The most recent fire inspection, on February 6, 1983, found 13 violations primarily involving lack of fire rated doors, self-closing hardware, and other deficiencies involving exits. It should be noted that these violations were issued prior to the current owners' purchase, and all violations have since been corrected.

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

## 5. Minimum Unit Size

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



AUGUST 12, 1988

CRITERIA

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

ANALYSIS

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

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

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

SUMMARY OF RECOMMENDATION

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

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

Attachments

JK:CH:ash:m  
Variance 2

cc: Harold Rosen



## CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

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

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

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

PC:hm:jm

zba



# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING

CITY HALL  
1700 CONVENTION CENTER DRIVE  
TELEPHONE: 673-7550

## BOARD OF ADJUSTMENT

### SUMMARY

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

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

1. FILE NO. 1912-A

17084

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

JAM

NOV 23 1988

"AFTER THE FACT"

"APPEAL FROM ADMINISTRATIVE DECISION"

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

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

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

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



BUILDING PERMITS:

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

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

ELECTRICAL PERMITS:

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



## CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

43



## ALTERATIONS & ADDITIONS

### Building Permits:

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

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

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

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

### Electrical Permits:

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



5. FILE NO. 1843

17089

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

**NOV 5 1987**

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

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

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

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



CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

Oct. 7, 1988

The following matters were also discussed:

AVENUE HOTEL CORP., A FLORIDA CORPORATION  
2618 COLLINS AVENUE

FILE NO. 1912

17089

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

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

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING

CITY HALL  
1700 CONVENTION CENTER DRIVE  
TELEPHONE: 673-7550

17089

TO: CHAIRMAN & BOARD MEMBERS  
ZONING BOARD OF ADJUSTMENT

FROM: JUD KURLANCHEK  
PLANNING & ZONING DIRECTOR *JK*

AUGUST 12, 1988

SUBJECT: PLANNING DEPARTMENT RECOMMENDATION: AUGUST 19, 1988 MEETING

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

## BACKGROUND

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

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