

AERIAL PHOTOGRAPHIC VIEW OF IMMEDIATE NEIGHBORHOOD COURTESY GOOGLE EARTH



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

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

MIAMI BEACH, FLA. 1961

Genuine Natural Color Made by DEXTER PRESS, Inc., West Nyack, N.Y.

POST CARD

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

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

Photography by Larry Ward, Miami, Fla.
 87224



1951PHOTOGRAPH (8)



JUL • 64 ■

1964 PHOTOGRAPH (8)



1958 PHOTOGRAPHS (8)





JUL • 64

Loading...

ABOVE:
1964 PHOTOGRAPH (8)



NOV. 1958

BELOW:
1958 PHOTOGRAPH (8)



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

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





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



2017 PHOTOGRAPHS

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

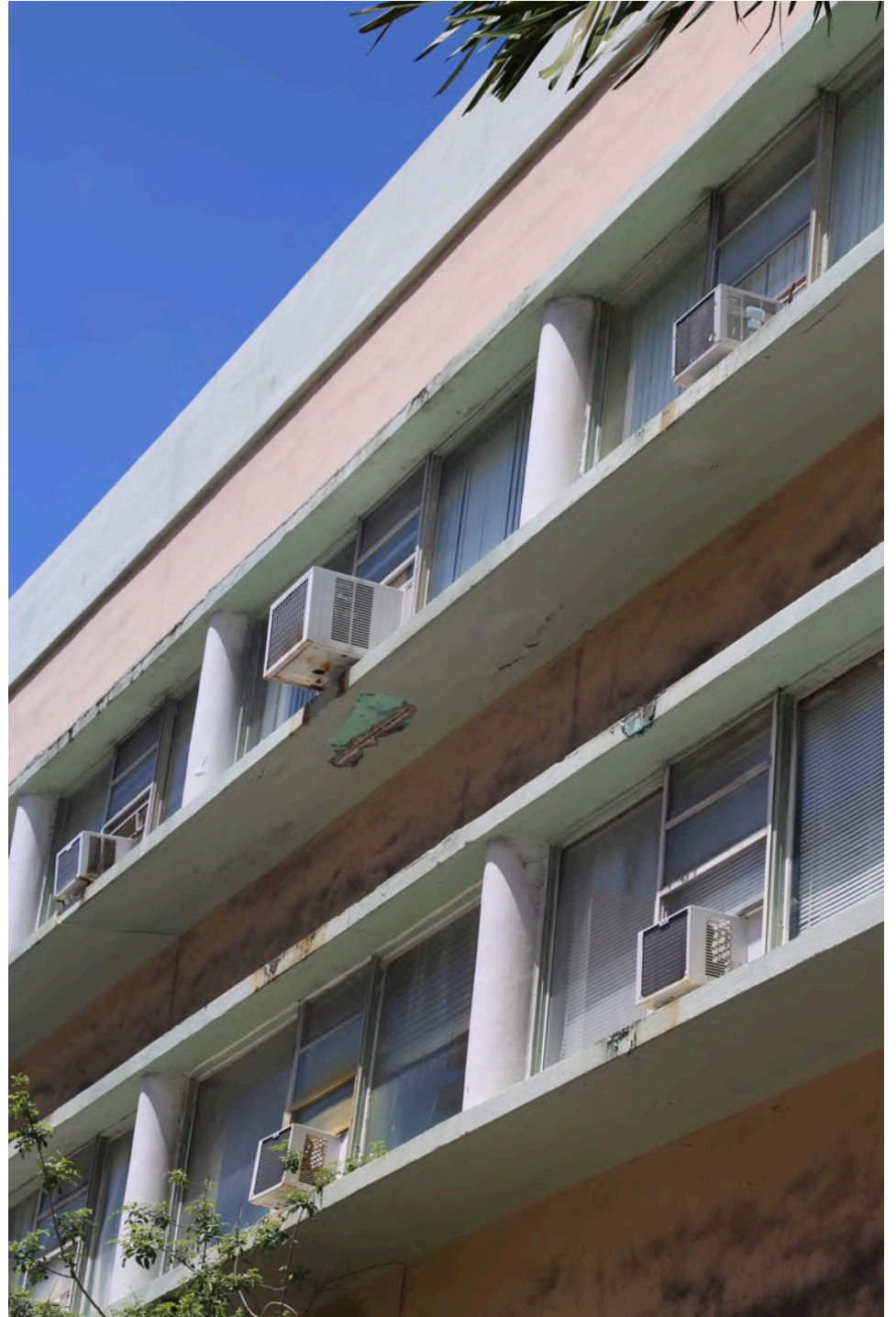




EAST (FRONT) ELEVATION LOOKING SOUTH



MEDALLION INSET INTO TERRAZZO AT FRONT ENTRANCE PORCH



PHOTOGRAPHS OF TYPICAL WINDOW FRAME DETAILS



EAST (FRONT) ELEVATION LOOKING NORTH



VIEWS TOWARDS POOL (REAR) ENTRANCE TO LOBBY





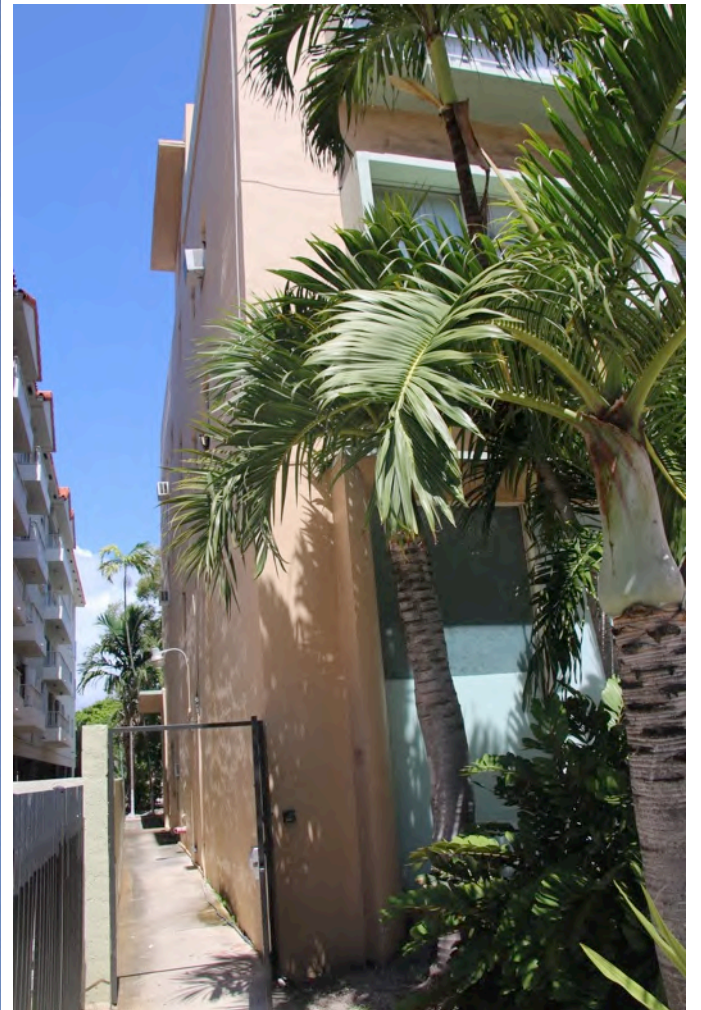
REAR (WEST) POOL AREA LOOKING EAST



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



PHOTOGRAPHS FROM INDIAN CREEK DRIVE



ABOVE: VIEW OF SOUTH (SIDE) ELEVATION

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



VIEW LOOKING WEST FROM LOBBY TO COLLINS AVENUE.



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

ABOVE: LOOKING SOUTH AT LOBBY

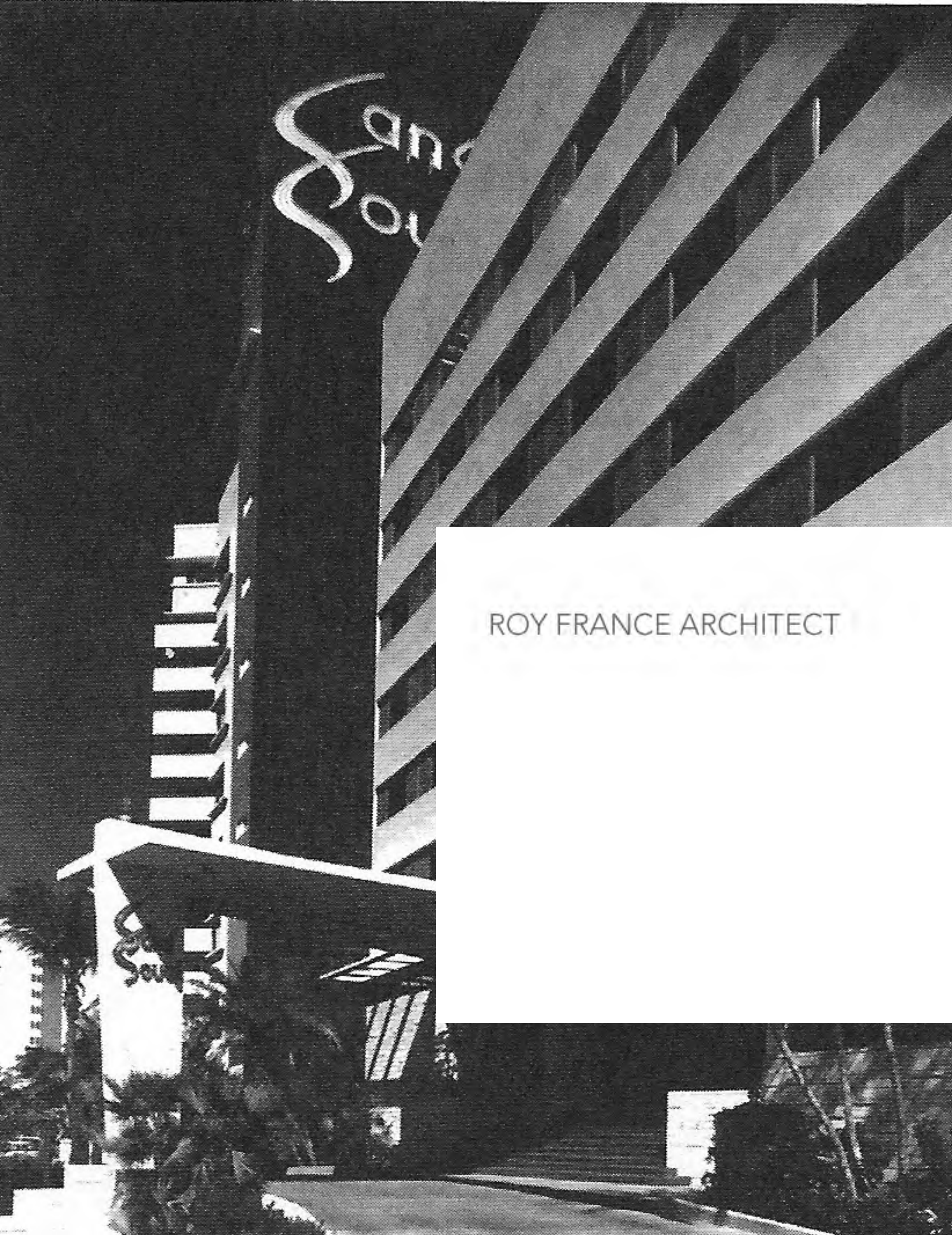
BELOW: LOOKING NORTHEAST AT LOBBY



ABOVE: VIEW TOWARDS NON-HISTORIC MAILBOX ENCLOSURE AT LOBBY

BELOW: HISTORIC SERRATED WALLS ADJACENT TO POOL ENTRANCE AT LOBBY





ROY FRANCE ARCHITECT

ROY FRANCE ARCHITECT

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

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

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

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

REPRESENTATIVE PROJECTS:

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

TOP PHOTO: CAVALIER HOTEL, MIAMI BEACH

MIDDLE PHOTO: CADILLAC HOTEL, MIAMI BEACH

LOWER PHOTO: CADILLAC HOTEL ENTRY, MIAMI BEACH

PREVIOUS PAGE: SANS SOUCI HOTEL, MIAMI BEACH



PRINCE MICHAEL
WENTWORTH APARTMENTS
N. 50' of Lot 2 & 11 Block 7
S. 50' of General Contractor Jack Mintzer d/b/a J.S.M. CONTRACTORS
Architect Roy F. France
Zoning Regulations: Use RE
Building Size: Front 218' Depth 90'
Certificate of Occupancy No. Temp #1518 12/21/51
Type of Construction #2 CBS
Foundation Concrete
Additional Piling*
Use APARTMENT HOUSE - 33 units: 9 - 1" Fire
Roof 25x50 Date May 4, 1951
Att. 21, 1951

17089
Area 15
Subdivision H.B. IMPR. CO.
OCEAN FRONT
J.S.M. CONTRACTORS
d/b/a J.S.M. CONTRACTORS

Permit No. 35764 - Bath Plan
36649
Address 2618 Collins Avenue
Bond No. 2226-01-076
Engineer Riley & Ross
Lar Size
Height 30' 44"
Stories 3
24 - 2 bdrms - 2
1 - bedrm - 2 baths
Foundation \$ 100,000. ONLY
Cost \$ 150,000.
250,000 total
Approx. 598,197 cu.ft.

PLUMBING Contractor # 32142 Fixzit System *
32477 Miami Station Inc. Fixzit
Water Closets 101
Lavatories 101
Bath Tubs 90
Showers 5
Urinals 2
Sinks
Dish Wash
Laundry
Laundry
Drinking
Floor Drain
Grease Trap
Safe Wash
AIR COOLING
SEPTIC TANK
OIL BURNER
SPRINKLER
ELECTRICAL
OUTLETS
HEATERS
FIXTURES

Swimming Pool Traps
Steam or Hot Water Boilers 1 (\$5,000)
ROUGH APPROVAL
FINAL APPROVAL
E. Cox 7-20-52

Sewer Connection 2 - 6" * Date Aug. 10, 1951
Temporary Water Closet 2 * Oct. 16, 1951
Down Spouts 6
Fire Standpipes 2
Wells
Tap-cut 10/16/ 51 LR

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

GAS Rough APPROVAL 10/22/1951 Rothman
GAS FINAL APPROVAL 12/20/1951 Rothman

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

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

Alterations or Repairs Over

2M 11/48 M

BUILDING CARD

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

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

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

PRINCE MICHAEL
WENTWORTH APARTMENTS
Owner of Lot 2 & 11 Block 7
of General Contractor Jack Mintzer d/b/a J.S.M. CONTRACTORS
Architect Roy F. France
Zoning Regulations: Use RE
Building Size: Front 218' Depth 90'
Certificate of Occupancy No. Temp #1518 12/21/51
Type of Construction #2 CBS
Foundation Concrete Piling*
Additional Permits for Building and Pool
Use APARTMENT HOUSE - 33 units: 9 - 1" 2 - 2 1/2" - 2
Stories 3, 24 - 2
Permit No. 35764 - bath plan
Cost \$ 100,000. ONLY *
Address 2618 Collins Avenue
Bond No. 3226-01-076
Engineer Riley & Ross
Lar Size Approx. 598,197 cu.ft.

PLUMBING Contractor # 32142 Fixzit System * Sewer Connection 2 - 6" Date Aug. 10, 1951
32477 Miami Station Inc. Fixzit Temporary Water Closet 2* Oct. 16, 1951

Water Closets 101
Lavatories 101
Bath Tubs 90
Showers 5
Urinals 2
Sinks 35 & 4 sinks (slop)
Dish Washing Machine 1
Laundry Trays
Laundry Washing Machines
Drinking Fountains 4
Floor Drains 21
Grease Traps 1
Safe Wastes
Swimming Pool Traps
Steam or Hot Water Boilers 1 (\$5,000)
ROUGH APPROVAL
FINAL APPROVAL E. Cox 7-20-52
Down Spouts 6
Fire Standpipes 2
Tap-cut 10/16/ 51 LR

GAS Contractor
Gas Ranges -----33
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators 1
Gas Steam Tables
Gas Broilers
GAS Ranges APPROVAL 10/22/1951 Rothman
GAS FINAL APPROVAL 12/20/1951 Rothman

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

ELECTRICAL Contractor #35044 - Claude Southern Corp. Date Sept. 20, 1951

Switches 225	Ranges	Temporary Service
Lights 360	Irons 33	Neon Transformers
Receptacles 437	Refrigerators 33	Sign Outlets 3
	Fans	Meter Change
	Motors 21,	Centers of Distributions 18
	Appliances	Service 1
	Radio 110	Violations
Water 2		
Space		
Electrical Contractor		
FIXTURES 360		

FINAL APPROVAL
By Meginlas
Date 12/20/1951

Pl. State Board of Health per on pool SP-252 (see letter attached to application)

ALTERATIONS & ADDITIONS

- #63861 Metropolitan Air Cond.: Repair floor of cooling tower - \$176 - Dec. 9, 1960
- #63053 T & T Painting Co: Partial outside & inside painting - \$1400 - Sept. 28, 1960
- Building Permits #37634 Five signs (1 roof sign reading "PRINCE MICHAEL" - 192 sq.ft. \$800.) (Two flat wall signs reading "PRINCE MICHAEL" - 160 sq.ft. \$600) (Two flat wall signs reading "M.P." 4x4 sq.ft. \$300.) Claude Southern Corp., contr. \$1,700..12/ 6/51
- #37674 Passenger Elevator -2,500 lbs. or 15 passengers-Eastern Elevator Co., contr. \$12,750..Dec.12,1951
- #37749 Remodeling for dining room as per Zoning Ordinance #289- Apt.-Hotel-Jack Mintzer \$ 1,000....Dec. 21, 1951
- #37865 115 ton air condition- see plan #37653(plan for above same)-Roy F.France, arch: John Sasnett, engr: Jack Mintzer, contr. \$ 49,000:..Jan. 18, 1952
- #42523 Painting: Thomas Goddard: \$ 1,000:..Aug. 26, 1953
- #57626 T&T Painting: Exterior Painting - \$1800 - Oct. 17, 1958.
- #61586 Amber Fuel Oil Co: Install 1000 gal fuel oil tank underground, No. side, Fire Report #2797 - \$300 - April 11, 1960.
- Plumbing Permits #32895 Fixzit Plumbing: 2 sinks, 1grease trap, 3 floor drains, 4 safe waste drains, 1 soda fountain, 1 gas range, 1 gas water heater, 1 steam table, 1 frylator- OK -L.Rothman 1/18/52 Jan. 18, 1952

Electrical Permits #35674 Claude Southern Corp: 18 neon transformers- Dec. 6, 1951 ok 5/8/52 PM

#35712 Eastern Elevator: 1 motor- 12/12/51

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

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

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

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

ANALYSIS

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

CRITERIA

1. Codes

ANALYSIS

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

2. Historic Structure

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

3. Density

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

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

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

The most recent fire inspection, on February 6, 1987, found 15 violations primarily involving lack of fire rated doors, self-closing hardware, and other deficiencies involving exits. It should be noted that these violations were issued prior to the current owners' purchase, and all violations have since been corrected.

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

5. Minimum Unit Size

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

CRITERIA

ANALYSIS

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

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

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

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

SUMMARY OF RECOMMENDATION

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

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

Attachments

JK:CH:ash:m
Variance 2

cc: Harold Rosen

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.

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

17089

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*

COASTAL CONTROL ZONE

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ALTERATIONS & ADDITIONS

Building Permits:

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

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

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

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

Electrical Permits:

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

2. FILE NO. 1843

17089

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

NOV 5 1987

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

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

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

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

COASTAL CONTROL ZONE

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The following matters were also discussed:

OCT. 7, 1988

FILE NO. 1912 AVENUE HOTEL CORP., A FLORIDA CORPORATION
17089 2618 COLLINS AVENUE

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

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

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING

17089

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 873-7550

TO: CHAIRMAN & BOARD MEMBERS
ZONING BOARD OF ADJUSTMENT

AUGUST 12, 1988

FROM: JUD KURLANCHEEK
PLANNING & ZONING DIRECTOR *JK*

SUBJECT: PLANNING DEPARTMENT RECOMMENDATION: AUGUST 19, 1988 MEETING

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

BACKGROUND

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

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

BOARD OF ADJUSTMENT SUMMARY AUGUST 19, 1988

6. FILE NO. 1912 17089
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

"AFTER THE FACT"

"APPEAL FROM ADMINISTRATIVE DECISION"

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

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

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

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	PERMIT NO.	COMMENTS
					\$		

5. FILE NO. 1843

17089

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

SEP 11 1987

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

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

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

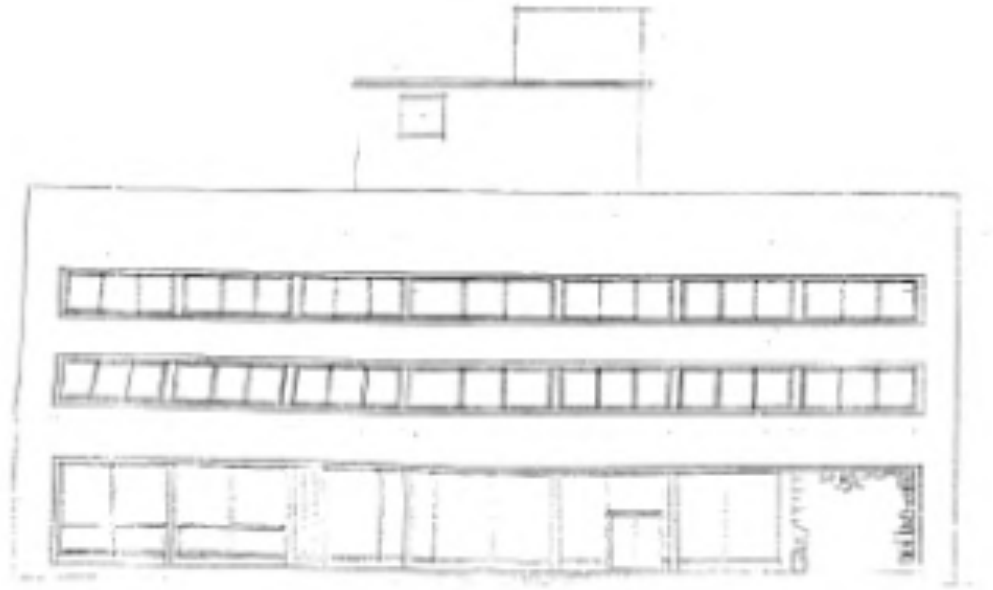
1. The applicant shall repair and/or replace the bulkhead along their outlots on Indian Creek. Plans for a building permit shall include these improvements and an Occupational License for the restaurant shall not be issued until they are completed;
2. The outlots shall be cleaned of debris. The Department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

FILE.
AVENUE
2618 COLLINS AVENUE

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

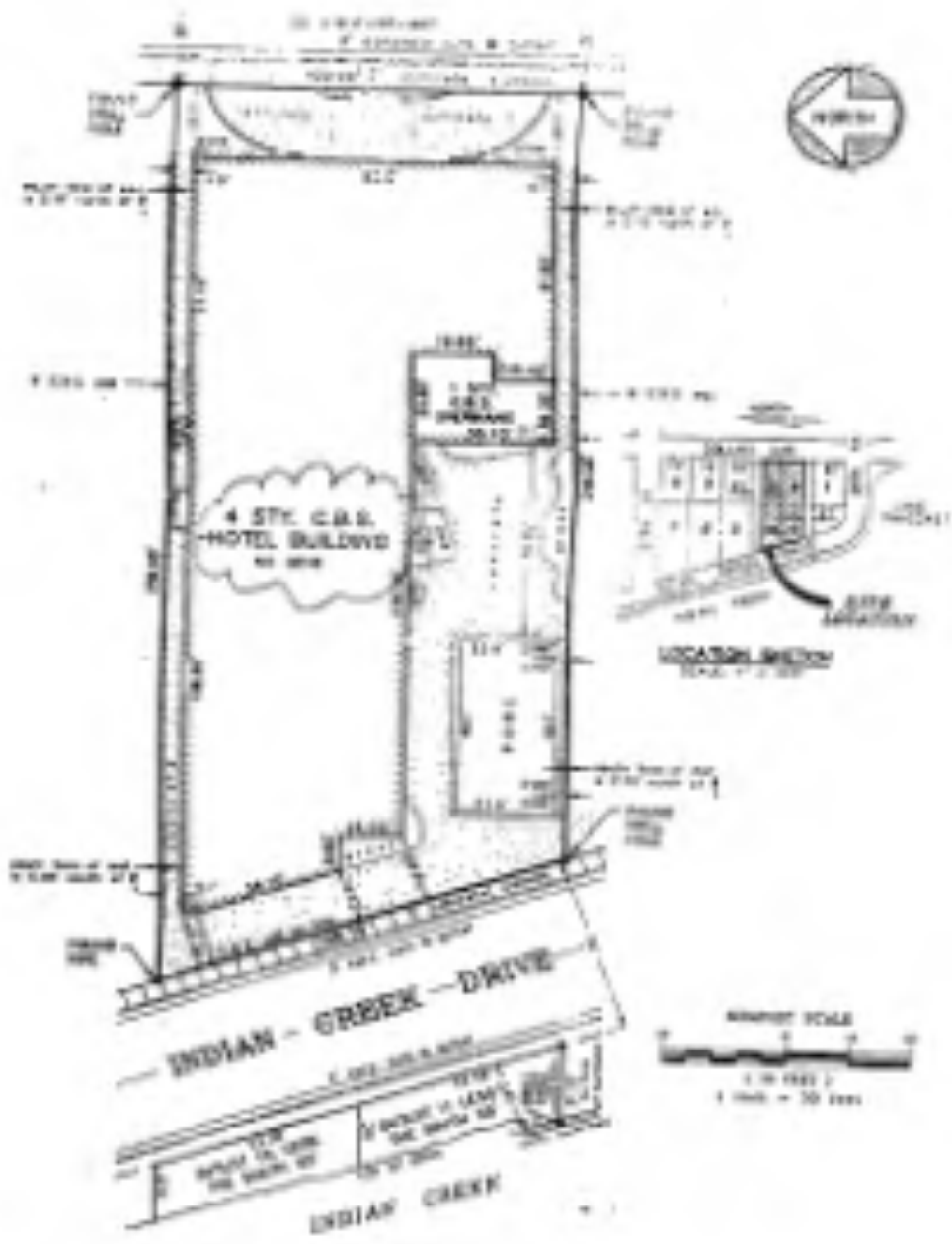
4. Provide proper garbage facilities.

5. Provide proper grease interceptor.



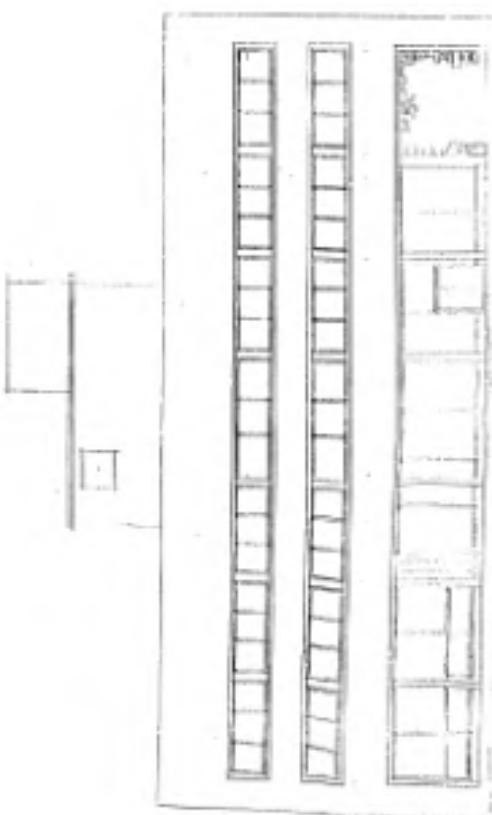
EXISTING CONDITIONS DRAWINGS

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



LEGAL DESCRIPTION:
 LOT 3, less the North 25.00 feet, LOT 2, less the South 25.00 feet, LOT 10 and OUTLOT 10, less the North 25.00 feet, and LOT 11 and OUTLOT 11, less the South 25.00 feet, BLOCK 5, ANDREWS PLAT OF THE OCEAN FRONT PROPERTIES OF THE GREAT BEACH DEVELOPMENT CO., INCORPORATED, recorded in Plat Book 8 on Pages 7 and 8 of the Public Records of Dade County, Florida. Four part of LOTS 2, 3, 10, and 11 described contains 21,800 square feet, more or less, or 0.565 Acres, more or less. The OUTLOTS described contain 1,700 square feet, more or less, or 0.039 Acres, more or less.

ROSS - SEIDLER ARCHITECTS P.A. 2000 HOLLYWOOD BOULEVARD HOLLYWOOD FL. 33020 SUITE 200 PHONE (305) 973-9999	
PRINCE MICHAEL CONDOMINIUM 200 COLLINS AVE. MIAMI BEACH FL.	DATE:
	DRAWING NO.:
	SHEET NO.:
	SCALE:



JOB COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY

THE FOLLOWING:

- ARCHITECTURAL
- ELECTRICAL
- MECHANICAL
- PLUMBING
- FIRE PROTECTION
- LANDSCAPE ARCHITECTURE
- PAINT WORK
- SIGNAGE
- OTHER:

PROJECT NO.	102-102
DATE	11-2-88
DRAWN BY	J.M.B.
CHECKED BY	J.M.B.
SCALE	
CITY OF MIAMI BEACH, FL	
PROJECT NAME	PRINCE MICHAEL CONDOMINIUM
PROJECT ADDRESS	303 COLLIER AVE., MIAMI BEACH, FL
ARCHITECT	ROSS - BEIDLER ARCHITECTS P.A. 180 HOLLYWOOD BOULEVARD, HOLLYWOOD, FL 33020



JOB COPY

CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING:

- PLUMBING
- ELECTRICAL
- Mechanical
- Fire Protection
- Public Works
- Sanitation
- Accessibility

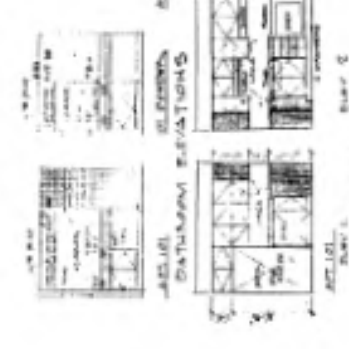
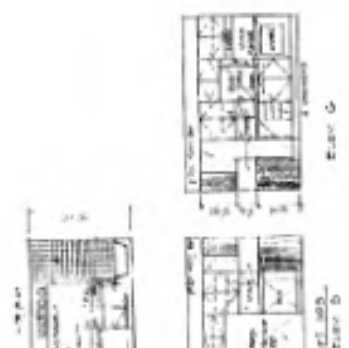
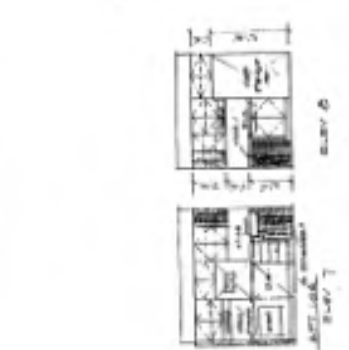
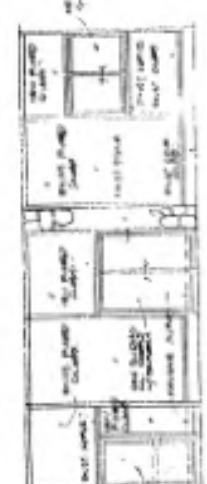
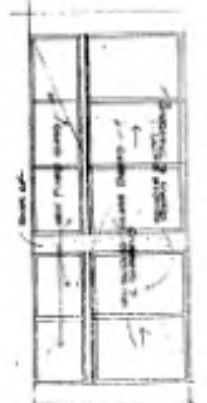
PROJECT NO.	1000
DATE	4-18-05
SCALE	AS SHOWN
PROJECT NAME	PRINCE MICHAEL CONDOMINIUM
PROJECT ADDRESS	305 COLLIER AVE. MIAMI BEACH FL.
ARCHITECT	ROSS - BEIDLER ARCHITECTS P.A. 400 HOLLYWOOD BOULEVARD HOLLYWOOD FL. 33020 3052 100

B/C/C/30

PROJECT	PRINCE MICHAEL CONDOMINIUM
ARCHITECT	ROSE - SEIDLER ARCHITECTS P.A.
DATE	1-2-82
SCALE	AS SHOWN
NO.	101
DATE	1-2-82
BY	
CHECKED BY	
DATE	

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

ENGINEER
 ARCHITECT
 MECHANICAL
 ELECTRICAL
 PLUMBING
 STRUCTURAL
 OTHER

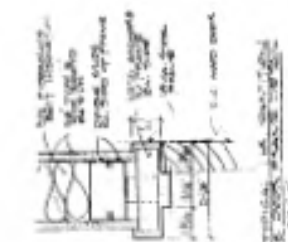
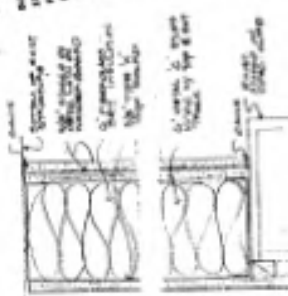


FINISH SCHEDULE

NO.	ITEM	FINISH	NOTES
1	WALLS	PAINT	AS SHOWN
2	CEILING	PAINT	AS SHOWN
3	FLOOR	PAINT	AS SHOWN
4	WOOD	PAINT	AS SHOWN
5	GLASS	PAINT	AS SHOWN
6	METAL	PAINT	AS SHOWN
7	BRASS	PAINT	AS SHOWN
8	STAINLESS STEEL	PAINT	AS SHOWN
9	ALUMINUM	PAINT	AS SHOWN
10	WOOD	PAINT	AS SHOWN
11	BRASS	PAINT	AS SHOWN
12	STAINLESS STEEL	PAINT	AS SHOWN
13	ALUMINUM	PAINT	AS SHOWN
14	WOOD	PAINT	AS SHOWN
15	BRASS	PAINT	AS SHOWN
16	STAINLESS STEEL	PAINT	AS SHOWN
17	ALUMINUM	PAINT	AS SHOWN
18	WOOD	PAINT	AS SHOWN
19	BRASS	PAINT	AS SHOWN
20	STAINLESS STEEL	PAINT	AS SHOWN

DOOR SCHEDULE

NO.	TYPE	FINISH	NOTES	DOOR FRAME
1	INTERNAL	PAINT	AS SHOWN	STEEL
2	EXTERNAL	PAINT	AS SHOWN	STEEL
3	INTERNAL	PAINT	AS SHOWN	STEEL
4	INTERNAL	PAINT	AS SHOWN	STEEL
5	INTERNAL	PAINT	AS SHOWN	STEEL
6	INTERNAL	PAINT	AS SHOWN	STEEL
7	INTERNAL	PAINT	AS SHOWN	STEEL
8	INTERNAL	PAINT	AS SHOWN	STEEL
9	INTERNAL	PAINT	AS SHOWN	STEEL
10	INTERNAL	PAINT	AS SHOWN	STEEL





BIBLIOGRAPHY

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