

# COLLINS PARK HOTEL NEIGHBORHOOD CONTEXT

The recent history of these seven historic buildings reads almost like a dream segment in the annals of Historic Preservation. The buildings have been vacant for over ten years because the previous mortgage holder for the properties declared bankruptcy and defaulted in 2003. More recently an arsonist torched three of the buildings, including significant damage to the iconic Collins Park and Tyler structures.

This proposed private renovation of this remarkable grouping of buildings will dramatically upgrade this south-of-Collins Park neighborhood, joining with the notable additions being constructed all around the Park. This development includes seven of the eight buildings existing on this city block between 20th and 21st Streets and Park Avenue and Washington Avenue and provides a direct link to the Miami Beach Convention Center across the street.

This neighborhood is part of the City of Miami Beach Museum Historic District and contains many significant historic structures. Among the most notable being the across-the-street neighbors - the Plymouth Hotel with its three story high spaceship tower and the Governor Hotel which is now integrated into the new ArteCity project.



Aerial view of Collins Park properties circa mid-1980's amidst its greater South Beach neighborhood. At that time the seven buildings were owned by the Pearlson Family. David Pearlson is a former City of Miami Beach Commissioner during the 1990's.

The Pearlson family sold the properties in 1999 to G2 Development, who proceeded to obtain City of Miami Beach Historic Preservation Board Approvals in 2000 for all seven buildings and then later initial Building Permits for the Collins Park, Adams and Sunking #2 buildings.

However all construction was halted in mid-2003 when the mortgage holder for the properties in Spokane, Washington declared bankruptcy. This held up the project in litigation until April, 2012 when the properties were purchased by the current Owners.