

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: November 9, 2018

FILE NO: HPB18-0240

PROPERTY: 2000 Park Avenue, 2030 Park Avenue, 425 20th Street, 435 20th Street, 430 21st Street, 450 21st Street & 2035 Washington Avenue

APPLICANTS: CG Sunny Isles, LLC, CG Sunny Isles I, LLC and CG Sunny Isles II, LLC

LEGAL: That Part of the North 124.91 Feet of Block G Lying West of the East 225 Feet of Block G (2035 Washington Avenue & 450 21st Street), the North 125 Feet of the West 100 Feet of the East 225 Feet of Block G (430 21st Street), the North 125 Feet of the East 125 Feet of Block G (2030 Park Avenue), the South 125 Feet of the East 125 Feet of Block G (2000 Park Avenue), the South 125 Feet of the West 50 Feet of the East 175 Feet of Block G (425 20th Street), the South 125 Feet of the West 50 Feet of the East 225 Feet of Block G (435 20th Street), of the Miami Beach Improvement Company, Ocean Front Property Resubdivision, Plat Book 6, Page 102, as Recorded in the Public Records of Miami-Dade County, Florida.

IN RE: The application for modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 2 and 3-story buildings on the subject site, including the construction of roof-top additions and a new 5-story ground level addition, as part of a new hotel development. Specifically, the applicants are requesting after-the-fact approval for an increased scope of demolition and a waiver in accordance with Section 118-395(b)(2)(d)(2) of the City Code.

S U P P L E M E N T A L O R D E R

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

- A. The subject site is located within the Museum 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:
 - 1. Is not consistent with the Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(1) of the Miami Beach Code.
 - 2. Is not consistent with Certificate of Appropriateness Criteria 'a', 'c' & 'h' in Section 118-564(a)(2) of the Miami Beach Code.

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3. Is not consistent with Certificate of Appropriateness Criteria 'c' & 'e' in Section 118-564(a)(3) of the Miami Beach Code.
 4. Is not consistent with Sea Level Rise and Resiliency Review Criteria (1) & (5) in Section 133-50(a) of the Miami Beach Code.
 5. 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. The final details, including measured drawings, with cross-sections, finishes and material samples, for all significant architectural features within the public interior spaces of the Collins Park Hotel (2000 Park Avenue), the Adams Hotel (2030 Park Avenue) and the Tyler Hotel (430 21st Street), shall be submitted subject to the review and approval by the Historic Preservation Board at a future, supplemental hearing date.
 - b. The applicant shall submit qualifications and quality of work examples (samples of workmanship, background on subcontractors to do historic restoration, drawings, and details, if possible) for the contractor and/or subcontractor responsible for the restoration/reconstruction work for the public interior spaces of the Collins Park, Adams and Tyler hotels, subject to the review and approval by the Historic Preservation Board.
 - c. The lobby of the Collins Park Hotel shall be recreated to the greatest extent possible, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board; at a minimum, detailed drawings shall be provided for the recreation of the following elements:
 - i. The recreation of the patterned terrazzo floor and baseboard, marble clad reception desk, marble wainscoting and chair rail, marble door surround, wooden key rack, wall niches and decorative tray ceilings.
 - d. The exterior architectural features of the Collins Park Hotel shall be recreated to the greatest extent possible, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board; at a minimum, detailed drawings shall be provided for the recreation of the following elements:
 - i. The recreation of the main entry doors including the 'radio wave' metal work, the transom with the '2000' metalwork address and the cast stone surround.

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- ii. The recreation of the central upper façade, including the vertical stucco bands, the cast stone chevron panels, the glass block at the roof level, the decorative fluting along the parapet, the railings of the faux balconies and the original 'Collins Park' sign.
- iii. The restoration or recreation of the ground level planters.
- iv. The recreation of the horizontal banding between windows and the copper shields on the sides of the building facing Park Avenue and 20th Street.
- e. The lobby of the Adams Hotel shall be recreated to the greatest extent possible, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board; at a minimum, detailed drawings shall be provided for the recreation of the following elements:
 - i. The recreation of the patterned terrazzo floor, filled and polished natural coral stone clad reception desk, fluted engaged columns, recessed lighting cove, niches and wooden key rack.
- f. The exterior architectural features of the Adams Hotel shall be recreated to the greatest extent possible, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board; at a minimum, detailed drawings shall be provided for the recreation of the following elements:
 - i. The restoration of the tower element including the recreation of the weathervane.
 - ii. The recreation of the terrazzo rose compass in the courtyard.
 - iii. The recreation of the original 'Adams Hotel' sign.
 - iv. The restoration and/or recreation of raised square medallions
 - v. The recreation of the ground level planters.
- g. The lobby of the Tyler Hotel shall be recreated to the greatest extent possible, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board; at a minimum, detailed drawings shall be provided for the recreation of the following elements:
 - i. The recreation of the patterned terrazzo floor, filled and polished natural coral stone clad reception desk, natural coral stone fireplace, natural coral stone baseboard, decorative columns and tray ceiling.
- h. The exterior architectural features of the Tyler Hotel shall be recreated to the greatest extent possible, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions

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from the Board; at a minimum, detailed drawings shall be provided for the recreation of the following elements:

- i. The restoration or recreation of the natural coral stone front terrace.
 - ii. The restoration or recreation of the natural coral stone front door surround.
 - iii. The restoration or recreation of the filled and honed coral stone cladding.
- i. The lobbies and primary facades of the Lord Charles and Gamshire apartment building shall be restored / recreated to the greatest extent possible, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - j. The exterior architectural features of the Sun King #1 building shall be recreated to the greatest extent possible consistent with available historic documentation and the plans previously approved by the Board, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board; at a minimum, detailed drawings shall be provided for the recreation of the following elements:
 - i. The recreation of the porch structures with fluted wooden columns.
 - ii. The restoration of the window openings along 20th Street.
 - iii. The restoration / recreation of the stucco details including the fluted vertical stucco bands, window surrounds some with stucco keystone, quoining, cornice moldings and cartouche.
 - k. The exterior front approximately 46'-0" of the Sun King #2 building shall be reconstructed consistent with available historical documentation and the plans previously approved by the Board, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- 2. A progress report shall be given to the Board within 120 days of the date of this order, at which time the Board has requested a statement from the general contractor regarding the approved after-the-fact demolition and a construction update for the project.
 - 3. In accordance with Section 118-395(b)(2) of the City Code, the requirement pertaining to an existing structure's setbacks, is hereby waived.
 - 4. The Board shall consider a waiver In accordance with Section 118-395(b)(2) of the City Code, to retain the existing structure's parking credits, at a future meeting, provided however, all other conditions relating to complete restoration of the public interiors of the Collins Park site, the Adams site, and Tyler site are approved to the satisfaction of the Board.

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In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

- A. No request for variances has been filed as a part of the application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- A. 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.
- B. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- C. 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.
- D. The previous Final Orders dated September 11, 2012 and November 20, 2012 shall remain in full force and effect, except to the extent modified herein.
- E. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.
- F. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- G. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street. The proposed backflow preventer facing Michigan Avenue shall be relocated.
- H. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

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- I. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- J. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- K. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- L. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
- M. There shall be **no issuance** of a Temporary Certificate of Occupancy, final Certificate of Occupancy or Certificate of Completion by the City until the completion of the restoration/reconstruction of the public interior spaces, including all significant architectural elements of the public interior of the Collins Park Hotel, Adams Hotel and Tyler Hotel in accordance with the approved plans.
- N. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans "Collins Park Hotel", as prepared by Kobi Karp, Architecture, Interior Design & Planning, dated September 7, 2018, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate

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handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 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 the application to Chapter 118 of the City Code, for revocation or modification of the application.

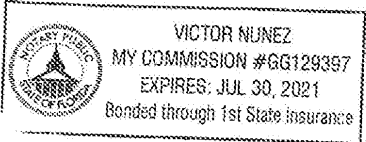
Dated this 9 day of November, 2018.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
DEBORAH TACKETT
CHIEF OF HISTORIC PRESERVATION
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 9 day of November, 2018 by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.

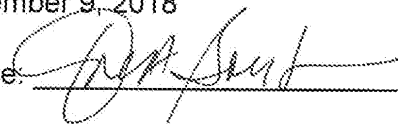



NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: _____

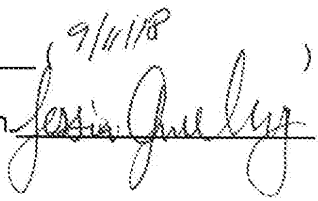
Approved As To Form:

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City Attorney's Office



Filed with the Clerk of the Historic Preservation Board on

^{9/11/18}
 (11/9/18)

Strike-Thru denotes deleted language
Underscore denotes new language

