

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: November 9, 2018

FILE NO: HPB18-0244

PROPERTY: 1775 James Avenue

APPLICANT: Hotel 18 Group, LLC

LEGAL: Lots 11 and 12, Block 27, Fisher's First Subdivision of Alton Beach, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application to change the classification of the existing 2-story structure from Non-Contributing to Contributing in the City's Historic Properties Database 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, the documentation in the file, the testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the existing structure, originally constructed in 1948, is consistent with the definition of Contributing in Section 114-1 of the City Code as shall be classified as Contributing within the Miami Beach Historic Properties Database.
- C. 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 Criteria 'i', 'ii' & 'v' in Section 118-395(b)(2)(d)2. of the City Code therefore, the following waiver is granted:
 1. In accordance with Section 118-395(b)(2) of the City Code, the requirement pertaining to an existing structure's parking credits, is hereby waived, to allow for the restoration of approximately 36.2% of the side facing facades of the 2-story building constructed in 1948.
- D. The project would remain consistent with the criteria and requirements of section 118-395(b)(2)(d)2. Of the City Code if the following conditions are met:

Page 2 of 4
 HPB18-0244
 Meeting Date: November 9, 2018

1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. The window configuration along the west elevation (front) of the south wing of the 2-story Contributing building at the second level shall be flipped so that the smaller window is located on the north side (closest to courtyard) and larger window is located to the south in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. The use of contrasting paint colors shall be incorporated within the decorative scored stucco grid features on the 2-story Contributing building, in order to emphasize this architectural detail, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

II. Variance(s)

- A. No variances have been requested as part of the subject application.

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 Order (HPB File No. 7509) dated February 10, 2017 shall remain in full force and effect, except to the extent modified herein.
- E. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- F. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- G. 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.

Page 3 of 4
 HPB18-0244
 Meeting Date: November 9, 2018

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 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 entitled "The Jade Hotel Miami Beach" as prepared by Kobi Karp, Architecture, Interior Design, Planning, dated December 18, 2014 and plans entitled "Hotel 18" as prepared by Kobi Karp, Architecture, Interior Design, Planning, dated September 6, 2018, and 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 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
 PRESERVATION AND DESIGN MANAGER



Page 4 of 4
HPB18-0244
Meeting Date: November 9, 2018

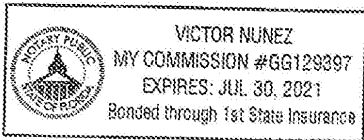
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 9 day of November 2018 by Deborah Tackett, 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: _____



Approved As To Form: _____
City Attorney's Office: *[Signature]* (11/9/18)

Filed with the Clerk of the Historic Preservation Board on *[Signature]* 11/9/18)

Strike Thru denotes deleted language
Underscore denotes new language

