

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: June 9, 2020

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: HPB19-0341, **1751, 1757 & 1775 Collins Avenue.**

An application has been filed requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the three contributing buildings on the site, the construction of a detached ground level tower addition at the southeast portion of the site, the construction of a detached ground level addition at the northeast portion of the site and the construction of two attached additions, including one or more waivers and a variance to reduce the required subterranean rear setback.

#### **RECOMMENDATION**

Approval of the Certificate of Appropriateness with conditions  
Approval of variance with conditions

#### **BACKGROUND**

On August 13, 2013, the Board reviewed and approved a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 8-story Raleigh Hotel building, including the construction of two new 2-story ground level detached additions in the rear yard, with the exception of the landscape plan (HPB 7367).

On April 14, 2015, the Board reviewed and approved modifications to the previously issued Certificate of Appropriateness (HPB 7367).

On August 20, 2018, a full building permit for the project was issued (BC1703576).

On July 31, 2019, the City Commission adopted Ordinance No. 2019-4285, amending the RM-3 zoning regulations to allow for an increase of the maximum allowable height from 50 feet to 200 feet for ground level additions on oceanfront lots over 115,000 square feet in the Architectural District.

#### **EXISTING STRUCTURES**

Local Historic District:

Ocean Drive/Collins Avenue

#### **South Seas Hotel, 1751 Collins Avenue**

Classification: Contributing  
Original Construction Date: 1941

Original Architect: L. Murray Dixon

Façade renovation and rear addition

Construction Date: 1954  
Architect: Melvin Grossman

**Richmond Hotel, 1757 Collins Avenue**

Classification: Contributing  
Original Construction Date: 1941  
Original Architect: L. Murray Dixon

Façade renovation and rear addition

Construction Date: 1954  
Architect: Melvin Grossman

**Raleigh Hotel, 1775 Collins Avenue**

Classification: Contributing  
Original Construction Date: 1940  
Original Architect: L. Murray Dixon

Partial 7<sup>th</sup> floor addition

Construction Date: 1953  
Architect: Albert Anis

**ZONING / SITE DATA**

Legal Description:

Parcel 1, 1751 Collins Avenue:

The north 10 feet of lots 15 & 6 & lots 7 & 14 less the north 5 feet & portion lying east and adjacent west of the erosion control line, of the Alton Beach 1<sup>st</sup> Subdivision, according to the plat thereof recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

Parcel 2, 1757 Collins Avenue:

Lots 8 & 13 & the north 5 feet of lots 7 & 14 & portion lying east and adjacent west of the erosion control line, of the Alton Beach 1<sup>st</sup> Subdivision, according to the plat thereof recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

Parcel 3, 1775 Collins Avenue:

Lots 9 to 12 & str of land lying east & between said lots & ocean, Block 28 & portion lying east & adjacent west of the erosion control line, of the Alton Beach 1<sup>st</sup> Subdivision, according to the plat thereof recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

Zoning: RM-3, Residential multi-family, high intensity  
Future Land Use Designation: RM-3, Residential multi-family, high intensity

Lot Size: 132,816 S.F. / 2.0 Max FAR  
Existing FAR: 142,250 S.F. / 1.07 FAR

Proposed FAR:	265,052 S.F. / 1.99 FAR
Existing Heights:	3, 4, 7 & 8-stories
Proposed Height:	18-stories / 200'-0"
Existing Use/Condition:	Hotels with accessory restaurants
Proposed Use:	86 hotel units, 84 residential units, 973 total dining seats and a 15,350 S.F. spa.

### **THE PROJECT**

The applicant has submitted plans entitled "The Raleigh Masterplan", prepared by Kobi Karp Architecture and Interior Design Inc., dated April 6, 2020.

**The applicant is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the three contributing buildings on the site, the construction of a detached ground level tower addition at the southeast portion of the site, the construction of a detached ground level addition at the northeast portion of the site and the construction of two attached additions, including one or more waivers and a variance to reduce the required subterranean rear setback.**

The applicant is requesting the following variance:

1. A variance to reduce by 13'-8" the required subterranean rear setback of 100'-0" in order to construct a driveway for residential pick-up and drop-off at a minimum of 86'-4" from the rear property line.
  - Variances requested from:

**Sec. 142-246. - *Development regulations and area requirements.***

\* \* \* \* \*

*(f) Notwithstanding the above, for oceanfront lots located in the architectural district, with a lot area greater than 115,000 square feet, a ground floor addition, whether attached or detached, may exceed 50 feet in height, but shall not exceed 200 feet in height, in accordance with the following provisions:*

*(1) Placement of the structure. The ground floor addition shall be located internal to the site, and shall be set back a minimum of 100 feet from the front property line, 75 feet from the street side property lines, and 100 feet from the rear (oceanfront) property line.*

The variance requested is related to modifications to the rear of the property for the construction of a small portion (approximately 104 sq. ft.) of the subterranean driveway. The driveway which will be used for residential pick-up and drop-off, is a southward extension of the previously approved and permitted subterranean level and will continue the existing 86'-4" east (rear) subterranean setback. The variance requested is the minimum necessary to maintain the required driveway width. The introduction of this driveway area should result in improved vehicular circulation within the site and will minimize potential adverse vehicular impacts within the surrounding neighborhood. Further, the retention of the 2-story architecturally significant folly structure east of the Raleigh Hotel pool prevents an eastward shift of the driveway, thus creating practical difficulties resulting in the variance requested.

### **PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA**

The applicant has submitted plans and documents with the application that staff has concluded satisfy Article 1, Section 2 of the Related Special Acts, with the exception of variance no 7, as noted above.

Additionally, staff has concluded that the plans and documents submitted with the application satisfy the following hardship criteria, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- That the special conditions and circumstances do not result from the action of the applicant;
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;
- That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

### **COMPLIANCE WITH ZONING CODE**

The application, as submitted, except for the variances requested herein, appears to be inconsistent with the following requirements of the City Code:

1. A Conditional Use Permit for a Neighborhood Impact Establishment will be required.
2. Additional information shall be provided for the balconies located on the new residential tower in order to determine compliance with the maximum FAR of 2.0 for the site.

This shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

### **CONSISTENCY WITH 2025 COMPREHENSIVE PLAN**

A preliminary review of the project indicates that the proposed **hotel and residential** use is **consistent** with the Future Land Use Map of the Comprehensive Plan.

**COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.  
**Not Satisfied**  
**A recycling or salvage plan has not been submitted. Additional information shall be provided at the time of building permit review.**
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**Satisfied**  
**The windows proposed to be replaced will be impact resistant.**
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Satisfied**  
**Operable windows are proposed.**
- (4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.  
**Satisfied**
- (5) The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.  
**Satisfied**  
**The first habitable floor of the new residential tower is proposed to be located at 33.00' NGVD.**
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three (3) additional feet in height.  
**Satisfied**  
**The first habitable floor of the new residential tower is proposed to be located at 33.00' NGVD.**
- (7) In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.  
**Satisfied**  
**Additional information shall be provided at the time of building permit review.**
- (8) Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.  
**Satisfied**  
**The all habitable space is located above base flood elevation plus freeboard. Elevating the existing finish floor level of the South Seas and Richmond Hotel**

**lobbies to base flood elevation plus freeboard may not be reasonably feasible.**

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

**Not Applicable**

**No habitable space is located below base flood elevation plus freeboard.**

- (10) In all new projects, water retention systems shall be provided.

**Satisfied**

**Additional information shall be provided at the time of building permit review.**

- (11) Cool pavement materials or porous pavement materials shall be utilized.

**Satisfied**

- (12) The project design shall minimize the potential for a project causing a heat island effect on site.

**Satisfied**

**COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA**

A decision on an application for a Certificate of Appropriateness shall be based upon the following:

- I. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to Section 118-564(a)(1) of the Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
  - a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time.  
**Satisfied**
  - b. Other guidelines/policies/plans adopted or approved by Resolution or Ordinance by the City Commission.  
**Satisfied**
- II. In determining whether a particular application is compatible with surrounding properties, the Board shall consider the following criteria pursuant to Section 118-564(a)(2) of the Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
  - a. Exterior architectural features.  
**Satisfied**
  - b. General design, scale, massing and arrangement.  
**Not Satisfied**  
**The introduction of a basement level below the remaining portions of Richmond and South Seas Hotel could potentially compromise the structural integrity of the buildings.**
  - c. Texture and material and color.  
**Satisfied**

- d. The relationship of a, b, c, above, to other structures and features of the district.  
**Satisfied**
  - e. The purpose for which the district was created.  
**Satisfied**
  - f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.  
**Satisfied**
  - g. An historic resources report, containing all available data and historic documentation regarding the building, site or feature.  
**Satisfied**
  - h. The original architectural design or any subsequent modifications that have acquired significance.  
**Not Satisfied**  
**The introduction of a basement level below the remaining portions of Richmond and South Seas Hotel could potentially compromise the structural integrity of the buildings.**
- III. The examination of architectural drawings for consistency with the criteria pursuant to Section 118-564(a)(3) of the Miami Beach Code and stated below, with regard to the aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
- a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.  
**Satisfied**
  - b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.  
**Not Satisfied**  
**See Compliance with Zoning Code.**
  - c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit in areas of the city identified in section 118-503.  
**Satisfied**
  - d. The proposed structure, and/or additions to an existing structure is appropriate to and compatible with the environment and adjacent structures, and enhances the

appearance of the surrounding properties, or the purposes for which the district was created.

**Satisfied**

- e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

**Satisfied**

- f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.

**Satisfied**

- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a City master plan, where applicable.

**Satisfied**

- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

**Satisfied**

- i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from Structures are adequately shielded from public view, adjacent properties and pedestrian areas.

**Satisfied**

- j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

**Satisfied**

- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.

**Satisfied**



- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.  
**Satisfied**
- m. Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).  
**Satisfied**
- n. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.  
**Satisfied**
- o. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.  
**Satisfied**

#### **CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION EVALUATION CRITERIA**

Section 118-564 (f)(4) of the Land Development Regulations of the Miami Beach Code provides criteria by which the Historic Preservation Board evaluates requests for a Certificate of Appropriateness for Demolition. The following is an analysis of the request based upon these criteria:

- a. The Building, Structure, Improvement, or Site is designated on either a national or state level as a part of an Historic Preservation District or as a Historic Architectural Landmark or Site, or is designated pursuant to Division 4, Article X, Chapter 118 of the Miami Beach Code as a Historic Building, Historic Structure or Historic Site, Historic Improvement, Historic Landscape Feature, historic interior or the Structure is of such historic/architectural interest or quality that it would reasonably meet national, state or local criteria for such designation.  
**Satisfied**  
**The existing structures are designated as part of the Ocean Drive/Collins Avenue Local Historic District.**
- b. The Building, Structure, Improvement, or Site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.  
**Satisfied**  
**The buildings are of such design, craftsmanship, or material that they could be reproduced only with great difficulty and/or expense.**
- c. The Building, Structure, Improvement, or Site is one of the last remaining examples of its kind in the neighborhood, the country, or the region, or is a distinctive example of an architectural or design style which contributes to the character of the district.  
**Satisfied**  
**The existing buildings are one of the last remaining examples of their kind.**
- d. The building, structure, improvement, or site is a contributing building, structure, improvement, site or landscape feature rather than a noncontributing building, structure, improvement, site or landscape feature in a historic district as defined in section 114-1, or

is an architecturally significant feature of a public area of the interior of a historic or contributing building.

**Satisfied**

**The subject structures are classified as Contributing buildings in the Miami Beach Historic Properties Database.**

- e. Retention of the Building, Structure, Improvement, Landscape Feature or Site promotes the general welfare of the City by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage.

**Satisfied**

**The retention of the buildings is critical to developing an understanding of an important Miami Beach architectural style.**

- f. If the proposed demolition is for the purpose of constructing a parking garage, the Board shall consider it if the parking garage is designed in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior (1983), as amended, and/or the design review guidelines for that particular district.

**Not Applicable**

**The demolition proposed in the subject application is not for the purpose of constructing a parking garage.**

- g. In the event an applicant or property owner proposes the total demolition of a contributing structure, historic structure or architecturally significant feature, there shall be definite plans presented to the board for the reuse of the property if the proposed demolition is approved and carried out.

**Not Applicable**

**The applicant is not proposing the total demolition of a Contributing structure.**

- h. The Miami-Dade County Unsafe Structures Board has ordered the demolition of a Structure without option.

**Not Applicable**

**The Miami-Dade County Unsafe Structures Board has not ordered the demolition of the structure.**

**ANALYSIS**

The applicant is proposing a comprehensive renovation of the subject property which contains three Contributing hotel buildings, two accessory structures and multiple later additions. Additionally, the applicant is proposing to construct an 18-story residential addition. Further, a two-story cabana structure is proposed to be constructed within the northeastern portion of the site.

The proposed redevelopment project consists of 86 hotel units, 84 residential units, a 15,350 sq. ft. spa and multiple venues totaling approximately 973 seats. The Raleigh Hotel located at 1775 Collins Avenue is proposed to be renovated and restored. The South Seas Hotel located at 1751 Collins Avenue and the Richmond Hotel located at 1757 Collins Avenue are proposed to be substantially demolished, renovated and their facades restored to the original L. Murray Dixon designs. Staff would commend the applicant for providing an extremely comprehensive and detailed set of plans, including an excellent historical analysis and highly developed landscape plans for the project.

### **Raleigh Hotel – 1775 Collins Avenue**

The Raleigh Hotel constructed in 1940 and designed by L. Murray Dixon is an excellent example of the Streamline Moderne style in a larger scale hotel. Notable design features include, a broad rounded corner with ribbon windows, pink keystone clad entry portal, vertical accents and porthole windows. Additionally, the multi-foliated swimming pool is one of the most celebrated pool designs in America.



*Raleigh Hotel, Ca. 1940's Postcard*

As noted in the Background section of this report, the Board previously reviewed and approved the renovation and restoration of the Raleigh Hotel, pool and 2-story folly in 2013 as well as the construction of cabana structures in the rear yard. The previously approved restoration work included the reconstruction the original grand entry site plan for the front yard as well as the restoration of the exterior of the building and the ground level public spaces. In 2015, the Board approved modifications to the project as well as additional restoration work including the recreation of the historic signage. Subsequently, a full building permit was issued, and demolition work has proceeded. Staff would note that the approved and permitted plans have been provided as part of this submittal set mainly for reference purposes, as the applicant is currently moving forward with the majority of the work already permitted.

Additionally, as part of this submittal, an expanded scope of restoration is proposed including the removal of several inappropriate rooftop additions (see image below). These rooftop additions have an exceedingly adverse impact on the integrity of the original 1940 Dixon design and their removal will restore the skyline of the Raleigh Hotel to its former grandeur. Other notable restoration includes the reintroduction of a missing window within each set of ribbon windows along the broad curved corner of the building.



*Raleigh Hotel, 2016 Photograph (rooftop additions highlighted in red proposed to be removed)*

Staff is extremely supportive and enthusiastic of the expanded scope of restorative work. This additional scope in conjunction with the previously approved restoration will reposition the Raleigh Hotel as one of the most meticulously restored Streamline style hotels in the world.

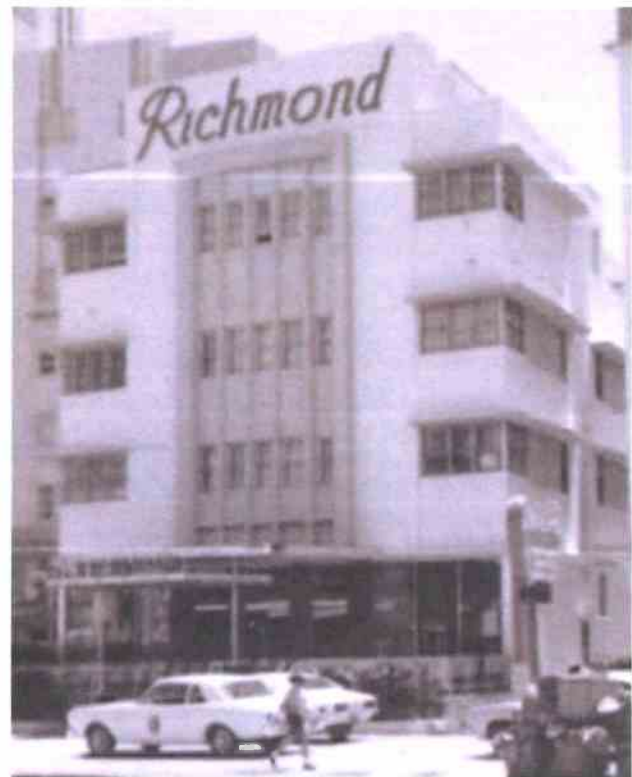
#### **Richmond Hotel – 1757 Collins Avenue**

The Richmond Hotel was constructed in 1941 and designed by architect L. Murray Dixon in the Art Deco style of architecture. In 1954, the Collins Avenue façade was modernized, and an attached 7-story addition was constructed at the rear of the building. Modifications to the primary façade included: the construction of a 1-story penthouse, reconfiguration of the lobby window openings and the introduction of a bi-level porte-cochere at the ground level and monumental signage at the parapet.





*Richmond Hotel, Photograph, Ca. 1940's  
1941 Dixon façade design*



*Richmond Hotel, Photograph, Ca. 1990's  
1954 Grossman façade design*

The applicant is currently proposing the substantial demolition, renovation and partial restoration of the Richmond Hotel and the construction of an attached 2-story rear addition. The demolition requested includes the rear approximately 84% of the building. Additionally, the façade elements introduced during the 1954 renovation are proposed to be removed allowing for the primary façade to be fully restored to its 1941 Art Deco design. The restoration of all significant architectural features including the reintroduction of original materials and finishes on the Collins Avenue façade will have an extremely positive impact on the historic and architectural character of the district.

Within the original public lobby, the applicant is proposing to retain and restore significant architectural features including the terrazzo flooring and several presumed Art Deco era fixtures including the elevator details and lighting elements. Additionally, the applicant is proposing to remove the non-original wood paneling. In combination with the restoration, the applicant is proposing several alterations to the lobby including the demolition of the lobby ceiling and second floor slab creating a double-height space. Staff would note that the existing ceiling contains no significant architectural features and the applicant is proposing to introduce a lighting ledge around the perimeter of the lobby, demarcating the location of the original ceiling.

Additionally, the applicant is proposing to construct a 2-story attached addition to the rear of the portion of the Richmond Hotel building proposed to be retained. The double-height addition will contain a dining room for a proposed restaurant. The design of the addition had been directly inspired by the original Richmond Hotel building. In order to more subtly differentiate the addition from the historic building, staff recommends that the proposed breeze block and uppermost eyebrow be eliminated.

### **South Seas Hotel – 1751 Collins Avenue**

The South Seas Hotel was constructed in 1941 and designed by architect L. Murray Dixon in the Art Deco style of architecture. Similarly to the Richmond Hotel, a Melvin Grossman designed new Collins Avenue façade and an attached 7-story rear addition were constructed in 1954. However, the façade of South Seas Hotel was more dramatically altered in comparison to the Richmond Hotel. The new South Seas façade was completely modernized in the Post War Modern style of architecture including the construction of a 1-story penthouse, the removal of the projecting eyebrows, the introduction of a porte-cochere at the ground level and monumental signage at the parapet.



*South Seas Hotel, Ca. 1940's Photograph  
1941 Dixon façade design*



*South Seas Hotel, 1988 Photograph  
1954 Grossman façade design*

The applicant is currently proposing the substantial demolition, renovation and partial restoration of the Richmond Hotel and the construction of an attached 3-story rear addition. The demolition requested includes the removal of the Melvin Grossman designed front façade treatment, the rear approximately 84% of the building and the non-original 1-story cabana structure located east of the main hotel building. While the amount of demolition is extensive, the applicant is proposing the full restoration of the original 1941 Dixon façade design including the restoration/reintroduction of all significant architectural elements and materials that have been completely obscured by 1954 renovation. The restoration of the primary façade of this significant Art Deco hotel will serve to enhance the historic and architectural character of the district and is more consistent with the period of significance established for the Miami Beach Architectural District listed on the National Register of Historic Places.

Within the original public lobby, the applicant is proposing to retain and restore significant architectural features including the patterned terrazzo flooring and reception desk in its original location. In combination with the restoration, the applicant is proposing to reconfigure the remaining portion of the ground level, to be used as a lobby for the new residential tower. Alterations include the demolition of the lobby ceiling and second floor slab creating a double-

height space. In order to demarcate the location of the original ceiling, the applicant is proposing to introduce a lighting ledge around the perimeter of lobby.

Additionally, the applicant is proposing to construct a 3-story attached addition to the rear of the portion of the South Seas Hotel building proposed to be retained. The addition will contain a double-height rear lobby and ancillary service space. The contemporary design of the addition has been differentiated from the South Seas Hotel. Further the addition is internal to the site and will not be visible from Collins Avenue.

### **New 18-story residential tower**

The applicant is proposing to construct a new 18-story residential addition at the southeast corner of the site. The addition includes a double height ground level lobby, residential units on levels 3 through 17 and 3 penthouse units on level 18, each with a private rooftop pool deck. The proposed tower location behind the remaining portions of the Richmond and South Seas hotels, maintains an important view corridor between the Raleigh and Richmond hotels. Further, the tower is proposed to be set back approximately 270'-0" from the front facades of the Richmond and South Seas hotels, greatly minimizing its impact on the 3-story Contributing buildings on the site and the surrounding historic district.

Staff is supportive of the design for the proposed addition, as it has been developed in a manner that responds well to the existing buildings and site conditions. In this regard, the contemporary architecture incorporates a number of design strategies commonly used in the Art Deco era including, a strong vertical emphasis broken by subtle horizontal elements, corner windows and projecting architectural features. Finally, changes in plane and material serve to break down the scale of the proposed addition.

### **Pavilion and basement**

The applicant is proposing to construct a 2-story dining pavilion at the northeast corner of the site, behind the Raleigh Hotel pool and 2-story folly. At the ground level, the pavilion contains a kitchen as well as an FPL vault. Additionally, driveway ramps are located on either side of the building, leading to the vehicular residential drop off area at the basement level. The second floor and roof will contain al-fresco dining areas. Staff is supportive of the proposed design of this building as it has been developed in a manner that compliments the Streamline Moderne style of the Raleigh Hotel and folly structure.

A new approximately 64,000 sq. ft. basement is proposed to be constructed primarily below the new residential tower and pavilion with connections to the three Contributing buildings along Collins Avenue. In addition to back of house and service areas, the basement contains a residential reception area, an approximately 15,000 sq. ft. spa and screening room. While understanding the desire to add hotel and residential amenities, staff has a serious concern with regard to the construction of a basement underneath portions of the Richmond and South Seas hotels. As has occurred in a similar proposal, the excavation and construction of a basement below the existing buildings has the potential to compromise the structural integrity of the remaining portions of the buildings and may ultimately lead to their structural failure. In an abundance of caution, staff recommends that the new basement be separated a minimum of 20'-0" from the remaining portions of the Richmond and South Seas hotels.

Staff also has serious concerns with the introduction of a basement level considering projected future sea level rise. In order to mitigate what will be likely be a compromised level of the building, staff recommends that a portion of the basement include water management features such as cisterns. Additionally, the basement should be developed with future adaptability considerations.

Such strategies may include storm water retention and/or water collection and reuse. Considering the extent of the basement and in order to further the City's resiliency goals and objectives, staff recommends the applicant submit an engineering analysis confirming that this area could be modified for water management goals in the future, prior to the issuance of a Building Permit for the expanded basement area.

### Waivers

The applicant is requesting that the Board grant two waivers for the proposed development. The first waiver pertains to the off-street loading space requirements outlined in Section 130-101 of the City Code. The Historic Preservation Board may waive the requirements for off-street loading spaces for properties containing a contributing structure, provided that a detailed plan delineating on-street loading is approved by the Parking Department. The applicant has preliminarily met with the Parking Department and will submit an on-street loading plan prior to the issuance of a Building Permit, as required.

The second waiver relates to the retention of non-conforming setback and parking credits for the portions of the Richmond and South Seas Hotel buildings to remain. The thresholds for retaining non-conforming floor area, height, setbacks and parking credits are outlined in Section 118-395(b) of the City Code. If the Board finds that the criteria outlined in Section 118-395 of the City Code below are satisfied, a waiver may be granted.

Sec. 118-395. - Repair and/or rehabilitation of nonconforming buildings and uses.

\* \* \*

(b) *Nonconforming buildings.*

\* \* \*

- (2) Nonconforming buildings which are repaired or rehabilitated by more than 50 percent of the value of the building as determined by the building official shall be subject to the following conditions:

\* \* \*

d. Development regulations for buildings located within a designated historic district or for an historic site:

1. The existing structure's floor area, height, setbacks and any existing parking credits may remain, if the following portions of the building remain substantially intact, and are retained, preserved and restored:
  - i. At least 75 percent of the front and street side facades;
  - iii. For structures that are set back two or more feet from interior side property lines, at least 66 percent of the remaining interior side walls; and
  - iv. All architecturally significant public interiors.
2. For the replication or restoration of contributing buildings, but not for noncontributing buildings, the historic preservation board may, at their discretion, waive the requirements of subsection(b)(2)d. 1. above, and allow for the retention of the existing structure's floor area, height, setbacks or parking credits, if at least one of the following criteria is satisfied, as determined by the historic preservation board:
  - i. The structure is architecturally significant in terms of design, scale, or massing;
  - ii. The structure embodies a distinctive style that is unique to Miami Beach or the historic district in which it is located;
  - iii. The structure is associated with the life or events of significant persons in the City;



- iv. The structure represents the outstanding work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;
- v. The structure has yielded or is likely to yield information important in prehistory or history; or
- vi. The structure is listed in the National Register of Historic Places.

Staff has found that Criteria i., ii., iv., v. & vi., above are satisfied for each building and recommends in favor of the requested waivers.

### **VARIANCE ANALYSIS**

Staff finds that the retention and renovation of the Contributing structures including the iconic Raleigh Hotel pool and 2-story pool pavilion create the practical difficulties associated with the variance requested. Shifting of the subterranean area toward the west would create potential adverse impacts on the structural integrity of these historically and architecturally significant structures. Further, the driveway width provided is the minimum required in order to ensure safe vehicular movement within this area of the site. Staff believes that if granted, the variance would not cause any negative impact on the adjacent properties. In summary, staff recommends approval of the variance as noted below.

### **RECOMMENDATION**

In view of the foregoing analysis, staff recommends the application be **approved** as to the Certificate of Appropriateness and the variance requests subject to the conditions enumerated in the attached draft Order, which address the inconsistencies with the aforementioned Certificate of Appropriateness criteria and Practical Difficulty and Hardship criteria, as applicable.

**HISTORIC PRESERVATION BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: June 9, 2020

PROPERTY/FOLIO: 1751 Collins Avenue / 02-3234-019-0500  
1757 Collins Avenue / 02-3234-019-0510  
1775 Collins Avenue / 02-3234-019-0460

FILE NO: HPB19-0341

IN RE: The application for a Certificate of Appropriateness for the partial demolition, renovation and restoration of the three contributing buildings on the site, the construction of a detached ground level tower addition at the southeast portion of the site, the construction of a detached ground level addition at the northeast portion of the site and the construction of two attached additions, including one or more waivers and a variance to reduce the required subterranean rear setback.

LEGAL: Parcel 1, 1751 Collins Avenue:  
The north 10 feet of lots 15 & 6 & lots 7 & 14 less the north 5 feet & portion lying east and adjacent west of the erosion control line, of the Alton Beach 1st Subdivision, according to the plat thereof recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

Parcel 2, 1757 Collins Avenue:  
Lots 8 & 13 & the north 5 feet of lots 7 & 14 & portion lying east and adjacent west of the erosion control line, of the Alton Beach 1st Subdivision, according to the plat thereof recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

Parcel 3, 1775 Collins Avenue:  
Lots 9 to 12 & str of land lying east & between said lots & ocean, Block 28 & portion lying east & adjacent west of the erosion control line, of the Alton Beach 1st Subdivision, according to the plat thereof recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

**ORDER**

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 Ocean Drive/Collins Avenue 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 Sea Level Rise and Resiliency Review Criteria (1) in Section 133-50(a) of the Miami Beach Code.
  2. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
  3. Is not consistent with Certificate of Appropriateness Criteria 'b' & 'h' in Section 118-564(a)(2) of the Miami Beach Code.
  4. Is not consistent with Certificate of Appropriateness Criteria 'b' in Section 118-564(a)(3) of the Miami Beach Code.
  5. Is consistent with Certificate of Appropriateness Criteria 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 and 133-50(a) 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 existing structure located at 1775 Collins Avenue (Raleigh Hotel) shall be renovated, 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, this shall include the following:
      - i. Consistent with the proposed plans, the following rooftop additions shall be removed: the 2-story penthouse, the 1-story enclosure at the southwest corner of the building, the 1-story enclosure at the north west corner of the building and a portion of the rooftop addition at the 8<sup>th</sup> level, in front of the north side of the tower element.
      - ii. The panels and metal dividers of the vertical arch element, along the Collins Avenue façade, shall restored under the supervision of a materials conservator.
      - iii. The original signs and accent lighting elements shall be restored/reintroduced.
      - iv. The lanterns at the Collins Avenue porch and 18<sup>th</sup> Street entrance shall be recreated.
      - v. The public interior areas shall be fully restored in accordance with the approved Building Permit plans BC1703576.
      - vi. All kitchen venting and exhaust shall be chased through the roof and no mechanical louvers may be located along the Collins Avenue and 18<sup>th</sup> Street facades.

- vii. A plaque or historic display describing the history and evolution of the Raleigh Hotel building shall be placed on the site of the building and shall be located in a manner visible from the right of way, prior to the issuance of a Certificate of Occupancy for the building.
- b. The existing structure located at 1757 Collins Avenue (Richmond Hotel) shall be renovated, 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, this shall include the following:
  - i. The exterior of the remaining portion of the building shall be fully restored to the greatest extent possible, consistent with available historical documentation.
  - ii. Final details of all exterior surface finishes and materials, including samples of the pink filled keystone and the patterns of breeze block shall be submitted.
  - iii. The original "The Richmond" sign located at the eyebrow shall be recreated.
  - iv. A plaque or historic display describing the history and evolution of the Richmond Hotel building shall be placed on the site of the building and shall be located in a manner visible from the right of way, prior to the issuance of a Certificate of Occupancy for the building.
- c. The existing structure located at 1751 Collins Avenue (South Seas Hotel) shall be renovated, 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, this shall include the following:
  - i. The exterior of the remaining portion of the building shall be fully restored to the greatest extent possible, consistent with available historical documentation.
  - ii. Final details of all exterior surface finishes and materials, including samples of the green filled keystone and the patterns of breeze block shall be submitted.
  - iii. The original "South Seas" sign located at the eyebrow shall be recreated.
  - iv. A plaque or historic display describing the history and evolution of the South Seas Hotel building shall be placed on the site of the building and shall be located in a manner visible from the right of way, prior to the issuance of a Certificate of Occupancy for the building.
- d. Additional information with regard to the balcony design and structure for the new residential tower shall be submitted prior to the issuance of the Building Permit in order to verify the floor area ratio (FAR) of the project does not exceed 2.0.
- e. The new basement shall be separated by a minimum of 20'-0" from the remaining portions of the Richmond and South Seas hotels, in a manner to be reviewed and

approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- f. If the applicant proceeds with construction of additional basement area, the applicant shall design and construct a dedicated water management and retention system within at least 25% of the currently proposed basement area, as part of the Building Permit for the construction of the new basement level, in a manner to be reviewed and approved by the Planning Department, in consultation with the Building and Public Works Departments. Additionally, the system shall incorporate the following:
    - i. The system shall be designed in accordance with the 10/25-year storm event criteria, as determined by the Building Official.
    - ii. Sump pumps shall be provided in the basement and shall have the capacity to remove accumulated water, as well as all vapor and seepage of water during a flooring event.
    - iii. All construction materials below BFE +1 shall be flood damage resistant.
  - g. The remainder of the basement shall be designed in a manner that can easily be converted to expand the water management capacity in the future, in a manner to be reviewed and approved by the Planning Department, in consultation with the Building and Public Works Departments.
  - h. The proposed breeze block and uppermost eyebrow be eliminated of the rear addition to the Richmond Hotel shall be eliminated, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - i. Final details of all exterior surface finishes and materials, including samples, shall be submitted, 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. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, 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 revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. All shrubs, hedges, low planting and ground cover, and any non-tree proposed to be located the perimeter of the property fronting onto Collins Avenue and the western portion of 18<sup>th</sup> Street, shall not exceed 18" in height at maturity, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- b. A view corridor shall be created by maintaining a minimum of 50% of the required rear yard setback open and unencumbered, apart from landscaping and decorative open picket fences, from the erosion control line to the rear setback line.
  - c. The A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.
- 3. In accordance with Section 130-101(d) of the City Code, the requirement pertaining to providing off-street loading spaces is hereby waived, provided that a detailed plan delineating on-street loading is approved by the Parking Department.
- 4. In accordance with Section 118-395(b)(2) of the City Code, the requirement pertaining to an existing structure's setbacks and parking credits, is hereby waived.

**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. The applicant filed an application with the Planning Department for the following variance(s) which were either approved by the Board with modifications, or denied:
  - 1. A variance to reduce by 13'-8" the the required subterranean rear setback of 100'-0" in order to construct a driveway for residential pick-up and drop-off at a minimum of 86'-4" from the rear property line.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

- C. The Board hereby **approves** the requested variances, as noted and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:
1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

**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. The applicant agrees and shall be required to provide access to areas subject to this approval (not including private residences or hotel rooms) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.
- B. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.
- C. 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.
- D. 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.

- E. A copy of all pages of the recorded 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.
- F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- G. 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.
- H. 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.
- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. 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.
- K. 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 entitled "**The Raleigh Masterplan**", prepared by **Kobi Karp Architecture and Interior Design Inc.**, dated **April 6, 2020**, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ 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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HPB19-0341

Meeting Date: June 9, 2020

City Attorney's Office: \_\_\_\_\_ ( )

Filed with the Clerk of the Historic Preservation Board on \_\_\_\_\_ ( )