


CFN 2015R0107124
 OR Bk 29506 Pgs 1574 - 1580; (7pgs)
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 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 1501 Collins Avenue – Meats on the Beach, LLC

FILE NO. 2219

IN RE: The applicant, Meats on the Beach, LLC, is requesting Conditional Use approval for a Neighborhood Impact Establishment with an occupant content in excess of 300 persons, pursuant to Section 142, Article V.

LEGAL DESCRIPTION: See “Exhibit A” attached

MEETING DATE: January 28, 2015

CONDITIONAL USE PERMIT

The applicant, Meats on the Beach, LLC, is requesting a Conditional Use Permit pursuant Chapter 118, Article IV, “Conditional Use Procedure,” of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request for a Conditional Use Permit was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach 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 of the record for this matter:

That the property in question is located in the MXE, Mixed Use Entertainment zoning district;

That the Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE 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 is adopted herein, including the staff recommendation, that a Conditional Use Permit as requested and set forth above be **GRANTED**, subject to the conditions below, which have been accepted by the applicants:



1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 60 days from the issuance of the BTR. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to Meats on the Beach, LLC, as owner of Quality Meats, for a Neighborhood Impact Establishment consisting of restaurant without entertainment. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. 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.
5. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
6. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:
 - a. As proposed by the applicant, the project authorized by this Conditional Use Permit includes the creation and operation of the proposed 322 seat restaurant with the criteria listed below:
 - i. The restaurant shall have a maximum occupant content of 425 persons or any lesser such occupant content as determined by the Fire Marshal.
 - ii. The indoor portion and the entire patio area of the restaurant shall close by 12:00 AM Sundays thru Wednesday and by 1:00 AM Thursdays thru Saturdays.
 - iii. On the south patio area, alcohol may only be served with meals.
 - iv. The indoor and outdoor areas associated with this venue shall not have music, whether live or recorded, whether amplified or non-amplified, which is played at a volume that is defined as entertainment, i.e., louder than ambient



background music (defined as a sound level that does not interfere with normal conversation).

- v. The house sound system shall be installed and set in such a manner as to contain sound levels completely within the facility at all times. The equipment and installation plan for the sound system, including the location of all speakers and sound level controls shall be submitted for the review and approval of the Planning Department. Ninety days after opening, the sound systems in the facility shall be tested by a qualified acoustic professional, and a report shall be submitted to the Planning Department for review.
- b. Delivery trucks shall only be permitted to park within the loading area on the north side of the building within the ground floor parking area. The loading area shall be clearly marked and shall not include the alleyway north of the building's north elevation line. All deliveries are permitted only between 9:00 am and 3:00 pm, Monday through Saturday.
- c. Delivery trucks shall not be allowed to idle in the loading zone area.
- d. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- e. Trash collections may occur daily between 9:00 AM and 6:00 PM.
- a. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
- f. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
- g. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility.
- h. Garbage dumpster covers shall be closed at all times except when in active use.
- i. Restaurant personnel shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
- j. No patrons shall be allowed to queue on public rights-of-way, or anywhere on the exterior premises of the subject property.
- k. The number of valet runners shall be sufficient to ensure that there is not any double parking of vehicles or any other queuing of vehicles in the right of way on 15th

Street, and this operation will be further evaluated at the time of the 60 day progress report. Quality Meats shall secure 50 parking spaces within the parking garage at 1501 Collins Avenue for the exclusive use of their patrons and at least 30 spaces in the Il Villaggio commercial parking garage for valet parking.

- i. The owner/operator shall be responsible for maintaining the areas adjacent to the facility, including the sidewalk, and all areas around the perimeter of the property. These areas shall be kept free of trash, debris and odor, and shall be swept and hosed down at the end of each business day
 - m. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - n. Special Events may occur on the premises, subject to City ordinances, rules or regulations existing at the time, and may exceed the hours of operation and occupancy loads specified herein, if permitted by the Fire Marshal, subject to the review and approval of staff. Simultaneous with the submission of an application for such special event to the appropriate department of the City of Miami Beach, the applicant shall send a copy of such application with a notice of the time and purpose of such special event to management office of 1500 Ocean Drive Condominium, Il Villaggio Condominium and The Drake.
 - o. The applicant will take such action as may be necessary to prevent the parking of vehicles by its patrons, employees, suppliers, and independent contractors in the east-west driveway which is located north of the building where the restaurant is located. The applicant will arrange for the prompt and expeditious removal of any such vehicle associated with the applicant's business which is parked in said driveway.
7. The final details of all exterior umbrellas, drapes, curtains, and any other treatments, including materials, dimensions and finishes, shall be subject to the review and approval of staff.
8. The applicant shall address the following Concurrency and Parking requirements, as applicable:
 - a. A Method of Transportation (MOT) shall be submitted to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
 - b. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as may be determined as determined by the Concurrency Management Division.
 - c. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs, if required, shall be paid prior to the issuance of any Building Permit.



9. A bicycle parking plan shall be submitted for staff review and approval prior to the issuance of a Building Permit.
10. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
11. The applicant shall obtain a full building permit within 18 months from the date of the meeting, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
12. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
13. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
14. This 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.
15. The executed Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant and returned to the Planning Department. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
16. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
17. 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.

MB

PB No. 2219 – 1501 Collins Ave
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Dated this 18th day of February, 2015

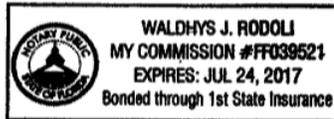
PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, Planning and Zoning
Manager
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 18th day of February, 2015, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]



Waldhys J. Rodoli
Notary:
Print Name: Waldhys J. Rodoli
Notary Public, State of Florida
My Commission Expires: 7-24-17
Commission Number: FF039521

Approved As To Form:
Legal Department [Signature]) 2/18/2015

Filed with the Clerk of the Planning Board on 2/18/2015 ([Signature])

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LAST PAGE

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Page 7 of 7

EXHIBIT "A"

1501 OCEAN STEPS CONDO, ALTON BEACH 1ST SUB PB 2-77, LOTS 18 THRU 20 & S1/2 OF LOT 17, & S1/2 OF LOT 4 & LOTS 1 THRU 3, LESS PORT DESC INOR 18368-1130, AS DESC IN DEC OR 22895-2861.

Units CU-100, CU-201 and CU-202 as described in that certain Declaration of Condominium of 1501 Ocean Steps Condominium, recorded on December 10, 2004 in Official Records Book 22895 at Page 2861, as amended.

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Book29506/Page1580 CFN#20150107124

Page 7 of 7



1501 Collins

Miami Beach, Florida 33139

prepared for:

Pebb Capital Development Consultant

traffic statement

Mr. Bob Morgan
Director of Construction
Pebb Capital Development Consultant
5201 Blue Lagoon Drive, Suite 851
Miami, Florida 33126

January 5, 2021

**Re: 1501 Collins – Miami Beach
Traffic Statement**

Dear Bob:

Traf Tech Engineering, Inc. has prepared this traffic statement in connection with an existing commercial building with an underground parking garage located on the east side of Collins Avenue, just north of 15th Street in the City of Miami Beach. The scope of the project is to renovate the existing mixed-use property to provide a new office-use concept, re-entitle a previous restaurant use and maintain the approved valet operating plan for the building. The proposed site plan for the project is contained in Attachment A. This traffic memorandum addresses the following topics:

- Trip Generation and Trip Distribution
- Valet and Parking
- Transportation Demand Management

Trip Generation and Trip Distribution

A trip generation analysis was performed for the site using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. The trip generation analyses were undertaken for daily, AM peak hour, and PM peak hour conditions. According to ITE's *Trip Generation Manual (10th Edition)*, the trip generation equations used for the analyses are presented below:

General Office Building (ITE Land Use 710)

Daily Trips

$$\ln(T) = 0.97 \ln(X) + 2.50$$

Where T = average daily vehicle trip ends and X = 1,000 sf

AM Peak Hour

$$T = 0.94(X) + 26.49 \text{ with } 86\% \text{ inbound and } 24\% \text{ outbound}$$

Where T = AM peak hour trip ends and X = 1,000 sf

PM Peak Hour

T = 1.15 (X) with 16% inbound and 84% outbound
 Where T = PM peak hour trip ends and X = 1,000 sf

Quality Restaurant (ITE Land Use 931)

Daily Trips

T = 83.84 (X)
 Where T = average daily vehicle trip ends and X = 1,000 sf

AM Peak Hour

T = 0.73 (X) with 50% inbound and 50% outbound
 Where T = AM peak hour trip ends and X = 1,000 sf

PM Peak Hour

T = 7.80 (X) with 67% inbound and 33% outbound
 Where T = PM peak hour trip ends and X = 1,000 sf

Using the above-listed trip generation equations from the ITE document, a trip generation analysis was undertaken for the proposed commercial building development. The results of this effort are documented in Table 1. As shown in Table 1, the proposed office/restaurant development generates approximately 1,120 daily trips, approximately 65 AM peak hour trips (54 inbound and 11 outbound) and approximately 109 trips during the typical afternoon peak hour (53 inbound and 56 outbound).

TABLE 1 Trip Generation Summary (Proposed Uses) 1501 Collins Avenue								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Office Use (LUC 710)	35,022	383	59	51	8	40	6	34
Restaurant (LUC 931)	16,601	1,392	12	6	6	129	86	43
Gross Trips		1,775	71	57	14	169	92	77
Internal Trips		-55	-6	-3	-3	-5	-3	-3
Driveway Trips		1,720	65	54	11	164	90	74
Pass-by Rest (44%)		-600	0	0	0	-56	-37	-18
New External Trips		1,120	65	54	11	108	53	56

Source: ITE Trip Generation Manual (10th Edition) (square footages exclude exterior spaces)

The trip distribution for the project was based on Miami-Dade County's Cardinal Distribution data base for the years 2015 and 2045 for TAZ 628, which is applicable to the site location. Table 2 on the following page documents the cardinal distribution for the project site. Based on the distribution for TAZ 628, the following traffic assignment was assumed for the proposed affordable housing development:

- 30% to and from the north via Collins Avenue
- 50% to and from the south via Collins Avenue
- 5% to and from the south via Ocean Drive
- 15% to and from the west via Española Way

TABLE 2 Project Trip Distribution TAZ # 628								
Year	Movement							
	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	9.00%	0.00%	1.50%	2.40%	29.60%	27.20%	10.00%	20.50%
2045	6.40%	0.00%	0.60%	2.70%	28.20%	33.90%	10.50%	17.70%
2023*	8.31%	0.00%	1.26%	2.48%	29.23%	28.99%	10.13%	19.75%
<i>Note: * Interpolated Values</i>								
<i>Source: Miami-Dade County (2045 SERPM) - Refer to Attachment C</i>								

Valet and Parking

As shown in Figures 1 and 2, a valet station is proposed on the north side of 15th Street, just east of Collins Avenue. The parking route is relatively short since the entrance to the underground parking garage is via an alley/driveway located on the north side of the building (parallel to and north of 15th Street). Since the alleyway is restricted to right-turns movements only, the retrieval route requires valet vehicles to circulate using 16th Street, Washington Avenue, 14th Street and Collins Avenue as shown in Figure 2. A turn-round is provided on the east termini of 15th Street for the required U-turns.

Transportation Demand Management

A Transportation Demand Management (TDM) plan was prepared for the 1501 Collins Avenue project.

Travel Demand Management plans (TDM) establish policies and mechanisms to reduce automobile trips to and from designated facilities. TDM plans usually use several approaches to address all modes of transportation likely to be used to provide access to a facility such as single occupant driving, carpooling, transit, bicycling and walking. The goal of TDM plans is to increase the use of alternatives modes to single occupant driving, i.e., to reduce the number of automobile trips to and from the facility and consequently, minimizing automobile traffic impacts on the street system.

Successful TDM plans not only address all modes of transportation, but also use policies such as inducements for alternative modes (subsidies), physical enhancements (bike lockers, preferential parking for carpools) and disincentives for automobile use (no free parking for employees).

Potential measures for each mode are addressed below. Use of an employee transportation subsidy is also presented.

Pedestrian Access

Walking not only reduces automobile trips and their contribution to congestion and emissions, it also provides health benefits to the employees who use this mode of transportation. It is, however, the mode that is least likely to be used for several reasons. It is unlikely that employees of the commercial building use will live within a reasonable walking distance (within $\frac{1}{4}$ - $\frac{1}{2}$ mile) of the subject site. However, the area near the subject project is a high pedestrian traffic area and therefore, many future restaurant customers of the subject commercial building are expected to be walking trips. Sidewalks exist on both sides of 15th Street and Collins Avenue (two adjacent streets to the site) as well as safe pedestrian crosswalks (with ramps) at the signalized intersection of 15th Street/Collins Avenue and stop-control T-intersection of 15th Street/Ocean Drive.

Bicycling

The site of the 1501 Collins offers two potential approaches to encourage cycling, the use of the Citi Bike program and by providing bicycle racks on site.

Use of Citi Bike is available by future employees. Monthly passes are \$15.00 for unlimited 30-minute rides and \$25.00 for unlimited 60-minute rides. Within 150 feet from the project, there is one Citi Bike rental station (Station 161: south side of 15th Street just east of Collins Avenue with 16 rental bicycles). Employees will be informed of the Citi Bike Station 161 by providing bikeshare information at the lobby of the office building and at the future restaurants.

(Goal: Offer 2 free City Bike passes to employees of the commercial building. Integrate bikeshare information into communication materials for employees at the office lobby and future restaurants).

Mass Transit

The closest transit routes to the 1501 Collins project are along Washington Avenue (no transit routes are provided along Collins Avenue). The two (2) Washington Avenue transit routes include 103/ and 150 Miami Beach Airport. The nearest bus stop for these services is located on Washington Avenue, north of Española Way located approximately 1,100 feet from the project site. These transit routes provide frequent service and access to Miami-Dade County as well as connections to other destinations outside of the County.

Additionally, the Miami Beach Trolley provides free public transportation service along Washington Avenue with 20-minute headways.

MDT monthly passes if purchased by an individual are \$112.50. Corporate discounts are available based on the number of participating employees. For 4 – 99 employees, monthly passes are \$101.25 per employee, for 100 or more employees, the cost is \$95.65 per employee.

Goal: Offer 2 free transit passes to employees of the project. Integrate transit information into communication materials for employees at the lobby and future restaurants).

Carpooling

Carpooling is historically the least effective alternative transportation mode, even when implemented on a regional basis. Additionally, it is unlikely that carpooling will provide a significant amount of trip reduction. However, the future employer could provide free valet service to employees that carpool to and from work.

Please give me a call if you have any questions.
Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

ATTACHMENT A
Traffic Methodology

TO: 1501 Collins Avenue

FROM: Joaquin Vargas

DATE: December 21, 2020

SUBJECT: Proposed Traffic Methodology for 1501 Collins Avenue

1501 Collins is an existing commercial building with an underground parking garage located on the east side of Collins Avenue, just north of 15th Street in the City of Miami Beach. The scope of the project is to renovate the existing mixed-use property in order to provide a new office use concept, re-entitle a previous restaurant use and maintain the approved valet operating plan for the building. The following is a summary of our proposed traffic analysis methodology in connection with the project:

- The trip generation will be based on the Institute of Transportation Engineer's (ITE) *Trip Generation* document (10th Edition). Attached is a trip generation analysis for the proposed land uses at the site. As indicated in the table, 1,120 daily trips, 65 AM peak hour trips and 109 PM peak hour trips will be generated by the proposed commercial development.
- The trip distribution will be based on Miami-Dade County's Cardinal Distribution data base for the years 2015 and 2045 for TAZ 628, which is applicable to the site location. Based on the distribution for TAZ 628, approximately 55% of the vehicle trips will arrive/depart to and from the north via Collins Avenue, 25% to and from the south, 5% to and from Ocean Drive and 15% to and from the west via Espanola Way. This distribution was previously approved as part of the existing restaurant space at the site.
- The report will include an accurate site plan (to scale with dimensions).

- Bicycle parking (short and long-term) will be identified as part of the site plan, if feasible.
- Lockers and showers will be identified, if feasible.
- The valet plan will be consistent with the previous restaurant use at the property. The valet route is depicted in Figures 1 and 2.
- A Transportation Demand Management (TDM) plan will be prepared for the project. Employee incentives will be provided for the office/restaurant workers to encourage non-automobile modes of transportation.

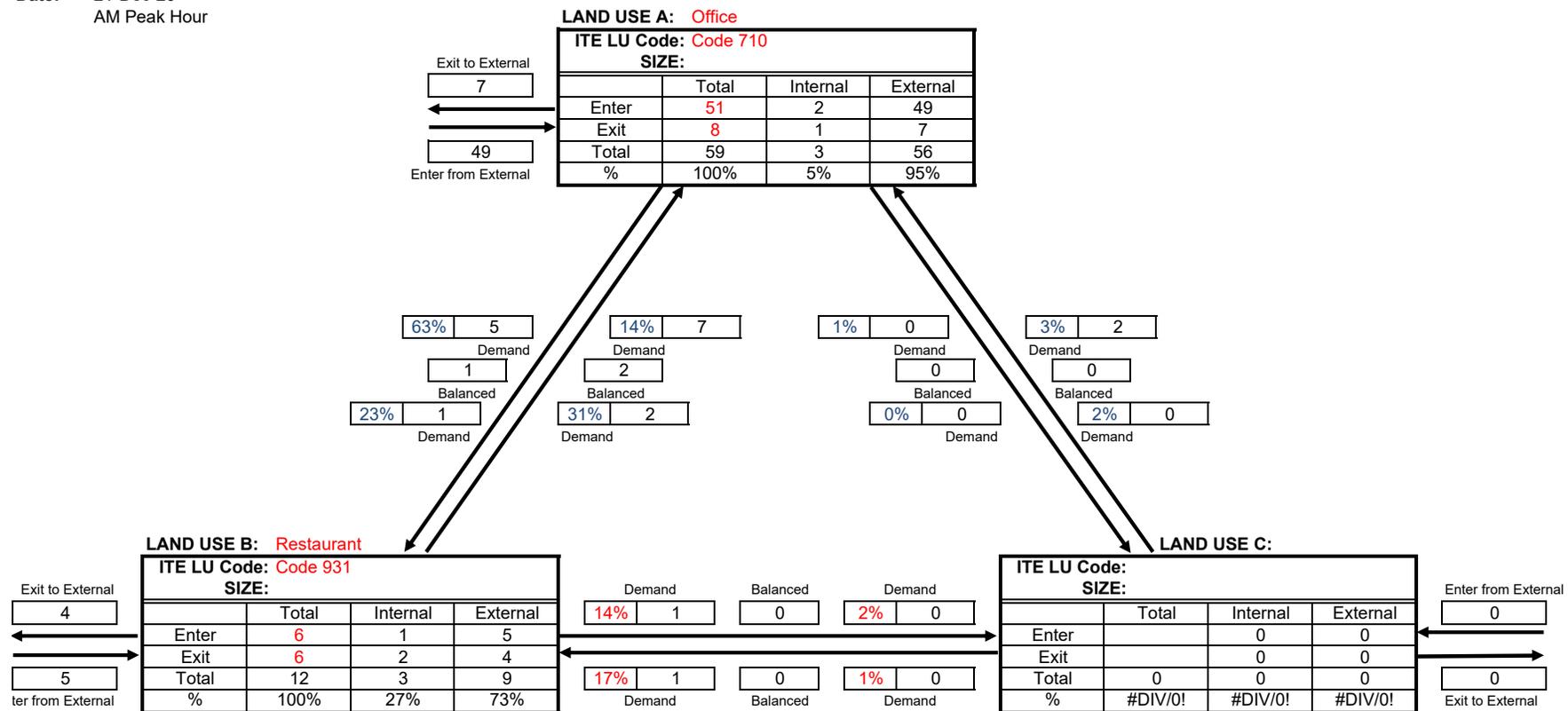
TABLE 1
Trip Generation Summary (Proposed Uses)
1501 Collins Avenue

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Office Use (LUC 710)	35,022	383	59	51	8	40	6	34
Restaurant (LUC 931)	16,616	1,393	12	6	6	130	87	43
Gross Trips		1,776	71	57	14	170	93	77
Internal Trips		-55	-6	-3	-3	-5	-3	-3
Driveway Trips		1,721	65	54	11	165	91	74
Pass-by Rest (44%)		-601	0	0	0	-56	-38	-18
New External Trips		1,120	65	54	11	109	53	56

Source: ITE Trip Generation Manual (10th Edition)

**PROPOSED LAND USES
Trip Generation
and Internal Capture Summary**

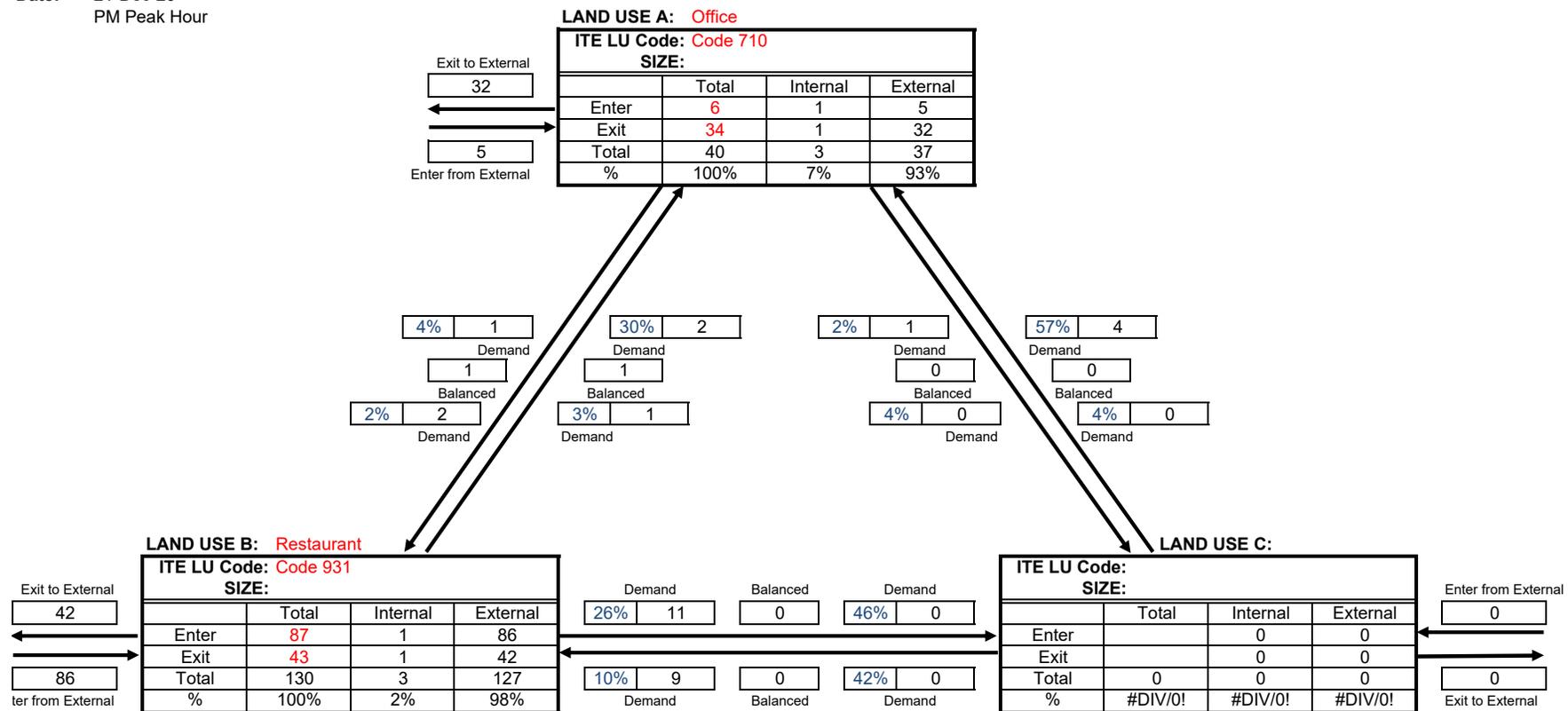
Analyst: Vargas
Date: 21-Dec-20
AM Peak Hour



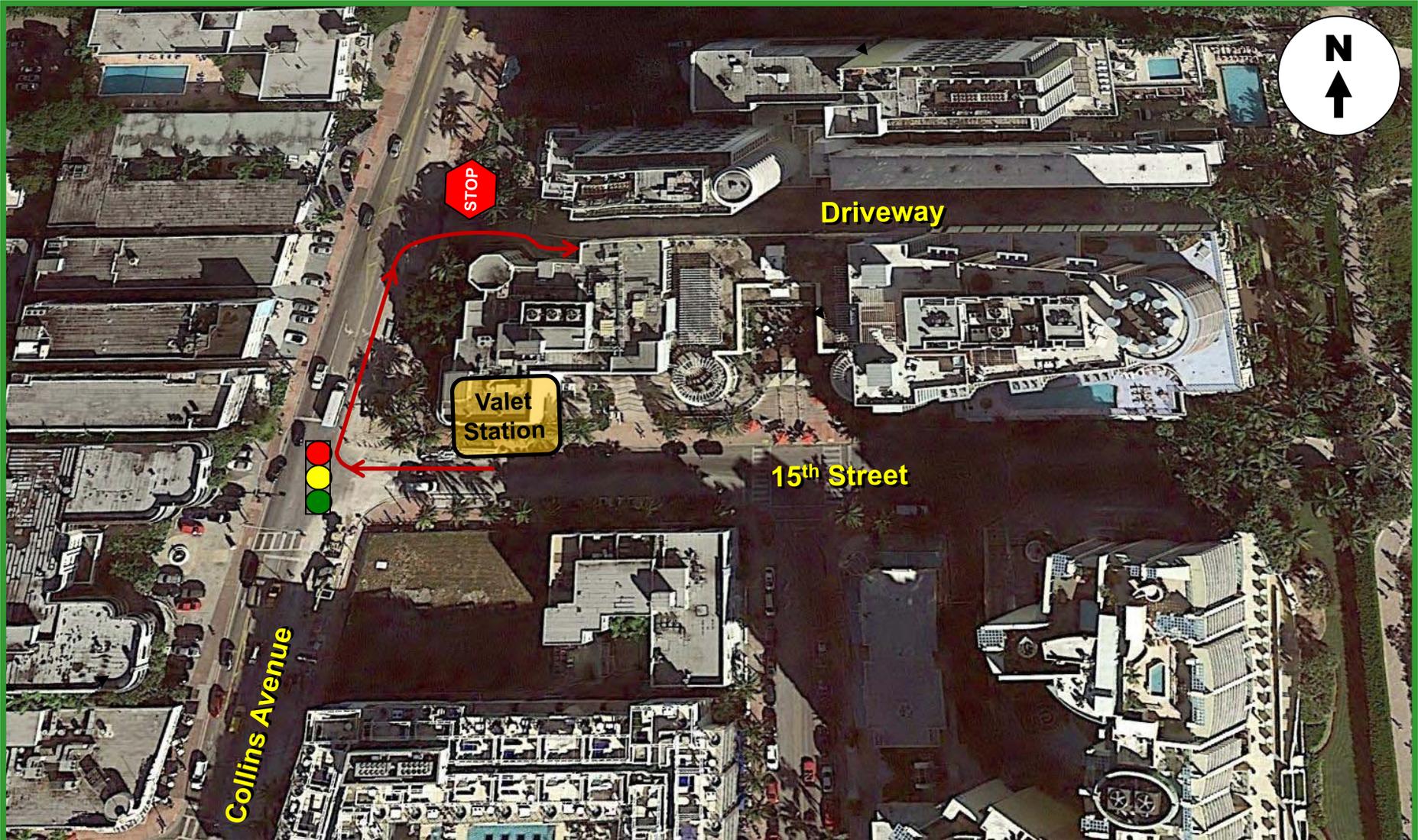
Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	49	5	0	54
Exit	7	4	0	11
Total	56	9	0	65
Single-Use Trip Gen. Est.	59	12	0	71
				INTERNAL CAPTURE
				9%

**PROPOSED LAND USES
Trip Generation
and Internal Capture Summary**

Analyst: Vargas
Date: 21-Dec-20
PM Peak Hour



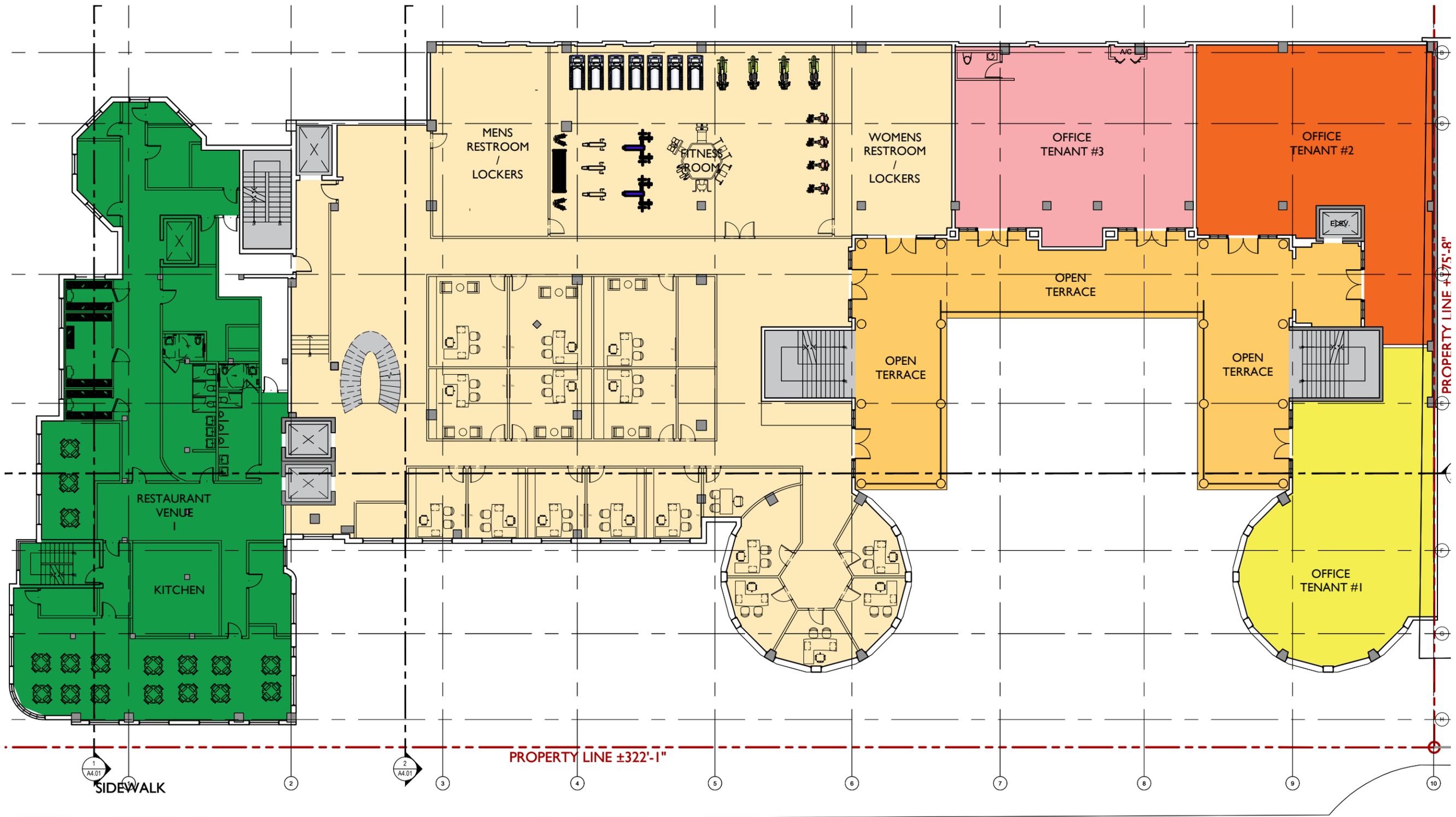
Net External Trips for Multi-Use Development					
	LAND USE A	LAND USE B	LAND USE C	TOTAL	
Enter	5	86	0	91	
Exit	32	42	0	74	
Total	37	127	0	165	
Single-Use Trip Gen. Est.	40	130	0	170	
					INTERNAL CAPTURE
					3%





ATTACHMENT B

Site Plan for 1501 Collins



PROPOSED LEVEL 2 FLOOR PLAN

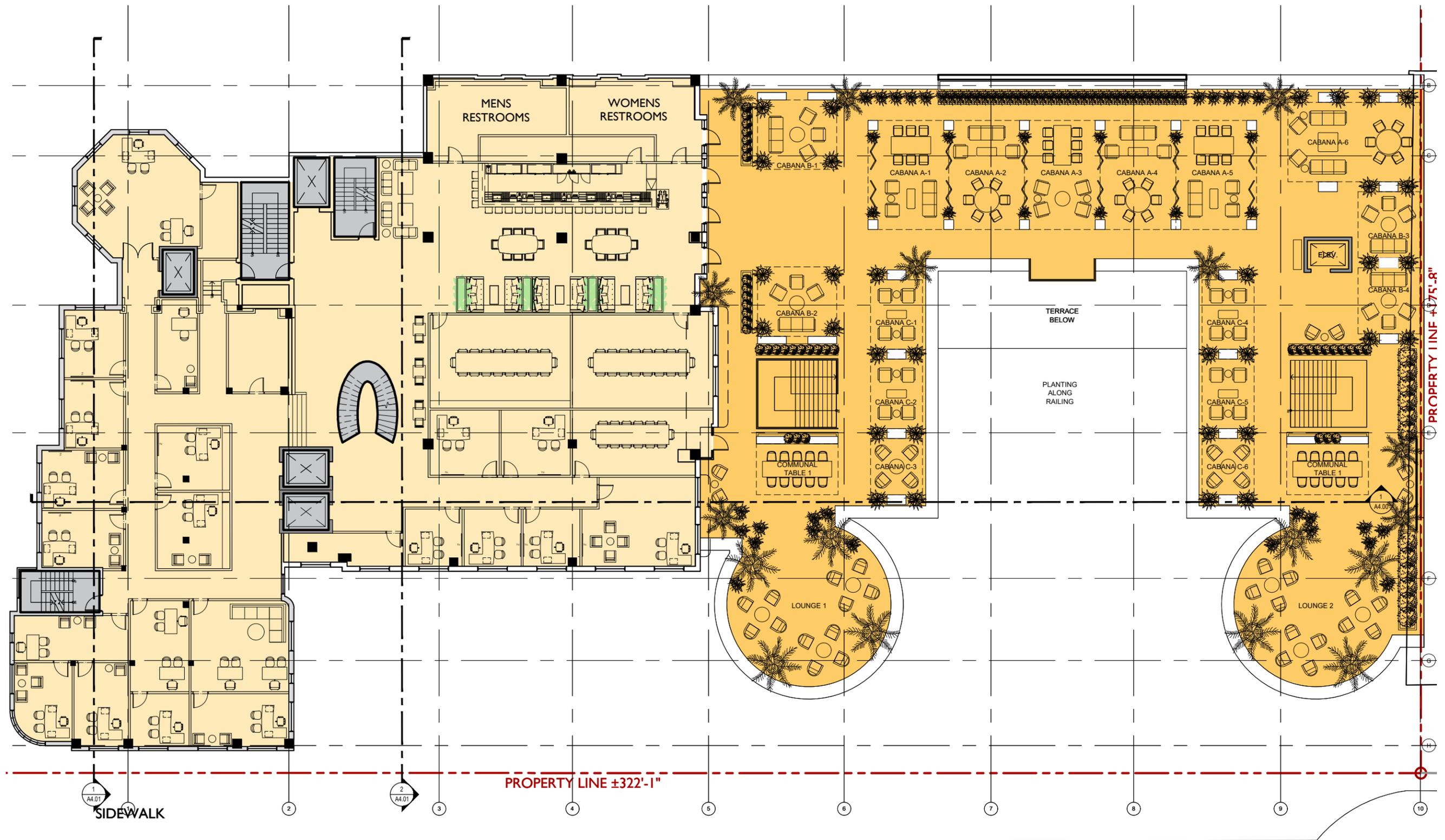


JENNIFER McCONNERY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. (c) 2020

SCALE: 1"=20'-0"
CHECK: JMcG
DATE: 1/5/2021
SHEET NUMBER

TOTAL NUMBER OF SEATS	
RESTAURANT VENUE 1 (LVL 2)	68 SEATS

AREA CALCULATIONS	
RESTAURANT VENUE 1:	5,046 SQ.FT. (LEVEL 2)
OFFICE TENANT #1	1,736 SQ.FT.
OFFICE TENANT #2	2,014 SQ.FT.
OFFICE TENANT #3	1,758 SQ.FT.
OPEN TERRACE	2,880 SQ.FT.



PROPERTY LINE ±375'-8"

PROPERTY LINE ±322'-1"

SIDEWALK

PROPOSED LEVEL 3 PLAN

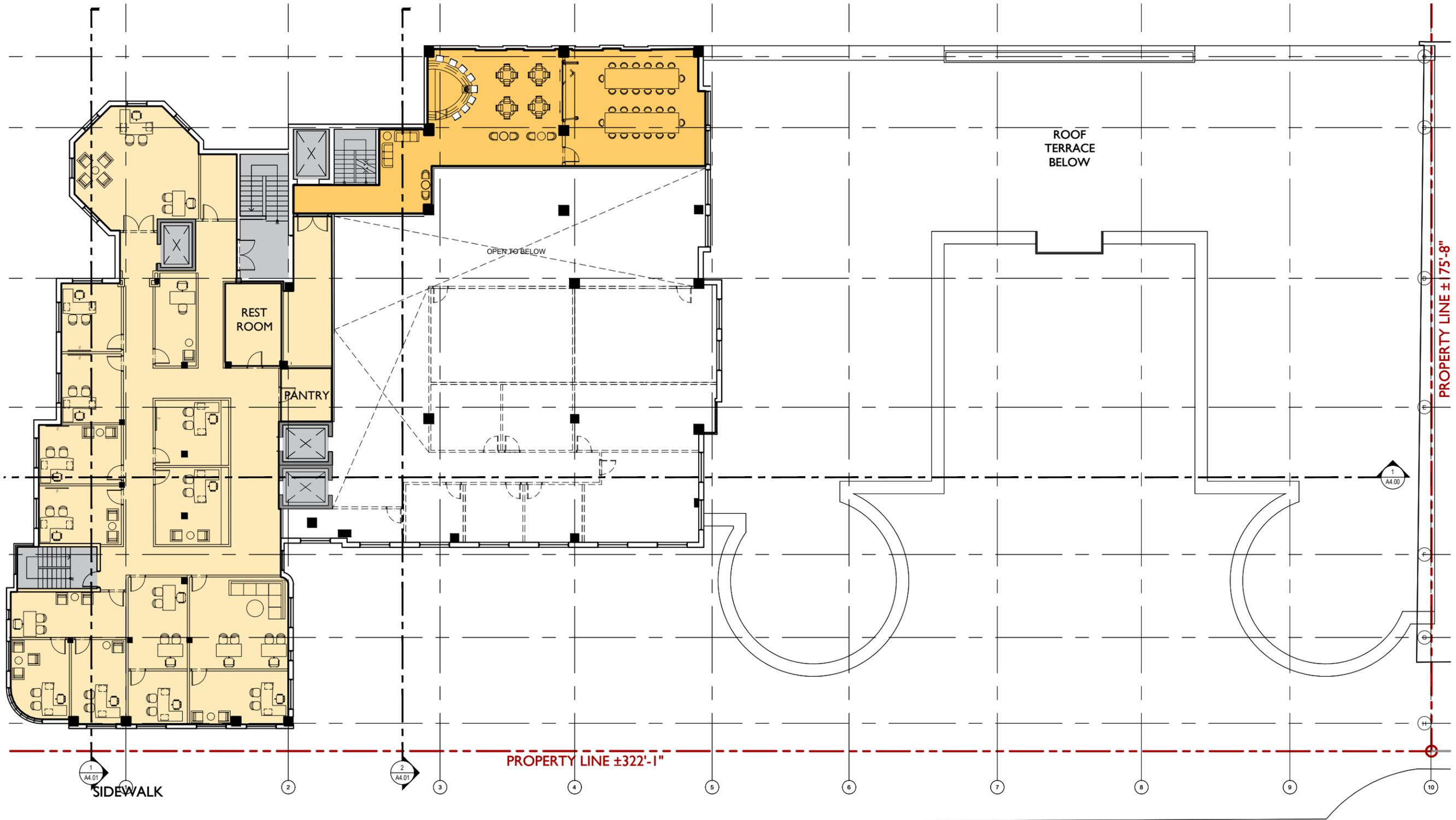
NUMBER OF SEATS	
OUTDOOR EVENT SPACE :	164 SEATS

AREA CALCULATIONS	
OUTDOOR EVENT SPACE :	11,591 SQ.FT.

JENNIFER McCONNERY FLORIDA LIC# AR93044
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SCALE: 1"=20'-0"
CHECK: JMcG
DATE: 1/5/2021

SHEET NUMBER



PROPOSED LEVEL 4 PLAN

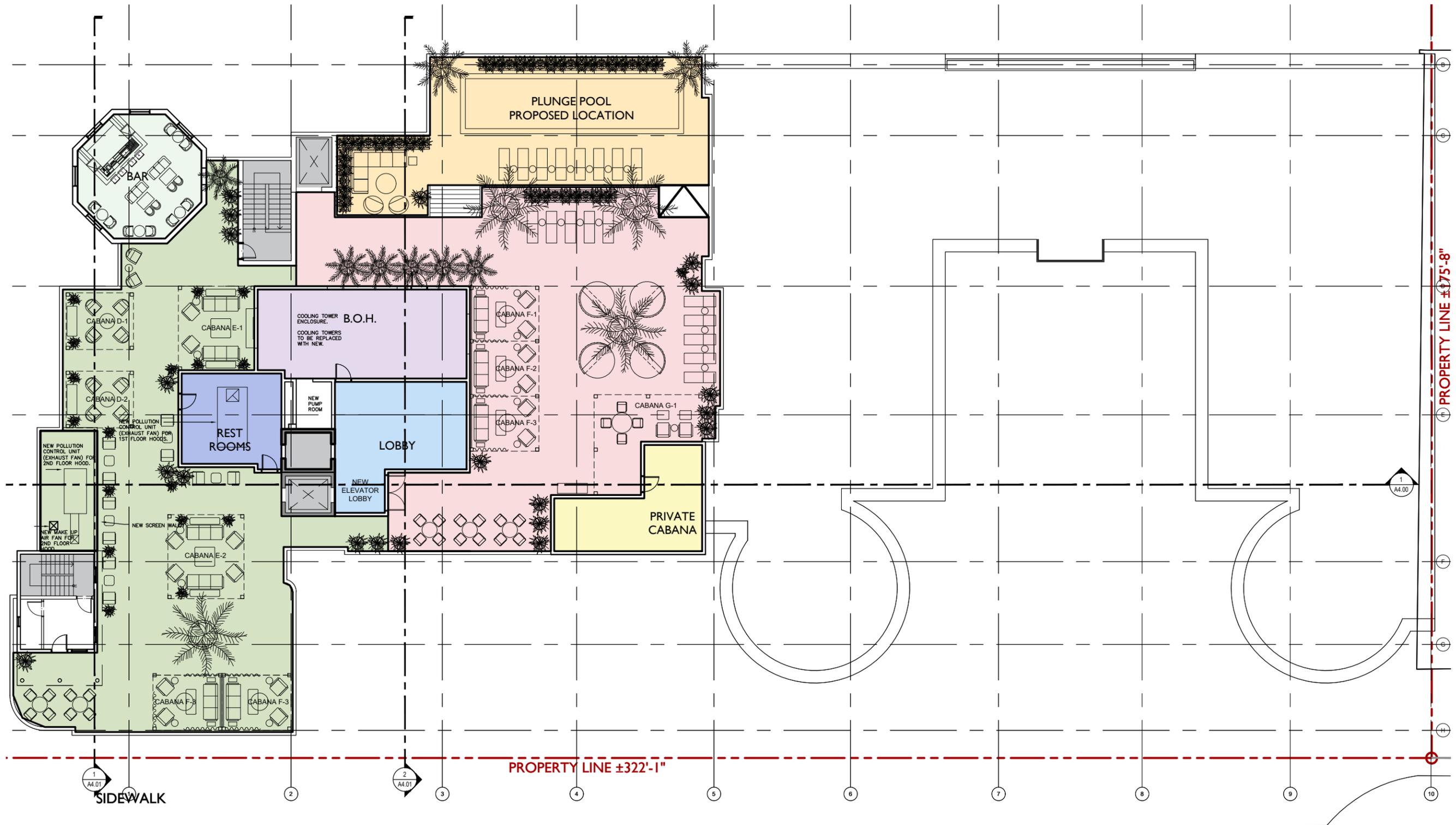


NUMBER OF SEATS	
BAR :	65 SEATS

AREA CALCULATIONS	
BAR :	1,538 SQ.FT.

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CHECK: JMcG
DATE: 1/5/2021
SHEET NUMBER



PROPOSED LEVEL 5 ROOF PLAN

TOTAL NUMBER OF SEATS	
BAR :	22 SEATS
LOBBY :	0 SEATS
RESTROOM :	0 SEATS
B.O.H. COOLING TOWER :	0 SEATS
PRIVATE CABANA :	0 SEATS
PLUNGE POOL DECK :	16 SEATS
SUN DECK :	46 SEATS
ROOFTOP EVENT SPACE :	56 SEATS
TOTAL :	140 SEATS

AREA CALCULATIONS	
BAR :	511 SQ.FT.
LOBBY :	691 SQ.FT.
RESTROOM :	367 SQ.FT.
B.O.H. / COOLING TOWER :	736 SQ.FT.
PRIVATE CABANA :	437 SQ.FT.
PLUNGE POOL DECK :	1,714 SQ.FT.
SUN DECK :	3,738 SQ.FT.
ROOFTOP EVENT SPACE :	4,609 SQ.FT.
TOTAL :	12,203 SQ.FT.

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SCALE: 1"=20'-0"
CHECK: JMcG
DATE: 1/5/2021
SHEET NUMBER

SEATING COUNTS

Venue	Description	Sq.Ft		Seat Count
Venue 1		4,745 sq.ft. (LVL 1)	interior	192 seats
		5,046 sq.ft. (LVL 2)		
		2,705 sq.ft. (EXTERIOR)	exterior	88 seats
		12,496 sq.ft. (TOTAL)	Total	280 seats
Venue 2		1,701 SQ.FT. (INTERIOR)	interior	46 seats
		989 SQ.FT. (EXTERIOR)	exterior	40 seats
		2,690 SQ.FT. (TOTAL)	Total	86 seats
Venue 3		3,359 SQ.FT. (INTERIOR)	interior	76 seats
		2,028 SQ.FT. (EXTERIOR)	exterior	88 seats
		5,387 SQ.FT. (TOTAL)	Total	164 seats
Venue 4		1,750 SQ.FT. (INTERIOR)	interior	54 seats
		703 SQ.FT. (EXTERIOR)	exterior	32 seats
		2,453 SQ.FT. (TOTAL)	Total	86 seats
Bancroft Office Club		29,514 SQ.FT.		
Office Tenant #1		1,736 SQ.FT.		
Office Tenant #2		2,014 SQ.FT.		
Office Tenant #3		1,758 SQ.FT.		
Rooftop Office Lounge		11,591 SQ.FT.		164 seats
Upper Roof Amenity Deck		12,289 SQ.FT.		165 seats
Total				945 seats

ATTACHMENT C

Trip Distribution (TAZ 628)

Source: Miami-Dade County



MIAMI-DADE TRANSPORTATION PLANNING ORGANIZATION

2045 LRTP
SUPPORTING DOCUMENTS

**DIRECTIONAL TRIP
DISTRIBUTION REPORT**

SEPTEMBER 2019

Miami-Dade 2015 Base Year Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
625	3525	Trips	610	160	-	557	431	1,317	679	1,035	4,961
625	3525	Percent	12.7	3.3	-	11.6	9.0	27.5	14.2	21.6	
626	3526	Trips	122	-	-	-	2,090	2,277	1,198	2,942	9,399
626	3526	Percent	1.4	-	-	-	24.2	26.4	13.9	34.1	
627	3527	Trips	279	-	-	-	2,051	2,578	845	1,965	8,061
627	3527	Percent	3.6	-	-	-	26.6	33.4	11.0	25.5	
628	3528	Trips	298	-	49	79	984	902	332	679	3,579
628	3528	Percent	9.0	-	1.5	2.4	29.6	27.2	10.0	20.5	
629	3529	Trips	1,374	549	344	1,656	1,708	3,707	1,668	2,101	14,261
629	3529	Percent	10.5	4.2	2.6	12.6	13.0	28.3	12.7	16.0	
630	3530	Trips	952	-	210	347	1,696	2,375	794	1,114	8,135
630	3530	Percent	12.7	-	2.8	4.6	22.7	31.7	10.6	14.9	
631	3531	Trips	255	-	-	-	1,215	1,471	440	1,030	4,651
631	3531	Percent	5.8	-	-	-	27.6	33.4	10.0	23.4	
632	3532	Trips	309	-	-	-	1,242	1,751	750	635	4,880
632	3532	Percent	6.6	-	-	-	26.5	37.4	16.0	13.5	
633	3533	Trips	310	-	-	-	1,181	1,428	750	730	4,590
633	3533	Percent	7.0	-	-	-	26.9	32.5	17.1	16.6	
634	3534	Trips	1,502	112	240	837	1,718	1,928	976	1,727	9,998
634	3534	Percent	16.6	1.2	2.7	9.3	19.0	21.3	10.8	19.1	
635	3535	Trips	779	-	-	-	2,021	1,994	952	1,411	8,010
635	3535	Percent	10.9	-	-	-	28.2	27.9	13.3	19.7	
636	3536	Trips	1,041	-	-	686	1,152	2,072	911	1,071	7,384
636	3536	Percent	15.0	-	-	9.9	16.6	29.9	13.1	15.4	
637	3537	Trips	323	31	87	217	126	601	303	290	1,987
637	3537	Percent	16.4	1.6	4.4	11.0	6.4	30.4	15.3	14.7	
638	3538	Trips	152	35	87	86	114	218	162	126	999
638	3538	Percent	15.5	3.6	8.9	8.7	11.6	22.3	16.5	12.9	
639	3539	Trips	825	281	277	1,089	131	1,364	796	599	5,721
639	3539	Percent	15.4	5.2	5.2	20.3	2.4	25.4	14.9	11.2	
640	3540	Trips	344	247	868	104	43	685	405	274	3,053
640	3540	Percent	11.6	8.3	29.2	3.5	1.5	23.1	13.6	9.2	
641	3541	Trips	1,051	1,714	291	723	309	1,572	1,188	916	8,356
641	3541	Percent	13.5	22.1	3.7	9.3	4.0	20.3	15.3	11.8	
642	3542	Trips	1,849	1,404	115	1,263	457	2,697	1,962	1,518	12,299
642	3542	Percent	16.4	12.5	1.0	11.2	4.1	23.9	17.4	13.5	
643	3543	Trips	1,747	551	-	965	479	2,595	1,554	1,715	10,383
643	3543	Percent	18.2	5.7	-	10.1	5.0	27.0	16.2	17.9	
644	3544	Trips	2,022	-	-	-	2,250	4,141	2,585	2,646	15,224
644	3544	Percent	14.8	-	-	-	16.5	30.4	19.0	19.4	
645	3545	Trips	1,268	-	-	-	907	1,498	1,720	1,351	7,018
645	3545	Percent	18.8	-	-	-	13.5	22.2	25.5	20.0	
646	3546	Trips	986	-	156	520	250	1,081	1,094	1,181	5,470
646	3546	Percent	18.7	-	3.0	9.9	4.7	20.5	20.8	22.4	
647	3547	Trips	350	103	114	165	66	354	359	408	1,979
647	3547	Percent	18.2	5.4	5.9	8.6	3.5	18.5	18.7	21.2	
648	3548	Trips	1,027	434	254	401	48	903	1,001	514	4,747
648	3548	Percent	22.4	9.5	5.5	8.8	1.0	19.7	21.9	11.2	
649	3549	Trips	754	192	184	230	41	612	743	427	3,320
649	3549	Percent	23.7	6.0	5.8	7.2	1.3	19.2	23.3	13.4	
650	3550	Trips	45	80	104	0	14	155	304	133	850
650	3550	Percent	5.4	9.6	12.4	0.0	1.6	18.5	36.5	16.0	

Miami-Dade 2045 Cost Feasible Plan Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
625	3525	Trips	515	114	-	541	802	1,791	829	1,096	5,972
625	3525	Percent	9.1	2.0	-	9.5	14.1	31.5	14.6	19.3	
626	3526	Trips	66	-	-	-	2,417	3,260	1,417	2,993	11,237
626	3526	Percent	0.7	-	-	-	23.8	32.1	14.0	29.5	
627	3527	Trips	174	-	-	-	2,276	3,212	1,138	1,885	9,055
627	3527	Percent	2.0	-	-	-	26.2	37.0	13.1	21.7	
628	3528	Trips	238	-	23	101	1,053	1,266	390	660	4,028
628	3528	Percent	6.4	-	0.6	2.7	28.2	33.9	10.5	17.7	
629	3529	Trips	1,686	621	373	1,692	1,801	6,032	2,362	2,490	18,425
629	3529	Percent	9.9	3.6	2.2	9.9	10.6	35.4	13.9	14.6	
630	3530	Trips	888	-	326	303	1,717	3,876	1,515	1,553	11,277
630	3530	Percent	8.7	-	3.2	3.0	16.9	38.1	14.9	15.3	
631	3531	Trips	296	-	-	-	1,351	2,360	838	1,324	6,591
631	3531	Percent	4.8	-	-	-	21.9	38.3	13.6	21.5	
632	3532	Trips	343	-	-	-	1,500	2,647	1,390	1,098	7,499
632	3532	Percent	4.9	-	-	-	21.5	37.9	19.9	15.7	
633	3533	Trips	368	-	-	-	1,052	1,986	859	841	5,391
633	3533	Percent	7.2	-	-	-	20.6	38.9	16.8	16.5	
634	3534	Trips	1,404	80	149	773	1,637	2,733	1,332	1,712	10,593
634	3534	Percent	14.3	0.8	1.5	7.9	16.7	27.8	13.6	17.4	
635	3535	Trips	566	-	-	-	1,311	2,266	1,228	1,254	7,246
635	3535	Percent	8.5	-	-	-	19.8	34.2	18.5	18.9	
636	3536	Trips	1,066	-	-	607	978	3,045	1,398	1,193	8,805
636	3536	Percent	12.9	-	-	7.3	11.8	36.8	16.9	14.4	
637	3537	Trips	468	44	144	315	198	868	501	309	2,865
637	3537	Percent	16.5	1.6	5.1	11.1	6.9	30.5	17.6	10.9	
638	3538	Trips	127	33	78	94	79	401	285	185	1,342
638	3538	Percent	9.9	2.6	6.1	7.3	6.2	31.3	22.2	14.5	
639	3539	Trips	944	303	253	1,068	176	2,395	1,085	905	7,569
639	3539	Percent	13.2	4.3	3.6	15.0	2.5	33.6	15.2	12.7	
640	3540	Trips	119	74	216	10	30	177	136	147	1,166
640	3540	Percent	13.1	8.2	23.7	1.1	3.4	19.4	14.9	16.2	
641	3541	Trips	1,145	1,056	206	569	242	2,378	1,724	1,142	9,066
641	3541	Percent	13.5	12.5	2.4	6.7	2.9	28.1	20.4	13.5	
642	3542	Trips	1,701	1,196	113	964	433	3,470	2,140	1,631	12,324
642	3542	Percent	14.6	10.3	1.0	8.3	3.7	29.8	18.4	14.0	
643	3543	Trips	1,884	580	-	1,133	631	3,768	2,190	2,157	13,183
643	3543	Percent	15.3	4.7	-	9.2	5.1	30.5	17.7	17.5	
644	3544	Trips	1,948	-	-	-	2,227	5,534	3,264	3,082	17,780
644	3544	Percent	12.1	-	-	-	13.9	34.5	20.3	19.2	
645	3545	Trips	1,314	-	-	-	844	1,661	2,170	1,703	8,075
645	3545	Percent	17.1	-	-	-	11.0	21.6	28.2	22.1	
646	3546	Trips	1,025	-	125	496	263	1,741	1,656	1,299	6,976
646	3546	Percent	15.5	-	1.9	7.5	4.0	26.4	25.1	19.7	
647	3547	Trips	296	122	96	109	79	582	661	405	2,490
647	3547	Percent	12.6	5.2	4.1	4.6	3.4	24.8	28.1	17.3	
648	3548	Trips	943	278	128	313	73	1,525	1,351	576	5,397
648	3548	Percent	18.2	5.4	2.5	6.0	1.4	29.4	26.0	11.1	
649	3549	Trips	643	120	121	216	43	873	952	508	3,661
649	3549	Percent	18.5	3.4	3.5	6.2	1.3	25.1	27.4	14.6	
650	3550	Trips	60	71	65	8	14	279	312	136	969
650	3550	Percent	6.4	7.5	6.9	0.9	1.5	29.5	33.0	14.4	



HISTORIC RESOURCES REPORT

FOR

1501 COLLINS AVENUE aka THE BANCROFT HOTEL

MIAMI BEACH, FLORIDA 33139

BY

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

FOR

1501 COLLINS LLC

c/o PEBB CAPITAL

7900 GLADES ROAD #540

BOCA RATON, FLORIDA 33434

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

January 4, 2021



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NEIGHBORHOOD CONTEXT

"This area is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture is reflective of its physical setting, the prevalent architectural styles of the 1930's, the aspirations of its original developers, and the changing economic conditions of the nation and the local community. (6)

The area was planned and developed as a resort destination and was constructed within a short amount of time. As a result there is a high concentration of distinct resort architecture typical of the 1930s. The hotels from this period were clearly designed to take advantage of their proximity to the beach." (6)

"By 1921 this residence had become the estate of Frank A. Seiberling - the Goodyear Tire magnate. He co-founded the GoodYear Tire and Rubber Company of Akron, Ohio in 1898 and had been one of the investors in Fisher's Lincoln Highway project. The distinguished Beaux-Arts mansion, when finished, had a porch with two-story Corinthian columns facing the ocean, quoins at its edges and a stone balustrade around its project." (5)

"Resort owners from the Catskills, whose early development pre-dated Miami Beach, expanded south in the 1930's.Unfolding in Miami Beach was a cultural phenomenon of urban life in a twentieth century American city. For Jews, the resort of Miami Beach became a cultural Eden whose expression was paradoxically one of assimilation and integration into American life. It was significant that Jews played all the roles in development of the city, as owners, developers, architect and patrons. In that sense Miami Beach was itself an expression of that assimilation, and its architecture and architects were the tools of its realization." (7)

TOP PHOTO: LINCOLN ROAD CIRCA 1921 WITH CARL & JANE FISHER'S HOUSE 'THE SHADOWS' AT FOREGROUND LEFT ON THE OCEAN.

TOP CENTER PHOTO: 1924 SINGLE FAMILY HOMES SOUTH OF LINCOLN ROAD NEAR THE OCEAN

LOWER CENTER PHOTO: JAMES AVE. TENNIS COURTS CIRCA 1918

LOWER PHOTO: 1924 PHOTO OF 230 LINCOLN ROAD, LIKELY THE FIRST ART DECO BUILDING ON MIAMI BEACH.





1951 CITY OF MIAMI BEACH AERIAL PHOTOGRAPH COURTESY CITY OF MIAMI BEACH PUBLIC WORKS



CIRCA 1950 AVENUE LOOKING SOUTH FROM 18TH STREET

“The evolution of Miami Beach modern pivoted on an increasingly bold and plastic use of form as ornament after 1938, and a gradual abstraction of building components into volumes, surfaces, patterns and lines. Architects like Lawrence Murray Dixon, Henry Hohaus, Anton Skisiewicz, (Igor Plevitzsky and Albert Anis) became bolder in elaborating buildings as component masses, highlighting precise elemental volumes that appeared timeless, universal and pure.” (13)

Although coordination between architects is never explicit, an ‘echo effect’ is often discernible in the work of competing architects. The overall consistency of forms and details between all the architects of the era is remarkable. (14)



COLORED POSTCARD PHOTO CIRCA 1940's.

Another revival style...was "Phoney" Colonial Georgian. Three hostleries which (formerly) stood next to each other at eh ends of Ocean drive were costumed in columns and gables and bearing suitably subtle names; The White House, Betsy Ross and Jefferson Hotels." (15)

Plus the Georgian was around the corner on Collins avenue at the site of the present day Georgian Condominium.

"Lincoln Road, in the beginning, was merely a dirt street, shaded by newly planted palm trees, stretching from Biscayne Bay to the Atlantic Ocean. Only a half dozen structures lined the thoroughfare - the first Fisher Office building (Van Dyke building), the glass enclosed tennis a court, the polo stands, the initial unit of the Lincoln Hotel, two oceanfront estates, a modest grocery and the Spanish mission type structure t!hat was - and still is - the Church." (1)

VIEW ABOVE LOOKING SOUTH ON COLLINS AVENUE FROM ABOVE 16th STREET. THE GEORGIAN HOTEL FORMERLY STOOD ON THE SITE OF THE PRESENT GEORGIAN CONDOMINIUM. THE SANDS HOTEL DESIGNED BY ROY FRANCE ARCHITECT WAS DEMOLISHED IN 1992. THE NEW YORKER HOTEL WAS DEMOLISHED IN 1981. THE BANCROFT HOTEL SIGN IS VISIBLE IN THE DISTANCE.



On the west side of the front facade is an original sculptural relief panel by Earl LaPan [1908-1996], a famous local art-deco painter and sculptor who lived locally, and who in the 1930 was commissioned to provide artwork for many of the new hotels being built at that time in Miami. (1)



1941 PHOTOGRAPH WITH BANCROFT HOTEL AT RIGHT AND THE BANCROFT MOTEL AT LEFT IN BACKGROUND

BUILDING NAME: THE BANCROFT HOTEL

ADDRESS: 1501 Collins Avenue

ORIGINAL ARCHITECT: Albert Ansi

YEAR of CONSTRUCTION: 1939

ARCHITECTURAL STYLE: Streamline Moderne

RENOVATION ARCHITECTS: Michael Graves Architects & Robert Swedroe Architects

YEAR of RENOVATIONS: 1996

LOCATED IN THE:
1979 Miami Beach Architectural District
1992 Ocean Drive / Collins Avenue Historic District
Expansion Designation

HISTORIC STATUS: Contributing

Records show that the hotel was built during the height of the streamline moderne boom in 1939 in Miami Beach. An Archie Greenberg who came from Worcester, Massachusetts is listed as the Owner on the Building Card - as attached elsewhere in this report. (1)

BUILDING NAME: THE BANCROFT MOTEL aka THE BANCROFT ANNEX (Demolished)

ADDRESS: 1521 Collins Avenue

ARCHITECT: Albert Anis

YEAR of CONSTRUCTION: 1941

ARCHITECTURAL STYLE: Streamline Moderne/Art Deco

The 1940 U.S. Census records also show that Archie was living together in the newly completed hotel with his parents, Max and Lena Greenberg, who had come from Poland, together with hotel staff and guests. (1)

Just how it got it's Bancroft name, remains a bit of a mystery. It is known that Archie Greenberg came to Miami from Worcester, Massachusetts, and there was another Bancroft Hotel in that city, built in the 1920's and run as part of a large hotel group, and that hotel was named after a local historian and politician called George Bancroft.... so maybe Archie Greenberg, was not the owner of the Miami hotel but just the front-man for this large hotel group...who knows?" (1)



CIRCA 1940's POSTCARD SHOWING EXTENT OF HOTEL ALONG BOTH MAJOR ELEVATIONS AT COLLINS AVENUE (LEFT) AND 15th STREET

According to the Building Card the hotel originally contained 98 hotel rooms plus two one-bedroom/two-bath apartments within its four stories. .

"Records (also) show that the Hotel went into major alteration in the 1980's, when it was turned into private apartments and a restaurant..." (1)

"In the early 1990's the developer of CoCoWalk in Coconut Grove - Constructa Corp. retained noted architect Michael Graves to design a condominium tower (on the beach at the former location of the Jefferson Hotel) plus a shopping arcade similar to CoCoWalk and designed to terminate the Ocean Drive view corridor." (2)

The shopping arcade was constructed along with the playful new architecture of Arquitectonica for the new additions to the Royal Palm Hotel. The arcade was originally designed to connect with the adjacent Royal Palm; however this connection was unfortunately not completed." (2)

(

(Today)... "The former Bancroft Hotel is literally but a shadow of its former self. In the early 1990's the building's interior structure was removed (with the exception of the first floor lobby space including terrazzo floors and decorative ceiling) with new parking and new taller floor-to-ceiling heights to provide increased commercial marketability. The building elevations along Collins Avenue and 15th Street have been renovated and refurbished." (1)

"However the windows and doors are opaque because this hides the current changed alignment of new interior floors with existing-to-remain exterior windows. Thus unfortunately the building looks abandoned with these blank windows." (1) Perhaps an intrusion of artists might transform these now blank. An octagonal addition at the northwest portion of the historic building along Collins Avenue was also added as part of the 1990's renovations and additions.



CIRCA 1940's POSTCARD PHOTOGRAPH WITH BANCROFT HOTEL AT RIGHT AND THE BANCROFT MOTEL AT LEFT IN BACKGROUND

FROM HISTORIC REVIEWS OF THE BANCROFT ONLINE:

RAQUEL LLOBERA BUNCE says: January 6, 2016 at 7:48 pm: My family, parents, sisters, aunts and cousins would rent multiple rooms and take 3 month vacations at the Bancroft Motel, in a building that was sadly demolished that was next to the remaining Bancroft Hotel building. It had several floors and a long balcony/terrace that stretched the length of the building with beach chairs outside the motel doors. We would sit outside and make friends summer after summer, starting when I was about 9 years old, from about 1974 to 1980, meeting other kids vacationing from New York and other northern states. The pool had a tiki hut where you could eat grilled hamburgers with potatoes chips by the pool. There were stairs leading down to the beach. The lobby had a painted red payphone in a phone booth, and there were ping-pong tables. The basement had a projection screen and movies and cartoons were played at night i.e.. "Gone With the Wind." (11)

We were there when the sand was soft and when the shoreline receded, with waves hitting the seawall on the neighboring hotel at high tide. I remember when Miami Beach refurbished the sand and there were conveyor belts on the sand, dredging sand (and occasional conchs) from the ocean, creating "quick sand" areas where the sand had not settled. We would laugh when we sank, and our sisters and cousins would pull us out of the sinking sand. (11)

The Bancroft Hotel, across the other side of the parking lot, had a lobby where we would meet and play pin-ball, play cards at the card tables, and play bingo. We would walk nightly to eat ice-cream nearby or eat at Wolfies. Lincoln Road had a tram to take you back and forth. My parents owned Goodies Deli a block away for many years. (11)



The Jefferson Hotel formerly located at 121 15th Street directly to the east of the Bancroft on the ocean (right image) was lost to a fire circa 1990 with the site later becoming a part of the combined 1501 Collins consisting of both the Bancroft and Jefferson Hotel properties.

Several years before, according to the CMB Building Card for 1521 Collins Avenue dated April 5, 1985 (included in this report) the applicant had requested several setback and other variances to enable the construction of a proposed new 11-story hotel tower comprising 128 hotel rooms along with the renovation of both the Bancroft and Jefferson Hotels. (12)

This situation changed at a later Board hearing. "At its October 1, 1987 meeting the (CMB) Historic Preservation Board granted a Certificate of Appropriateness for the partial demolition of the Bancroft Hotel (1501 Collins Avenue) the demolition of the Bancroft Motel (1521 Collins Avenue) and the demolition of the Jefferson Hotel at 121 15th Street in order to develop a new hotel structure with associated pool and landscaping. (12)



TOP PHOTO: CIRCA 1940's POSTCARD PHOTOGRAPH WITH BANCROFT HOTEL AT RIGHT AND THE BANCROFT MOTEL AT LEFT IN BACKGROUND. THIS IS PRIOR TO ALL OF THE GREEN SPACE BEING PAVED FOR PARKING AREAS.

LOWER POSTCARD: THE JEFFERSON HOTEL WAS DESIGNED BY ROY FRANCE ARCHITECT IN 1939 AND WAS FORMERLY EXISTING DIRECTLY EAST OF THE BANCROFT HOTEL, ON THE SITE OF THE PRESENT 1501 CONDOMINIUM TOWER DESIGNED BY MICHAEL GRAVES ARCHITECT.



The Bancroft Hotel was designed and constructed at the time when the Art Deco architecture of the 1930's in Miami Beach was already morphing into the Streamline Moderne style. Much of what is commonly labeled as 'Art Deco' style architecture actually belongs more to the Streamline Moderne style.

Streamline Moderne accentuated the aerodynamic look of airplanes and cars with simplified lines and architectural massing.

Most of the building is composed of individually punctuated window openings and continuous projecting flat concrete sunshades over the windows. Inserted into all this regularity is the asymmetrical and audacious vertical tower of illuminated glass block. This vertical insertion brings the building design right into the Streamline Moderne era.

Albert Anis was a master in manipulating facade massing to maximize the size and scale and neighborhood friendliness of his architecture. This can be seen in the recessed volumes of the front facade of the Bancroft as it is balanced design-wise by the vertical tower. Anis continues this recessed massing along the 15th Street elevations.

The influence of the Streamline Moderne style upon the architecture of the Bancroft Hotel includes: Asymmetrical facade designs; Building rounded at southwest corner; Exterior and Interior terrazzo floor design the three horizontal racing stripes running through each of the three upper rows of windows and the vertical illuminated glass block tower aiming towards the entrance.

On the west side of the building is an original sculptural relief panel by Earl LaPan [1908-1996], a famous local art-deco painter and sculptor who lived locally, and who in the 1930's was commissioned to provide artwork for many of the new hotels being built at that time in Miami. Records show that the Hotel went into major alteration in the 1980, when it was turned into private apartments and a restaurant... (1)

TOP PHOTO: 1985 PHOTOGRAPH (3)
WEST ELEVATION

MIDDLE PHOTO: 1985 PHOTOGRAPH (3)
SOUTH ELEVATION

LOWER PHOTO: 1987 PHOTOGRAPH (4)j
NORTH + WEST ELEVATIONS



UNDATED HISTORIC PHOTOGRAPHS





PHOTOGRAPHS

ABOVE: FRONT (WEST) ELEVATION OF HISTORIC BANCROFT HOTEL
BELOW: VIEW LOOKING NORTHEAST TOWARDS THE BANCROFT HOTEL



For a relatively small hotel by Miami Beach standards, the Bancroft Hotel visually maximizes its prominent location with architecture and architectural details worthy of the larger hotels further north on the Beach. The free-standing fountain at the front entrance to the hotel would be a welcome respite from the traffic noise of Collins Avenue when working.



2020 CORNER VIEW SHOWING CONCRETE SUNSHADES AND THE EARL LE PAN MURLA AT THE FIRST FLOOR FACING COLLINS AVENUE.



PHOTO ABOVE: SOUTH ELEVATION OF HISTORIC BANCROFT HOTEL



THE SOUTH PLAZA AS VIEWED FROM THE THIRD FLOOR OF THE HISTORIC HOTEL WING ALONG COLLINS AVENUE. NOTE THE THEME OF SQUIGGLY LINES IN THE PAVING OF THE PLAZA WHICH CONTINUES INTO THE HOTEL INTERIORS. THE HISTORIC BANCROFT SIGNAGE IMBEDDED INTO THE PLAZA SIDEWALK IS SIMILAR YET SLIGHTLY LARGER THAN THE FLOOR ENTRANCE SIGNAGE AT COLLINS AVENUE.



OCEAN STEPS RETAIL AND RESTAURANT DEVELOPMENT WITH 1501 COLLINS CONDOMINIUM BY MICHAEL GRAVES ARCHITECT AT RIGHT AND THE ROYAL PALM AND ST. MORITZ HOTELS BEYOND. THE BANCROFT HOTEL IS TO THE LEFT OUTSIDE OF THIS PHOTO.



PHOTO of the OCTAGONAL TOWER AT NORTH END OF HISTORIC BUILDING ALONG COLLINS AVENUE.

HISTORIC PUBLIC INTERIOR PHOTOS



LEFT PHOTO: VIEW UPON ENTERING FRONT DOORS

RIGHT PHOTO: VIEW OF FORMER LOBBY LOOKING SOUTHEAST FROM LOBBY ENTRANCE.

At first glance the view upon immediately entering the former hotel lobby is the impression of a really large lobby in all directions; one far larger than the norm in similar 4-story South Beach hotels. The unique terrazzo floor designs appear to have been recently restored and look to be in excellent condition - as are also the ceiling moldings.

This former hotel lobby space has been renovated multiple times for different restaurant renovations. Although there does not appear to be any remaining evidence of the former hotel reception desk - it may have been located inside the concrete archway on the left side of the left photo above.



This spectacular terrazzo floor medallion is a very large composition which is still almost lost in the vastness of the total room terrazzo floor.

The wood partitions and banquette seating were installed by a previous restaurant tenant and should be removable without damaging the terrazzo floor.

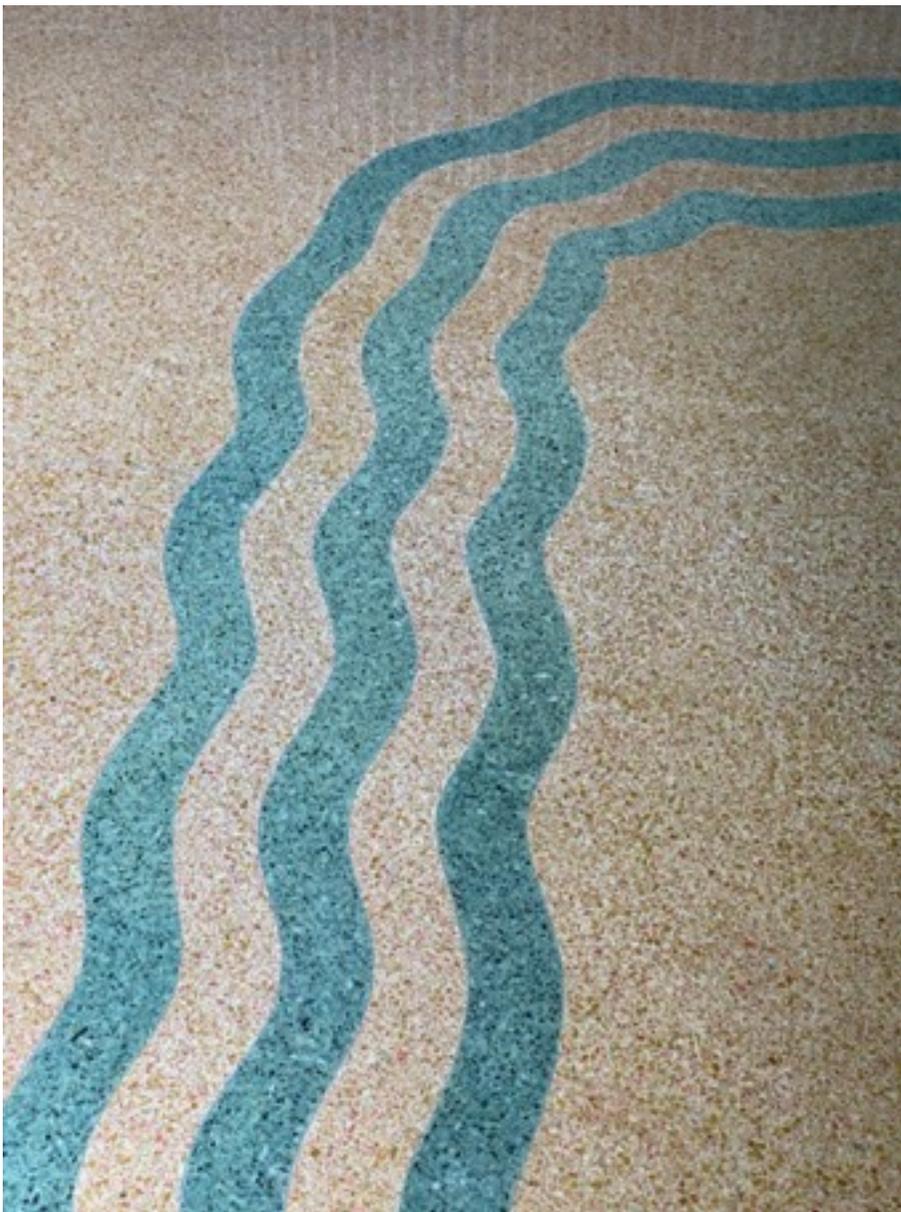


Framing the entire former lobby space is this whimsical squiggly rectangular terrazzo floor frame with rounded corners. Three undulating bands form a huge rounded-corner rectangular terrazzo floor design framing the central terrazzo medallion. The molded ceiling complements the floor designs in a similar but different interpretation. The floor stripes are squiggly in a rounded rectangle. The ceiling stripes are linear in a rounded rectangle. They both help to formulate the 'inside' and 'outside' spaces designed into the lobby



Interior Lobby views:

TOP PHOTO: Historic Handrail with ADA railing attachments likely completed during the 1996 renovations.



LOWER PHOTO: Squiggly terrazzo floor lines leading to the stairs from the front doors.



Upon entering through the main double door entrance from Collins Avenue and turning left into the Bar Area there is another unique terrazzo floor design which is partially obscured from view by the storage of dining chairs and tables. However the viewable portion looks to be in good condition.





On the second floor is this large room facing south. The faux panelling on the walls and the faux ceiling timbers on the ceiling do not appear to be historic. And the scalloped grill looks interesting - even if not historic.



At left is an interior view of the stairwell looking towards the inside of the vertical glass block tower on Collins Avenue.



Interior view of the 4th floor of the Bancroft looking towards the front (Collins Avenue) facade

ALBERT ANIS ARCHITECT

Albert Anis was a master in modeling the facades of buildings in order to introduce a sense of depth into the composition. Even a depth of several feet on the facade - or less - can make a great difference in massing appearance. This can especially be seen in the Shore Club (photo below) and Avalon Hotels and the Lord Charles Apartments (Photos are on second page following).

Sometimes it is an abrupt change in materials, as in the dramatic entrance facade of the Bancroft where guest room windows with eye-brows gives way to the three story high vertical glass block lantern leading vertically towards the entrance. And sometimes it may be dramatic scalloping as in the Shore Club Hotel below.

Albert Anis (1889–1964) was one of the most famous architects practicing before and after World War II in Miami Beach. His architectural style successfully morphed from pre-war Art Deco through Streamline Moderne and then on to post-war MiMo or mid- 20th Century Modernism.

He was born in Illinois and attended the Armour Institute of Technology. He became certified as an Architect in 1926 in Illinois upon graduation from and again in 1935 upon moving to Florida.

He was one of a group of architects working in Miami Beach before World War II who reinterpreted the architectural principles of the International Style while incorporating the tropical ornamentation themes of Miami Beach.

“Dixon, Hohaus, Anis, France, Skisiewicz, Kiehnel & Elliott, Plevitzsky & Russell, and so many others, formed an ensemble cast of actors, at work designing and building a new city. As in a theater, they exchanged roles and tirades, and they tried to outshine each other, but they shared and read the same text; the language and the ‘architecture of the city.’” “Miami Beach hotels and apartment buildings of the 1930’s...frequently aspired to monumental effects, appearing like miniaturized grand hotels. Sculpted with a precision as if by industrial designers, they evinced a maximum of thematic economy while eschewing “pretensions to infinity, sublimity and the artistic.” (2)

TOP PHOTO: MERCANTILE NATIONAL BANK WITH DOMED ROOF FORMERLY STOOD ON THE NW CORNER OF AT LINCOLN ROAD & WASHINGTON AVENUE

MIDDLE PHOTO: SHORE CLUB HOTEL



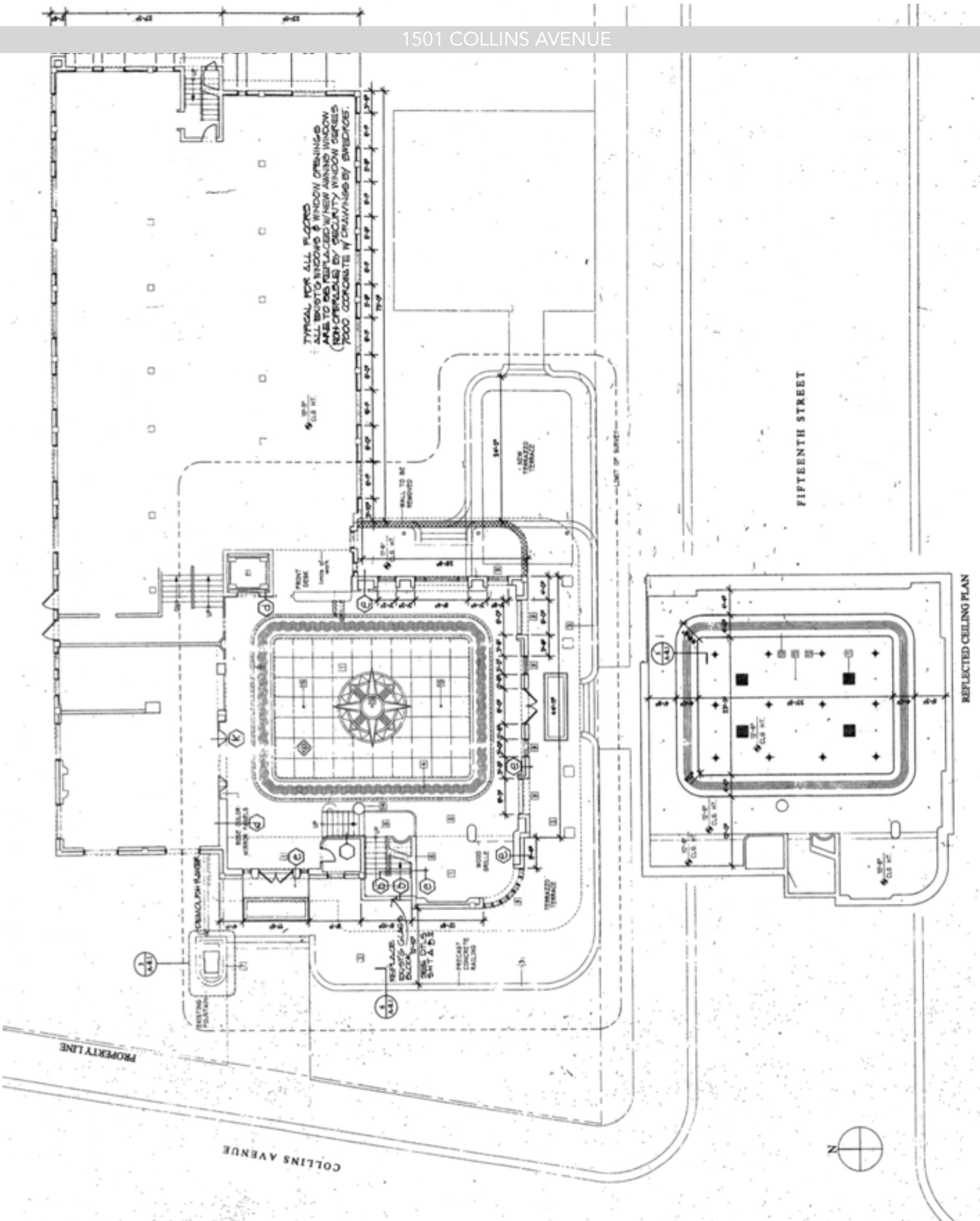
ALBERT ANIS ARCHITECT

REPRESENTATIVE PROJECTS in MIAMI BEACH

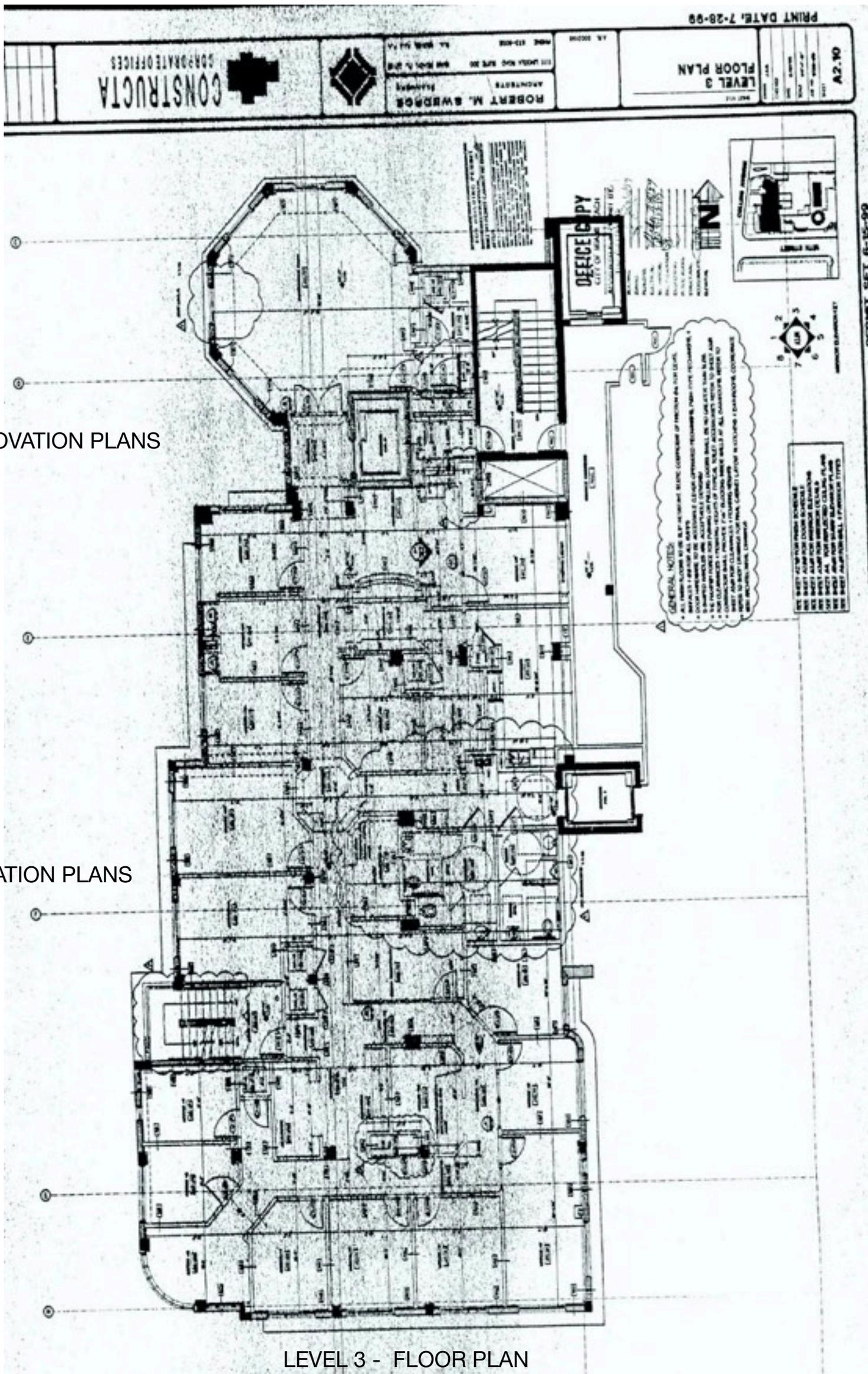
- Abbey Hotel 300 21st Street 1940)
- American Savings 341 Lincoln Road (1945)
- Avalon Hotel 700 Ocean Drive (1941)
- Bancroft Hotel aka Ocean Steps (1939)
- Berkeley Shore Hotel 1610 Collins Avenue (1940)
- Cadet Hotel 1701 James Avenue (1941)
- Chesterfield Hotel, Miami Beach FL(aka Helmor Hotel) (1938)
- Claremont Hotel 1700 Collins Avenue =(1947)
- Clevelander Hotel 1020 Ocean Drive =(1938)
- Colonnade Apartments (1946) 2365 Pinetree Drive,
aka Tradewinds Apartment Hotel
- Dezerland Hotel (1951)(demolished)
- Don-Bar Apartments 1565 Pennsylvania Ave.
- Gaylord Hotel 2700 Collins avenue (1939)
- Gamshire Apts 2035 Washington Ave. (1953) h
- Leslie Hotel (1937) 1244 Ocean Drive
- Lord Charles Apartments (1953)
- Majestic Hotel 660 Ocean Drive (1940)
- Mantell Plaza 255 24th Street (1942)
- Mercantile National Bank Building, 420 Lincoln Road (1940)
- Monte Carlo Hotel, Collins Avenue. 1951
- Nassau Apartments 1414 Collins Ave. (1936)
- Pineview Apartments (1947) 2351 Pinetree Drive, -
(currently called Tradewinds Apartment Hotel)
- Paramount Plaza 455 Ocean Drive (1941)
- Poinciana Hotel 1555 Collins Avenue (1939)
- Sagamore Hotel 1671 Collins Avenue
- Sea Gull Hotel, 100 21st Street, (19950)
- Shirley Apartments 1424 Collins Ave.(1935)
- Shore Club Hotel 1901 Collins AvenueFL (1949)
- Tarleton Hotel 2469 Collins Avenue (1948)
- Tyler Hotel 430 21st Street (1940)
- Temple Emanu El, (1947)USE BLOCK LONG BUILDING
- Viscay Hotel (1941)
- Whitelaw Hotel 808 Collins Avenue (1936)
- Waldorf Towers Hotel (1937) 860 Ocean Drive
- Winter Haven Hotel 1400 Ocean Drive (1939)

TOP PHOTO: 420 LINCOLN ROAD - OFFICE+RETAIL+RESTAURANT
LOWER PHOTO: DEZERLAND HOTEL (DEMOLISHED)





1996 RENOVATION PLANS - GROUND FLOOR TERRAZZO FLOORING AT LEFT AND REFLECTED CEILING PLAN AT RIGHT



1996 RENOVATION PLANS

1996 RENOVATION PLANS

LEVEL 3 - FLOOR PLAN

BUILDING CARD for 1501 COLLINS AVENUE - THE BANCROFT HOTEL

HOTEL BANCROFT
 Owner Archie Greenberg
 Lot 19 & 20 Block 56
 Mailing Address 1501 Collins Avenue
 Subdivision FISHER'S FIRST
 Bond No. 2044
 Permit No. 12649 Cost \$ 145,000

General Contractor Prufert-Wein Construction Company
 Architect Albert Anfs **LOTS 3, S. 1/2 5103**
 Engineering Regulations: Use **4, 17, 18, 19, Area**
 Building Size: Front 89'10" 20 Depth 133'10"
 Certificate of Occupancy No. **5103**
 Type of Construction Fireproof CBS Foundation Spread footing
 Use HOTEL--- 88 Rooms 98 Hotel Rooms, 2-1 Bdrm, 2 Bath Apts
 Roof Flat Date July 1, 1939

Plumbing Contractor #12182 Alexander Orr, Jr.
 Sewer Section 1. Date July 1, 1939
 Temporary Connections Date July 1, 1939
 (#12183 Alex. Orr, Jr. #75-34
REPERIFICATION DATE: 12-19-39

Plumbing Contractor
 Water Closets 93
 Lavatories 95
 Urinals 1,
 Gas Stoves
 Gas Radiators
 Septic Tank Contractor
 Oil Burner Contractor # 12848 Alex. Orr, Jr.: 1 Burner & Tank Size 275 gallons (\$600) Date
 Sprinkler System

Bath Tubs 87
 Showers 9,
 Sinks 1, (Service sinks 4 Drinking Fountains 1,
 Gas Heaters
 Gas Turn On Approved
 Rough Approved T.J. Bell - OK Date Sept 13, 1939

Electrical Contractor #13233 Geo LaVigne Electric
 Switch 194
 Range Motors 4
 HEATERS Water
 Receptacles 311
 Refrigerators
 Irons
 Electrical Contractor #13964 LaVigne Electric:
 Sign Outlets 4
 Date Dec. 1, 1939

OUTLETS Light 385
 Centers of Distribution 15,
 Temporary Service #12957 - July 1, 1939
 LaVigne Electric:
 #13650 - Oct. 27, 1939
 Temporary: LaVigne:

VEED BY H. C. Inman Date of Service January 15, 1940
 Repairs—Over ELECTRICAL # 14373 : LaVigne: 61 Light outlets, 48 Fixtures, 48 Fixtures, 1 fan, 13 centers, January 13, 1940 OVER --

ALTERATIONS & ADDITIONS

13344 2 Flat wall signs & 1 Pole sign: Neon Sign & Service \$ 450: Nov
 Building Permits: # 14669 Addition of 2 rubbing rooms: R.A. Belsham, engineer: \$ 500: Oct.
 Harry Sayles, contractor: Steel & concrete: \$ 2,000: Nov. 12, 1947
 #26022 Fireproofing ceiling: Arkin Construction Company \$ 510: Nov. 23, 1948
 #28905 Painting, exterior: Parker-Wolfert, painter:
 #41441 Install two 1-ton Units Air Cond: C.E. Morgan: OK Plsag 6-17-53 . \$ 500: May 8, '55
 #52740 Owner: Converting hotel rooms 211 & 215 into 1 bedroom, 2 bath apartment, converting hotel rooms
 311 & 315 into 1 bedroom, 2 bath apartment-\$200.00-Feb. 27, 1957
 #54923 Leifert Construction: 11'x9' Elevator shaft, concrete & masonry near s.w. corner of building -
 \$5000.00 - Nov. 7, 1957
 #54932 Owner: Converting 52 hotel rooms into 26-1 brm, 2 bath apts- \$200- Nov. 8, 1957
 #55035 East Coast Paving: Paving area approx. 1600 sq. ft. - \$3000- Nov. 22, 1957
 #55298 Claude Neon: Flat wall neon sign- 1'x21'-21 sq. ft. - \$300- Jan. 3, 1958
 #55347 Otis Plumbing Permits: Passenger elevator-3 floors-21' rise-\$12,000-Jan. 13, 1958
 #55434 Leifert Construction: 50' chain link fence 5' high, 2 1/4' of chain link fence-\$1000-1/28/58
 # 14368 Alexander Orr, Inc. 1 Water closet, 1 Lavatory, October 19, 1940
 # 24658 Alexander Orr, Jr. 1 Water closet, 1 Lavatory, 1 Shower, January 6, 1947
 # 24698 Alexander Orr, Jr. 1 Water closet, 1 Lavatory, 1 Shower, January 11, 1947
 # 25131 Alexander Orr, Inc. 1 Gas Water Heater, May 19, 1947

Electrical Permits: # 13889 Neon Sign & Service: 4 Neon transformers, November 24, 1939) (7/11/1940
 # 15231 2 Switch outlets, 2 Light outlets, 2 Receptacles, 1 underground service.
 # 16619 L. R. Goddard: 4 Switch outlets, 5 Light outlets, 7 Receptacles, 9 Fixtures,
 # 19317 Biscayne Electric: 1 Light outlet, February 24, 1943 Final Ok Lincoln Brown. Jan. 3, 1944
 # 20803 Neon Sign & Service: 1 Neon transformer, December 20, 1944
 # 26874 Astor Electric: 2 Motors, 3 Centers of distribution, July 30, 1948
 # 28292 Astor Electric: 1 Service equipment, February 18, 1949
 # 30377 Harold Friedman: 1 television antenn a- Dec. 9, 1949 7-27-53
 # 39820 Astor Electrical Service: 4 Centers of distribution, 16 Motors, July 6, 1953 OK, Rosser,
 # 4000 Astor Elec Serv: 6 Centers of Distribution, 25 Motors (1 HP) & July 27, 1953 OK, Rosser, 7-27
 #51304 Astor Elec: 26 refrigerator outlets, 26 iron outlets, 26 range outlets, 4 centers of distrib, 4
 1 service temporary, 1 meter change, 1 sign outlet, 1 motor(2-5HP)- 11/29/57
 #51441 Claude Neon: 2 Neon Transformers - Jan. 3, 1958
 #51477 Otis Elevator: 1 motor (1HP), 1 motor(2-5HP)- Jan. 13, 1958
 #51540 Astor Elec: 3 sign outlets - Jan. 31, 1958
 #51893 GRAY & CO.: 30 centers, 57 0-1 hp motors, 1 2-5 motor, 1 11-25 motor, May 2, 1958
 dler

ALTERATIONS & ADDITIONS

#15681 Remodeling basement for Recreation room only, Concrete slab over:
 Toilets to have booster pump:
 Harry Sale, contractor \$ 2,500.. May 19, 1943
 Remodeling basement: Gerard Pitt, arch: Arkin-Prufert, contr \$ 1,000.. Aug. 21, 1946
 Remodeling for cocktail lounge in coffee shop: \$ 300.. Oct. 23, 1946
 Painting: exterior: A. Petri, painter: \$ 2,000... Nov. 12, 1946
 Flat wall neon sign - 16 sq. ft. - Neon Sign & Service \$ 150... Dec. 10, 1948
 Wet sandblasting & painting - Bailey-Lewis-Williams \$ 4,500....Oct. 2, 1950
 Re-roofing - Giffen Industries, Inc. \$ 1,808....Nov. 15, 1950
 # 37250 Painting & Buffing - Jacob Katz, contr. \$ 1,700....Oct. 24, 1951
 # 38441 Sandblasting with water - All American Sandblasting Co. \$ 700....May 12, 1952
 # 47467 C. H. Ervin: Install 1 - 1/2 ton A. C. Unit OK-6/22/Plaag \$ 200 May 10, 1955

Plumbing Permits: #19764 Alex. Orr, Jr. 3 Floor drains, May 27, 1946
 #19905 Fixzit System: 4 Water closets, 4 Lavatories, 4 Showers, 1 slop sink,
 1 sump pump. July 3, 1946
 # 28500 Alex. Orr, Jr. 3 Lavatories, July 22, 1949

#39155 Economy Plmbg: 2 Sinks - Feb. 27, 1957
 40036 Serota Plbg: 26 Sinks - Nov. 6, 1957

Electrical Permits: #17877 Abbott Electric: 1 Motor: Oct. 30, 1941 Final OK Linc. Brown, Jr. 11-4-41
 #18640 B.L. Reisner 4 Neon transformers, December 8, 1941
 #18792 Bankier Bros: Correction of violations, August 25, 1942
 #19807 USAAFTC Meter restoration: November 20, 1943
 #20492 Biscayne Electric: 1 Light outlets, September 15, 1944
 #22163 Astor Electric: 1 Center of distribution, February 8, 1946
 #22534 Astor Electric: Relocation of feeders, May 9, 1946
 #22754 Astor Electric: 4 Switch outlets, 25 Light outlets, 20 Receptacles,
 25 Fixtures, 1 motor, July 2, 1946
 #23014 Otis Elevator Company: 1 Motor, September 10, 1946
 #23018 Astor Electric Co: 1 Temporary service: September 11th, 1946
 #25704 Astor Electric: 15 Light outlets, 6 Receptacles, 15 Fixtures, 1 Motor, 2 Centers: 1-26
 #27869 Neon Sign & Service: 1 neon transformer - Dec. 10, 1948
 #32791 Melrose Electric: 1 fixture - Nov. 28, 1950 Meginniss 12-11-50
 #37789 Claude Neon: 5 neon transformers strip lights-Oct. 14, 1952
 #37895 Astor Electric Service: 1 sign repull . 10-29-52 OK, H. Rosser, 10-30-52
 #39237 Astor Elec Serv: 1 Refrigerator Outlet, 1 Range Outlet, 2 Centers of Distribution,
 2 Motors (1 HP): Apr 24, 1953 - OK, Rosser, 8-7-53

LOT

BLOCK

SUBDIVISION

ADDRESS

ALTERATIONS & ADDITIONS

Building Permits:

FILE NO.: 1671 - APRIL 5, 1985 - "THE PLACING OF THESE REQUESTS ON THE AGENDA IS CONTINGENT UPON THE APPLICANT OBTAINING THE DESIGNATION OF "HOTEL OVERLAY ZONE" FOR THIS SITE FROM THE DESIGN REVIEW BOARD." (THE PROPOSED DEVELOPMENT HAS BEEN REVIEWED UNDER THE REGULATIONS OF SECT. 33 OF ZONING ORDINANCE 1891, HOTEL OVERLAY REGULATIONS). APPLICANT REQUESTS THE FOLLOWING VARIANCES RELATING TO THE RENOVATION AND CONVERSION OF THREE EXISTING STRUCTURES INTO A TOTAL HOTEL BUILDINGS AND THE CONSTRUCTION OF A NEW HOTEL TOWER, AND THE OPERATION OF CERTAIN ACCESSORY USES TO THIS HOTEL DEVELOPMENT: 1. APPLICANT WISHES TO WAIVE 13 FT. 6 IN. OF THE REQUIRED 34 FT. 6 IN. NORTH SIDE YARD SETBACK AT THE TOWER LEVEL, IN ORDER TO CONSTRUCT A NEW ELEVEN STORY TOWER CONSISTING OF 128 HOTEL ROOMS. 2. APPLICANT REQUESTS THE WAIVING OF 12 FT. 9 IN. OF THE REQUIRED 17 FT. 9 IN. NORTH SIDE YARD SETBACK AT THE GROUND LEVEL, IN ORDER TO CONSTRUCT 13 ACCESSORY CABANAS. 3. APPLICANT WISHES TO WAIVE 10 FT. OF THE REQUIRED 15 FT. SOUTH SIDE YARD SETBACK, IN ORDER TO BUILD A POOL DECK. 4. APPLICANT REQUESTS PERMISSION TO EXCEED BY 20 FT. 7 IN. THE MAXIMUM PERMITTED PROJECTION OF 6 FT., IN ORDER TO CONSTRUCT AN OPEN TERRACE ADJACENT TO THE SOUTH PROPERTY LINE AT THE GROUND LEVEL. 5. APPLICANT WISHES TO EXCEED BY 7 FT. 7 IN. THE MAXIMUM PERMITTED PROJECTION OF 6 FT., IN ORDER TO LOCATE A SERVICE AREA AT 13 FT. FROM THE SOUTH PROPERTY LINE. 6. APPLICANT REQUESTS PERMISSION TO PROVIDE ACCESS TO AN ACCESSORY COMMERCIAL USE (RETAIL STORES) DIRECTLY FROM THE STREET, AND NOT THRU THE MAIN LOBBY OF THE HOTEL AS REQUIRED. 7. APPLICANT WISHES TO WAIVE SECTION 7-2 THAT PROHIBITS THE OPERATION OF AN ACCESSORY COMMERCIAL USE IN A RESIDENTIAL DISTRICT VISIBLE FROM PUBLIC WAY, IN ORDER TO OPERATE A CAFE/TERRACE/ LOUNGE WITH 146 OUTDOOR SEATING CAPACITY. 8. APPLICANT REQUESTS THE WAIVING OF 145 OF THE REQUIRED (ADDITIONAL) 155 OFF-STREET PARKING SPACES, IN ORDER TO CONSTRUCT A NEW TOWER WITH 128 HOTEL ROOMS, CONVERT THE JEFFERSON FROM 64 UNITS (54 HOTEL ROOMS AND 10 APARTMENTS) TO 56 HOTEL ROOMS, CONVERT THE BANCROFT HOTEL FROM 53 UNITS (18 HOTEL ROOMS AND 35 APARTMENTS) TO 56 HOTEL ROOMS, CONVERT THE ROOMS WITH A TOTAL OF 5,160 SQ. FT., TO OPERATE A CAFE/LOUNGE/RESTAURANT/TERRACE/SNACK BAR WITH A TOTAL SEATING CAPACITY OF 433 CHAIRS, AND TO OPERATE A RETAIL AREA WITH 870 SQ. FT. (THIS DEVELOPMENT UNDER THE SPECIAL REQUIREMENTS OF THE HOTEL OVERLAY DISTRICT, IS ENTITLED TO A CREDIT OF 134 PARKING SPACES DUE TO THE PROPOSED CONVERSIONS, AND THE TOTAL OVERALL PARKING REQUIREMENT FOR THIS REQUIRED FIVE (5) LOADING SPACES. 10. APPLICANT WISHES TO WAIVE SECTION 33-3D. THAT REQUIRES A MINIMUM OF 300 SQ. FT. OF FLOOR AREA PER SLEEPING UNIT, IN ORDER TO RETAIN 137 UNITS WITH AN AVERAGE OF 290 SQ. FT.: AND TO PROVIDE 40% OF THE TOTAL NUMBER OF UNITS WITH A MINIMUM OF 335 SQ. FT. INSTEAD OF THE 85% REQUIRED. DEFERRED BY THE BOARD TO AN INSTANT CALL FOR A MEETING OF THE BOARD.

LOT 19020

BLOCK 56

5103

SUBDIVISION Fisher Field

ADDRESS 1501 Collins Ave

ALTERATIONS & ADDITIONS

#

Building Permits:

Plumbing Permits:

#61447 2/17/84 Serota Plumb - gas piping hook up
#61456 2/23/84 Serota Plumb - gas piping 120' 5 outlets

Electrical Permits:

#77630 12/14/81 County Wide Elect - 2 telephone booth
#77782 2/23/02 County Wide Elect + 2 telephone booths

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: _____

ALTERATIONS & ADDITIONS

BUILDING PERMITS

SUBJECT: JEFFERSON - BANCROFT
121 15TH STREET AND 1501-21 COLLINS AVENUE

At its October 1, 1987 meeting, the Historic Preservation Board granted a Certificate of Appropriateness for the partial demolition of the Bancroft Hotel (1501 Collins Avenue, the demolition of the Bancroft Motel (1521 Collins Avenue) and the Jefferson Hotel (121 Collins Avenue) in order to develop a new hotel structure with associated pool/landscaping and parking. This approval is contingent upon the following conditions:

1. The decorative stair railing in the Bancroft Motel (to be demolished) shall be removed and utilized in the new structure;
2. No new ornamentation shall be added to the retained Bancroft Hotel facades;
3. Final plans for the new construction shall substantially comply with the schematic plans which were submitted in support of the application for Certificate of Appropriateness for demolition;

4. Plans shall note the retention/restoration of all significant architectural features of the Bancroft Hotel including, but not limited to, the glass block fountain, relief sculpture, glass block, neon, interior features (ceiling moldings, floor, stairway, and any other significant features), and terrazzo porch including Bancroft inset;
5. The developer shall take such steps necessary to secure and protect the Bancroft Motel from vandalism and further decay;
6. The project shall attempt to utilize any significant architectural elements or materials from the Jefferson Hotel (to be demolished) as is practical; and,
7. No permit for demolition shall be issued until such time as a building permit for the new development has been paid for and issued.

PLUMBING PERMITS

ELECTRICAL PERMITS

2. FILE NO. 1848

5103

NEW BANCROFT, INC.
 TRUMAN DEVELOPMENT CORP. and
 ABE RESNICK, TRUSTEE
 1501 COLLINS AVENUE
 LOTS 1 THRU 3; 18 THRU 20;
 AND THE SOUTH 1/2 OF 4 and 17;
 BLOCK 56; FISHER'S FIRST SUBDIVISION
 PB 2/77

NOV 5 1987

APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO CONSTRUCT A NEW HOTEL WITH 228 ROOMS:

1. Applicant wishes to waive 20'-2" of the minimum required 50 ft. front yard setback in order to build this new hotel which will encompass the retention and renovation of the west side of the Bancroft Hotel.
2. Applicant wishes to waive 26'-5" of the minimum required 31'-7" south side yard setback (facing a street) in order to construct this hotel.

CONTINUED ON NEXT PAGE . . .

BOARD OF ADJUSTMENT SUMMARY

NOVEMBER 5, 1987

FILE NO. 1848 (continued)

3. Applicant wishes to waive Section 6-22E.3. that requires a hotel room to contain a minimum of 400 sq. ft., and instead, be permitted to construct 213 units that range between 204 and 375 sq. ft. (The average floor area for those under-sized units is 325 sq. ft.).
4. Applicant wishes to waive Section 9-6B.3. that prohibits the location of parking spaces within a required front yard setback area, and instead, be permitted to locate eight (8) parking spaces in the front yard.
5. Applicant wishes to waive 10 ft. of the minimum required 15 ft. south side yard setback in order to construct a pool deck.
6. Applicant wishes to waive 21'-7" of the minimum required 31'-7" south side yard setback in order to build a gazebo.
7. Applicant wishes to exceed by 15 ft. the maximum permitted width of 15 ft. in order to construct a 30 ft. wide entrance canopy facing 15th street.

Approved with the condition that working plans be submitted by June 30, 1988, a permit obtained within 90 days, and 24 months to complete the project. Also approved with the recommendations of the Planning & Zoning Department as follows:

1. The applicant shall construct parking and related improvements in the 15th Street-end prior to the issuance of a Certificate of Occupancy.
2. At the request of the City, the applicant shall construct the Beachfront Park and promenade or an alternate system from the north lot line of the property to the south right-of-way of 15th Street-end.
3. A landscape plan shall be approved by the Planning & Zoning Department prior to the issuance of a building permit and the installed material approved by the Planning & Zoning Department prior to the issuance of a Certificate of Occupancy. The landscape plan shall include the entire property as well as the area between the pool deck to the erosion control line.

Also approved with the Building Department's recommendation which recommends a gargage room, and with the recommendations of the Public Services Department as follows:

1. All improvements within the right-of-way will require a Public Services Permit.
2. Proper drainage from the property will be required.
3. Proper garbage facilities will be required.
4. State Permit will be required.

JUL 8 1988

12. FILE NO. 1848

NEW BANCROFT, INC., TRUMAN DEVELOPMENT CORP.
and ABE RESNICK, TRUSTEE
1501 COLLINS AVENUE
LOTS 1 THRU 3; 13 THRU 20; AND THE
SOUTH 1/2 OF 4 & 17; BLOCK 56
FISHER'S FIRST SUBDIVISION; PB 2/77

5103

APPLICANT REQUESTS A FIVE (5) MONTH EXTENSION OF TIME TO SUBMIT NECESSARY PLANS FOR THE ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION OF A NEW HOTEL WHICH OBTAINED VARIANCES ON NOVEMBER 5, 1987. THE EXTENSION OF TIME WILL GIVE THE APPLICANT UNTIL NOVEMBER 30, 1988 TO SUBMIT WORKING DRAWINGS FOR THE PROCESSING OF A BUILDING PERMIT.

APPROVED with the condition that all City liens be satisfied by August 12th.

All variances are revoked if the closing for sale on August 11, 1988 does not occur. City liens to be paid at closing.

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits: ~~#25~~ #2452-Amber Oil Corp.- 170gal hot water boilers-\$677-2-1-73

#02812-Alcan Garrett-Zoning inspection fee-\$300-4-5-73

#2549-Amber Oil Corp.- 1 275 gal.-\$500-4-9-73

#05604-Capital Roofing-Reeroof 500 sq.ft-\$1800-5-22-74

#20986 10/6/81 Eddys painting paint exterior \$7,000.

#21007 10/9/81 owner - repair as per engineer letter erect wood around steel columns \$2,000.

Plumbing Permits:

#53399-)e Peoples Gas System- meter set(gas)2-4-76

#55028-Ed Michel Plumbing-2 lavatory-7-14-77
#57342-Socar Service Corp- repair water pipes-6-11-79

Electrical Permits:

#72209-Arco Electronics- 10 stations, 2 central-5-2-75

Lot 19,20 Block 56 Subdivision Fishers First

ALTERATIONS & ADDITIONS

Building Permits: #56043 Biscayne Awning: Canvas Canopy - 11'6" wide, 38' long- \$820 - May 5, 1958
 #56063 Miami Air Cond: 1-15 ton pkg air conditioner, 1 F.D. cooling tower-\$4500-5/6/58OK 6/4/58 Flaag
 #56136 Shinn Construction, Inc: 25'x55' Reinforced concrete rectangular swimming pool, Approved by Dade County Health Dept. SP 1-123 on May 13, 1958 (\$20,000.00 - May 14, 1958 ^{OK-Cox 7-23-58})
 #56473 Claude Southern: Flat Wall Neon Sign "OFFICE"- \$75.00 - June 16, 1958 /OK Flaag 7-17-58
 #56626 C.E. Morgan: 55 - 1 ton window air conditioners - \$11,000 - July 1, 1958

~~#57409 Tropicair Eng. Co. of Fla: 5-1 HP window air conditioners - \$1000 - Oct. 6, 1958~~

~~#57971 Owner: Converting rooms 224 & 226 into apartment - \$200.00 - Nov. 28, 1958~~

~~#58015 Owner: Convert hotel rooms 324-326 into apartment - \$200 - Dec. 2, 1958~~

~~#58086 Owner: Convert rooms 424 and 426 to an apartment- \$200.-Dec.11,1958~~

Plumbing Permits: #40626 Central Plbg: 1 Swimming Pool Trap - May 29, 1958

~~#41148 Service Plumbing: 1 Sink - Nov. 28, 1958~~

~~#41150 Service Plbg: 1 Sink - Dec. 2, 1958~~

~~#41180 Service Plumbing: 1 sink - Dec.12,1958~~

OKAY 12/15/58 LROTHMAN

Electrical Permits:

#52094 Claude Southern: 1 Neon Transformer - June 16, 1958

#52173 Gray # Elec: 2 receptacles, 18 light outlets, 18 fixtures, 1 center of distribution, 1 motor (2-5HP)- June 30, 1958 OK 8/13/58 Newbold

#53102 Rosser Electric Co.: 3 refrigerator outlets, 3 iron outlets, 3 range outlets, 3 centers of distribution. December 10, 1958

#53692 Rosser Elec: 4 centers of distrib, 1 service equip, 42 motors (1HP)- 5/19/59

~~#62753 Rosser Electric Co: 12 receptacles, 12 refrig. outlets, 12 appliance outlets, 12 cent. of dist. OK 10/6/65~~

Subdivision

Block

Lot

ALTERATIONS & ADDITIONS

Building Permits:

- #53140 Tropicaire Eng: 5 - 1 ton window air conditioners - \$1000 - Dec. 22, 1958 OK 2/19/59 Flaag
 - #59042 Tropicaire Eng: 45 - 1 H.P. air conditioners-window, \$9,000.00, 5/20/59 OK 10/5/59 Flaag
- CITY COUNCIL GRANTED APPROVAL ON 9/21/60 TO THE BANCROFT HOTEL FOR CONVERSION OF 8 HOTEL ROOMS INTO 4 APARTMENTS WITHOUT PARKING.
- #63032 Owner: Council approved conversion of 8 hotel rooms to 4 apts without parking on 9/21/60- Panic doors to be equipped so that no entry devices will be on these doors from the corridor. 101-103FD, 217-215FD, 317-315FD, 417-415FD-\$800-9/26/60
 - #63672 Claude Neon: Flat wall neon sign vertical letters, face changed - 17 1/2 sq. ft. - \$350 - Nov. 18, 1960
 - #66231 Rite-May: Exterior painting - \$1690. - 10/27/61
 - #69214 Owner, Bancroft: Paint exterior - \$1,000. - 4/25/63
 - #74899 Armando Orbello: Partitions to make a closet in each of 12 rms. - \$800 - 10/4/65
- Plumbing Permits: #42582 Service Plumbing: 4 sinks, 9/26/60
- #44953 Serviced Plumbing Co.: 12 lavatories - 10/1/65
 - #45932 Morgen Plumbing: 12 lavatories - 5/16/67
 - #46598 Peoples Gas System 1 Dryer 5/28/68
 - #46606 Morgen Plumbing 3 sinks, 1 urinal \$8.00 6/7/68

Bldg. Permits cont'd

BUILDING PERMITS: (continued)

- #74967 Levy-Gray: Reroofing - \$590 - 10/12/65
 - #75373 Campbells Grouting & guniting: Gunite repairs to pool & patio, \$2,000. - 11/30/65
 - #75837 Porterfield Ind. Inc.: Replace all windows with D. H. Alum. - \$3,000 - 2/17/66 OK CB 3/23/66
 - #78317 Airko Air Cond. Co.: 1 - 75 ton a.c. system as per plan and specifications - \$22,500 - 5/19/67
- #55827 Rosser Elec: 4 refrigerator outlets, 4 iron outlets, 4 range outlets, 4 centers of distrib-9/27/60 (continued below)
- Electrical Permits: #56068 Claude Southern: 1 Neon Transformer - Nov. 18, 1960
- #56525 Jones Elec: 1 Telephone Booth - April 3, 1961
- #57049 Jones Elec: 1 telephone booth - 7/19/61
 - #57924 Rosser Elec. Co.: 3 cent. of dist. - 2/21/62
 - #62753 RosserElec. Co.Inc.: 12 receptacles; 12 refrigerator outlets; 12 appliance outlets; 12 cent. of dist. - 10/6/65
 - #64765 Oil McDonald Co.: 50 light outlets; 1 motor, 3 hp; 1 motor, 5 hp; 1 motor, 10 hp; 3 motors, 20 hp - 6/13/67
 - #64897 Rosser Electric Co.: 14 range outlets; 14 refrig. outlets; 14 appliance outlets - 7/27/67
 - #65877 C.J. Kay Elect. Co. 3 Range Outlets \$4.50, 3 Iron Outlets \$3.00, 3 Refrigerator Outlets \$3.00. \$10.50 6/19/68

BUILDING PERMITS - continued:

- #78732 Mal De Coite: Paint exterior and interior - \$8550 - 8/11/67
 - #78915 Campbell's Pressure Grouting & Gunite Co.: Remove 21 lin. ft. of sidewalk, curb & gutter & replace same. \$320. 9/8/67
- OK WHITE 1/10/68

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

#82517 Levy Grey Roof Repair - 1 square \$375.00 6/16/69
 #82599 Levi Gray Roofing Re-roof 65 squares \$6,900.00 6/30/69
 #85242 - Owner - Enclose stairway as required by fire prevention division \$1,000.00
 #86053 - Levy Grey - 70' gutters \$475.00 1/29/71
 #69300 - Rosser Elect. - 23 receptacles - 28 range outlets - 28 refig outlets - 1 service 400A
 #00264 - Rudys Glass Const. - remove old wood install new wood reset glass 11/30/71
 \$300.00 12/16/71

Plumbing Permits:

#48454 - Morgen Plumb - 20 rgh - 29 set sink residence 6/3/71
 #48695 - Morgan Plumb - 9 rgh 9 set sink slop 10/12/71
 #48728 - Morgen Plumb - 9 rgh 9 set sink rewidence 11/2/71

Electrical Permits:

#69086 - Rosser Elect. - 27 receptacles - 27 range outlets - 27 refig.outlets
 1 service equip 400A 9/8/71

Encl. #2

BOARD OF ADJUSTMENT AGENDA

JULY 3, 1988

? FILE NO. 1848 NEW BANCROFT, INC., TRUMAN DEVELOPMENT CORP.
and ABE RESNICK, TRUSTEE
1501 COLLINS AVENUE

APPLICANT REQUESTS A FIVE (5) MONTH EXTENSION OF TIME TO SUBMIT NECESSARY PLANS FOR THE ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION OF A NEW HOTEL WHICH OBTAINED VARIANCES ON NOVEMBER 5, 1987. THE EXTENSION OF TIME WILL GIVE THE APPLICANT UNTIL NOVEMBER 30, 1988 TO SUBMIT WORKING DRAWINGS FOR THE PROCESSING OF A BUILDING PERMIT.

? FILE NO. 1855

1846 APPLICANT: NEW BANCROFT, INC., TRUMAN DEVELOPMENT CORP. and
ABE RESNICK, TRUSTEE 1501 COLLINS AVENUE

LEGAL: (Lot-Block-Subdivision) L: 1 thru 3; 18 thru 20; and the south 1/4 of 4 and 17;
B: 56; Fisher's First Sub. PB 2/77

VARIANCE REQUESTED:

APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO CONSTRUCT A NEW HOTEL WITH 228 ROOMS:

1. Applicant wishes to waive 20'-2" of the minimum required 50' front yard setback in order to build this new hotel which will encompass the retention and renovation of the west side of the Bancroft Hotel.
2. Applicant wishes to waive 26'-5" of the minimum required 31'-7" south side yard setback (facing a street) in order to construct this hotel.
3. Applicant wishes to waive Section 6-22E.3. that requires a hotel room to contain a minimum of 400 sq. ft., and instead, be permitted to construct 213 units that range between 204 and 375 sq. ft. (The average floor area for those under-sized units is 325 sq. ft.).
4. Applicant wishes to waive Section 9-6B.3. that prohibits the location of parking spaces within a required front yard setback area, and instead, be permitted to locate 8

DATE OF HEARING: Nov. 5, 1987

CONTINUED ON OTHER SIDE...

VARIANCE GRANTED: Nov. 5, 1987

VARIANCE DENIED: _____

VARIANCE DEFERRED: _____

parking spaces in the front yard.

5. Applicant wishes to waive 10' of the minimum required 15' south side yard setback in order to construct a pool deck.
6. Applicant wishes to waive 21'-7" of the minimum required 31'-7" south side yard setback in order to build a gazebo.
7. Applicant wishes to exceed by 15' the maximum permitted width of 15' in order to construct a 30' wide entrance canopy facing 15th Street.

APPROVED with the condition that working plans be submitted by June 30, 1988, a permit obtained within 90 days, and 24 months to complete the project. Also approved with the recommendations of the Planning & Zoning Dept. as follows:

1. The applicant shall construct parking and related improvements in the 15th St.-end prior to the issuance of a Certificate of Occupancy.
2. At the request of the City, the applicant shall construct the Beachfront Park and promenade or an alternate system from the north lot line of the property to the south right-of-way of 15th St.-end.
3. A landscape plan shall be approved by the Planning & Zoning Dept. prior to the issuance of a building permit and the installed material approved by the Planning & Zoning Dept. prior to the issuance of a Certificate of Occupancy. The landscape plan shall include the entire property as well as the area between the pool deck to the erosion control line.

Also approved with the Building Dept.'s recommendation which recommends a garbage room, and with the recommendations of the Public Services Dept. as follows:

1. All improvements within the right-of-way will require a Public Services Permit.
2. Proper drainage from the property will be required.
3. Proper garbage facilities will be required.
4. State Permit will be required.

COASTAL CONTROL ZONE
 CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.
		<p>15. <u>FILE NO. 1848</u> 5103</p>					<p><u>NEW BANCROFT INC., TRUMAN DEVELOPMENT CORP.</u> <u>AND ABE RESNICK, TRUSTEE</u> <u>1501 COLLINS AVENUE</u> <u>LOTS 1 THROUGH 3; 18 THROUGH 20;</u> <u>AND THE SOUTH 1/2 OF 4 & 17; BLOCK 56</u> <u>FISHER'S FIRST SUBDIVISION; PB 2/77</u></p> <p>APPLICANT REQUESTS A FIVE (5) MONTH EXTENSION OF TIME TO SUBMIT NECESSARY WORKING DRAWINGS FOR THE ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION OF A NEW 228 UNIT HOTEL WHICH OBTAINED VARIANCES ON NOVEMBER 5, 1987. THE EXTENSION OF TIME WILL GIVE THE APPLICANT UNTIL APRIL 30, 1989 TO SUBMIT PLANS FOR THE PROCESSING OF A BUILDING PERMIT.</p> <p><u>APPROVED</u> a five (5) month extension of time with the stipulation that the conditions be complied with prior to the issuance of a building permit.</p>	

BUILDING CARD for 1521 COLLINS AVENUE - THE BANCROFT MOTEL

USAA, INC. 5-20-47

Owner HOTEL BANCROFT Mailing Address Permit No. 15608. Cost \$ 70,000:
 Lot 3 & 18 Block 56 Subdivision FISHER'S FIRST Address 1521 Collins avenue
 of 4 & 17 General Contractor Herry Seyle Bond No. 2801

Architect Albert Anis Engineer
 Zoning Regulations: Use RE Area 16 on East Lot Size
 Building Size: Front 23' Depth 25'5 Height 35' CORRECTED Stories 3
 Certificate of Occupancy No. Use Annex - 59 Hotel Rooms

Type of Construction CBS Foundation Spread Footing Roof Flat Date May 6, 1941

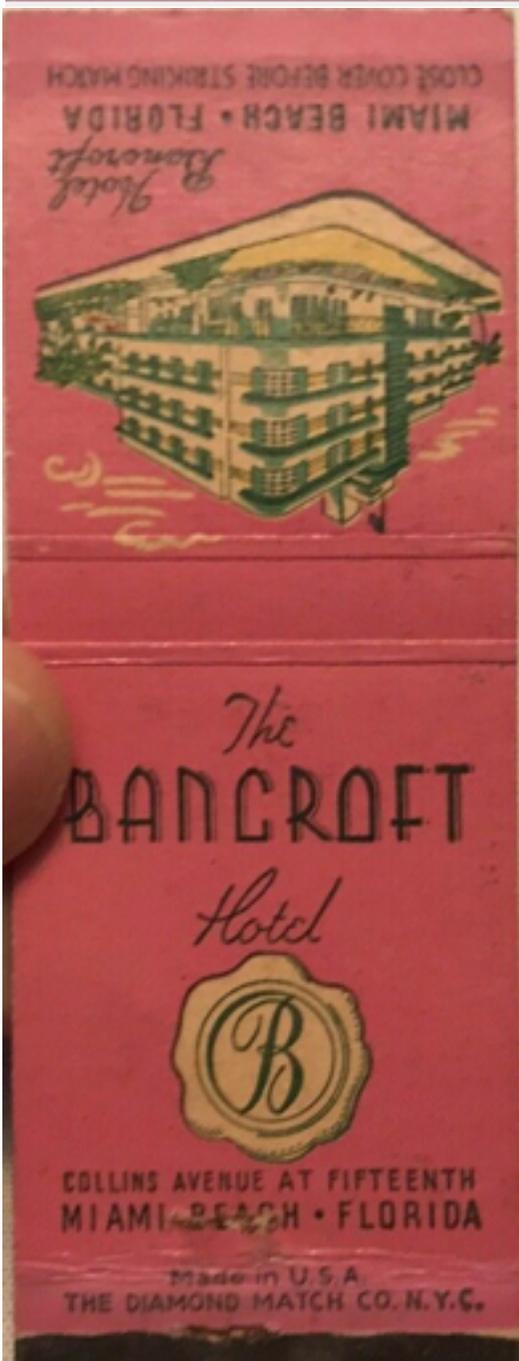
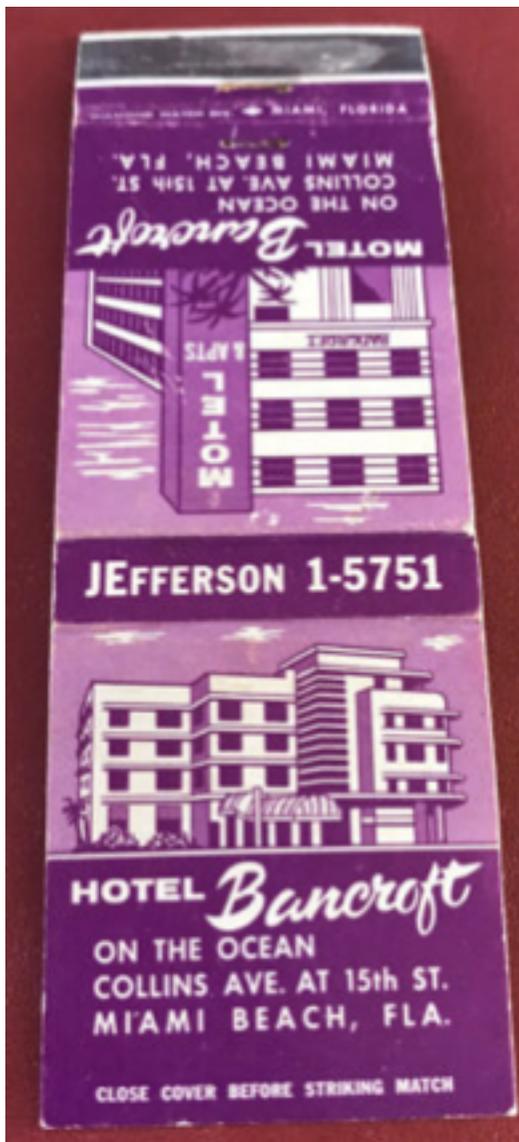
Plumbing Contractor # 15394 Alexander Orr, Jr. Inc. Sewer Connection 1, Date May 29, 1941
 Temporary Closet 1,

Plumbing Contractor Alexander Orr, Jr. Inc. Date July 9, 1941
 Water Closets 61 Bath Tubs 55 Floor Drains 8
 Lavatories 61 Showers 4 Grease Traps
 Urinals 1 SLOP--Sinks 4 Drinking Fountains 2
 Gas Stoves 5 Gas Heaters Rough Approved
 Gas Radiators Gas Turn On Approved

Septic Tank Contractor Tank Size
 Oil Burner Contractor #15831 Alexander Orr, Jr. 1-----Tank Size 500 Gallons Date Sept. 10, 1941
 Sprinkler System

Electrical Contractor # 17188 Geo. LaVigne Electric Address Date June 2, 1941
 Switch 184 Range Motors 2, Fans Temporary Service #17818, Oct. 23, 1941
 OUTLETS Light 226 HEATERS Water Space Centers of Distribution 10
 Receptacles 128 Refrigerators Sign Outlets
 No. FIXTURES 244 Irons Electrical Contractor #17764 George LaVigne Date Oct. 15, 1941
 FINAL APPROVED BY Lincoln Brown, Jr. Date of Service December 5, 1941

Alterations or Repairs—Over
 ELECTRICAL # 17615 Goddard: 5 Switch outlet, 7 Light outlets, 6 Receptacles, Sept. 17, 1941 OVER--



BIBLIOGRAPHY

- (1) <https://bancroftsfromyorkshire.blogspot.com/>
- (2) Miami Architecture AIA Guide, p.251
- (3) Courtesy City of Miami Beach Planning & Zoning: Historic Database Binder
- (4) Courtesy Arthur Marcus Photography
- (5) Lost Miami Beach by Carolyn Klepser, 2014 p.95
- (6) 1979 Miami Beach Architectural District Expansion Designation Report
- (7) The Making of Miami Beach 1933-1942 by Allan Shulman and Jean Francois Lejeune, 2000 p.33.
- (8) The Making of Miami Beach 1933-1942 by Allan Shulman and Jean Francois Lejeune, 2000 p.57.
- (9) Ibid., p.36.
- (10) Ibid., p.57.
- (11) From Historic reviews of the Bancroft online by Raquel Llobera Bunce on January 6, 2016:
- (12) City of Miami Beach Building Card for the Bancroft Motel at 1527 Collins Avenue
- (13) The Making of Miami Beach 1933-1942 by Allan Shulman and Jean Francois Lejeune, 2000 p.33.
- (14) Ibid., p. 36
- (15) Ibid., p.13

PHOTOS TOP AND BELOW OF MATCHBOOK COVERS FOR THE BANCROFT HOTEL

