

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: January 11, 2022

FROM: Thomas R. Mooney, AICP   
Planning Director

SUBJECT: HPB21-0494 a.k.a. HPB19-0366, **6747-6757 Collins Avenue.**

An application has been filed requesting a one-year extension of time for a previously issued Certificate of Appropriateness for the construction of a new hotel building on a vacant lot.

#### **RECOMMENDATION**

Approval of the Extension of Time with conditions

#### **BACKGROUND**

On June 9, 2020, the Board reviewed and approved a Certificate of Appropriateness (HPB19-0366) for the construction of a new hotel building on a vacant lot. Since that time, the applicant has not yet obtained the required building permit for the reasons set forth in the submitted letter of request.

Original Approval date: June 9, 2020  
Order expiration date: December 9, 2021  
New expiration date: December 9, 2022

#### **EXISTING SITE**

Local Historic District: North Beach Resort

#### **ZONING / SITE DATA**

Legal Description: North 37.5 feet of Lot 45 and South 25 feet of Lot 46, Block 1 and South 62.5 feet of Lot 45, Block 1, Amended Plat of the Second Ocean Front Subdivision as recorded in Plat Book 28 at page 28 of the public records of Miami-Dade County, Florida.

Zoning: RM-3 (Residential Multifamily, Medium Intensity)  
Future Land Use: RM-3 (Residential Multifamily, Medium Intensity)

Lot Size: 41,625 S.F. (Max FAR = 2.25)  
Proposed FAR: 92,620 S.F. / 2.22  
Proposed Height: 11-stories / 107'-4"  
Existing Use/Condition: Vacant Lot  
Proposed Use: Hotel

## **PROJECT**

The approved project consisted of the construction of a new 11-story, 209-unit hotel building with a 104-seat restaurant, a 91-space grade level parking garage and amenity decks at the first and roof levels.

## **ANALYSIS**

Since the original approval of the application, no changes to the Land Development Regulations of the City Code have been recommended or approved which would preclude the construction of this project if it were proposed today. In light of the fact that the applicant has encountered delays in the permitting of the project, staff has no objection to the granting of the requested extension of time.



*Rendering from approved project, 2020*

## **RECOMMENDATION**

In view of the foregoing, staff recommends the request for an extension of time be **approved** for a period not to exceed one (1) year from the original approval expiration date, which expired on December 9, 2021, subject to the conditions enumerated in the attached draft Order.

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

MEETING DATE: January 11, 2022

PROPERTY/FOLIO: 6747 Collins Avenue / 02-3211-007-0440  
6757 Collins Avenue / 02-3211-007-0430

FILE NO: HPB21-0494

IN RE: An application has been filed by BTL Investments LLC requesting a one-year extension of time for a previously issued Certificate of Appropriateness for the construction of a new hotel building on a vacant lot.

LEGAL: North 37.5 feet of Lot 45 and South 25 feet of Lot 46, Block 1 and South 62.5 feet of Lot 45, Block 1, Amended Plat of the Second Ocean Front Subdivision as recorded in Plat Book 28 at page 28 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:

The applicant stated, among other things, that there were delays encountered in the permitting process. The foregoing constitutes good cause for granting a one (1) year extension of time to the requirement that a Full Building Permit be obtained within eighteen (18) months of the original Certificate of Appropriateness.

IT IS HEREBY ORDERED, based upon the foregoing finding of fact and the staff report and analysis, which is adopted herein, including the recommendation, that a one (1) year extension of time to obtain a full building permit (which one year period shall run from the expiration date of the original approval, which was December 9, 2021) is GRANTED for the above-referenced project conditioned upon the following, to which the applicant has agreed:

1. A full building permit, not a foundation, shell permit or phased building permit, for the project shall be obtained by December 9, 2022.
2. Construction shall commence and continue in accordance with the applicable Building Code.
3. This extension of time shall run concurrent with any other extensions of time that may be provided to the property owner as a result of actions of non-City authorities with jurisdiction over such matters.
4. The subject site and existing site shall be maintained in good, clean, and secure conditions at all times.

- 5. 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.
- 6. 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.
- 7. 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.

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 and the Order for the June 9, 2020 approval have been met. The issuance of a Certificate of Appropriateness 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 and the Final Order for the June 9, 2020. If the Full Building Permit is not issued by December 9, 2022, the Certificate of Appropriateness will expire and become null and void. If the Full Building Permit 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 Certificate of Appropriateness will expire and become null and void.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
DEBORAH TACKETT  
HISTORIC PRESERVATION & ARCHITECTURE OFFICER  
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, Historic Preservation & Architecture

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Meeting Date: January 11, 2022

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

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

DRAFT