

**From:** [Tackett, Deborah](#)  
**To:** [Bueno, Lizbeth](#)  
**Cc:** [Fons, Monique](#); [Seiberling, James](#); [Gonzalez, Jessica](#); [Kallergis, Nick](#)  
**Subject:** FW: \*\*NEW \*\* 2nd Letter To Commission Released RE Deauville Demolition on HPB agenda for 9a.m. Tuesday 1/11/22  
**Date:** Tuesday, January 11, 2022 7:51:59 AM  
**Attachments:** [muni replacement.png](#)  
[muni replication.png](#)  
[HPB 1844 - Staff Report \(6701 Collins Ave.\) 3.12.13.pdf](#)  
[HPB 1844 - Staff Report.pdf](#)  
[LTC 003-2022 Deauville.pdf](#)  
[Structural Condition Assessment Deauville.pdf](#)  
[LTC 006-2022 Deauville Update REG.pdf](#)

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## MIAMIBEACH

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**From:** Tanya Bhatt <tanya@launchbrand.net>  
**Sent:** Monday, January 10, 2022 6:51 PM  
**Subject:** \*\*NEW \*\* 2nd Letter To Commission Released RE Deauville Demolition on HPB agenda for 9a.m. Tuesday 1/11/22

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

Please see attached (last attachment) Letter To Commission LTC 006-2022 DEAUVILLE UPDATE REG, just released this evening, regarding the proposed demolition. Still unaddressed remain the following questions, at a minimum:

- why is there not going to be an immediate hiring of an independent structural engineering firm to do an independent survey?
- in reviewing the structural report assessment submitted by the owners, it would appear that there seem to be contradictions in what is being reported, and that photos off the internet are being used rather than their own photos, in some cases - will this be addressed?
- why is there still a total demolition being called for, rather than addressing the issues that need to be addressed, and salvaging what can be salvaged?
- how does this compare with other historic buildings which have or had significant damage, and which have not been razed, but rather restored and/or preserved?

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\*\*\*U P D A T E: THE DEAUVILLE DEMOLITION HAS BEEN SCHEDULED AS A TIME-CERTAIN DISCUSSION ITEM AT THE HISTORIC PLANNING BOARD MEETING, AT 9 A.M. ON TUESDAY 1/11/22. PLEASE PLAN TO TUNE IN AND PARTICIPATE **To attend or participate via Zoom, please use the following link to join the webinar: <https://miamibeachfl.gov.zoom.us/j/81748347488> or dial-in via telephone at US: +13126266799 or 888 475 4499 (Toll Free) Webinar ID: 817 4834 7488.** \*\*\*

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To quote an outraged resident (not me), "The ability of the owners to methodically destroy a priceless piece of North Beach history and shutter an engine of our economy for 5 years, all of it in plain sight, clear for all to see, is a testament to the inability of our laws [...] to protect our history and our community. "

I have questions.

- Why was this LTC issued after 5 pm on a Friday night?
- Why was the demolition hearing process not allowed to happen as anticipated at an upcoming HPB meeting?
- Why is this issue not on either of the upcoming HPB meeting agendas, as of this morning?
- Why would this not be included under the Residents' Right To Know - while the letter of the law may only call for noticing property owners within a 375' distance 10 days prior to a scheduled demolition, the SPIRIT of the law would suggest that the recommendation to demolish such an enormous building with national and arguably international historic significance, and economic impact affecting the entire North Beach community, may merit noticing further, wider, and earlier than what's mandated.
- Why was the structural assessment report - commissioned by an owner who has made it clear that they do not respect the rule of law (see the countless unpermitted projects, the refusal to fix them, the refusal to pay fines, the litigation of citations, their own personal home violating code and their refusal to remediate the situation, etc. etc. etc.) and who has made it clear that they wish to be rid of the building - accepted at face value, with just city verification of its findings?
- Why did the CITY not hire an independent engineer to do the structural assessment report and bill the costs back to the owners?
- Why is this being slated for TOTAL demolition? A total demolition is draconian; where is the discussion of how to preserve the key elements, if demolition cannot

be entirely forestalled, such as the dramatic sweeping porte-cochere, and the legendary Napoleon ballroom from which the Ed Sullivan show was broadcast, as well as the front of honeycomb pattern ornamental hollow clay blocks for the ballroom facade facing collins, which have been incorporated into ALL the previous restoration plans we have all seen?

- Why the sudden haste to move to total demolition within five months, when the building has been sitting derelict, with squatters living within, for the past 4+ years?
- Why should there be any confidence that the ordinance regulating what can go there should there be a partial or complete demolition, be upheld in practice? (See "demolition" in Section 118-561 in the MuniCode; screenshots below.) Sec. 118-503 (b) (2) and (3). - Scope, policies and exemptions; specifically "Replacement of existing structures" and "Replication of demolished contributing structures."
- Why did the owners not proceed with their proposed and approved plans for an upscale project, including "partial demolition, partial reconstruction, alteration, renovation and rehabilitation of an existing hotel complex, as well as the construction of a new 21-story residential structure." as of March 12, 2013
- Why is the city rewarding arguably the most egregious case of intentional demolition by neglect (municode sec 118-532 sec g) imaginable by effectively granting exactly what the owners seek? The owners have not acted in good faith on anything, and are responsible for years of code violations, many of which they caused themselves with unpermitted work, and which went largely uncorrected, in the service of getting this building demolished. Why on earth are we not going through the process as mandated by the HPB rather than giving them what they've wanted for so long? The owners are in the business of hospitality, casinos and construction, and have a history of buying derelict or run-down hospitality properties, investing a bunch of money into them, and minting cash at the restored casinos. There is no way on earth that they didn't - and don't - know exactly what they're doing.

I have attached the 2003 historic resources report (which, if you haven't read, I urge you to), and the LTC and the structural assessment report, and the 2013 approvals for the project on that site, so that all relevant references are in one place.

Obviously I am not an attorney, lobbyist, or staff member trained in this so forgive me if I get something slightly wrong. What I'm not getting wrong, however, is the serious concern about the way this whole process has happened and continues to happen; like watching a slow-motion train wreck. Despite efforts by Commissioner Arriola (adding the presumption clause amendment to the ordinance) and Commissioner Meiner re: the legal proceedings, it seems that for years insufficient efforts have been made to protect this contributing building with an irreplaceable history, iconic architectural details, and significant economic impact to the surrounding community. It's not too late to right the wrongs but it must happen now.

☐ [HRR-The-Deauville-Hotel.pdf](#)

☐ [HPB 1844 - Staff Report \(6701 Collins Ave.\) Mar...](#)

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