

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: November 8, 2016

FILE NO: HPB0616-0039 a.k.a. HPB File No. 7263

PROPERTY: 1900 Collins Avenue

APPLICANT: Lennox Miami Corp.

LEGAL: Lots 7-11 and the south 5 feet of Lots 1, 2, & 3, Block D, Ocean Front Property of the Miami Beach Improvement Company, according to the Plat thereof, as recorded in Plat Book 5, at page 7 of the Public Records of Miami-Dade County, Florida.

IN RE: The application for modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of an existing 3-story building and two 2-story buildings, and the total demolition of an existing 2-story building, as well as the construction of a new 5-story structure and new 1-story rooftop addition, as part of a new hotel development. Specifically, the applicant is requesting approval for after-the-fact partial demolition and modifications to the existing 3-story building. Additionally, the application is requesting modifications to the previously approved rooftop mechanical plan.

S U P P L E M E N T A L O R D E R

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

- A. The subject site is located within the Museum Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
1. Is not consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 2. Is not consistent with Certificate of Appropriateness Criteria 'b', 'd', 'e' & 'f' in Section 118-564(a)(2) of the Miami Beach Code.
 3. Is not consistent with Certificate of Appropriateness Criteria 'd', 'e', 'j', 'l' & 'm' in Section 118-564(a)(3) of the Miami Beach Code.
 4. Is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.

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C. The project would remain consistent with the criteria and requirements of section 118-564 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted; at a minimum, such drawings shall incorporate the following:
 - a. ~~The applicant shall explore relocating the proposed penthouse rooftop mechanical equipment plan shall be consistent with the plans entitled "Peter Miller Hotel, A Lennox Hotel" as prepared by Bellinson Gomez Architects PA, submitted to the Board on November 8, 2016, in a manner to be less visible, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.~~
 - b. ~~The surface of the roof deck on the proposed rooftop addition shall consist of pavers, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.~~
 - c. Final details of the recreation of the upper façade walls shall be provided and shall include dimensions of all recreated stucco banding and detailing, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - d. The filled color keystone cladding at the south and east facades of the ground level shall be restored or recreated consistent with available historical documentation. The colors applied to the keystone shall be neutral and warm tone colors and the colors for the upper portion and base portion shall be differentiated. Final details shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - e. The cupola and weathervane at the southeast corner roof shall be recreated consistent with available historical documentation. Final details shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - f. The roof vents located on the underside of the corner mansard shall be recreated consistent with available historical documentation. Final details shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - g. The northern most window located at the ground floor along the Collins Avenue elevation shall incorporate chamfered corners consistent with available historical documentation. Final details shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

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In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

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

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

A. A copy of all pages of the recorded Final Orders shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

B. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

C. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

D. The Supplemental Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

E. The previous Orders dated September 13, 2011, September 11, 2012, April 9, 2013 and March 11, 2014 shall remain in full force and effect, except to the extent modified herein.

F. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

G. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the previously approved plans and the plans entitled "Peter Miller Hotel" as prepared by Bellinson Gomez Architects PA, dated August 18, 2016 and entitled "Peter Miller Hotel, A Lennox Hotel" as prepared by

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Bellinson Gomez Architects PA, submitted to the Board on November 8, 2016, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 9th day of November, 2016.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
DEBORAH TACKETT
PRESERVATION AND DESIGN MANAGER
FOR THE CHAIR

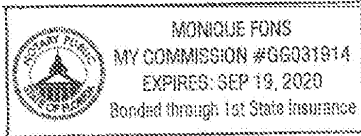
STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 9th day of November, 2016 by Deborah Tackett, Preservation and Design Manager,

[Signature]

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Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 9/19/20

Approved As To Form:

City Attorney's Office: *[Signature]* (11/9/16)

Filed with the Clerk of the Historic Preservation Board on *[Signature]* (11/9/16)

Strike-Thru denotes deleted language
Underscore denotes new language