

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: December 13, 2022

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: HPB22-0546, **1901 Collins Avenue.**

An application has been filed requesting a waiver from Section 118-564(f)(6) to allow for the issuance of a demolition permit for the Non-Contributing tower addition prior to the approval of a building permit for the approved project.

RECOMMENDATION

Approval of the waiver.

BACKGROUND

On May 10, 2022, the Board reviewed and approved a Certificate of Appropriateness (HPB21-0481) for the partial demolition and renovation of two buildings on the site, the total demolition of two buildings, the construction of two new additions and landscape and hardscape modifications.

EXISTING STRUCTURES

Local Historic District: Ocean Drive/Collins Avenue

Shore Club Hotel – 1901 Collins Avenue

Classification: Contributing
Construction Date: 1939
Architect: Robert A. Taylor

8-story rear addition

Classification: Contributing
Construction Date: 1955
Architect: Melvin Grossman

17-story addition

Classification: Non-Contributing
Construction Date: 1998
Architect: David Chipperfield Architects

Cromwell Hotel – 110 20th Street

Classification: Contributing
Construction Date: 1949
Architect: Albert Anis

ZONING / SITE DATA

Legal Description:

All of Lot 1 and a portion of Lots 2 and 3, Block B, of the OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, According to the Plat Thereof, as Recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida and all of Lots 5, 6, 8, 9 and 10 and a portion of Lots 4 and 7, Block 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida; and a portion of land lying East of and contiguous to the east line of said Blocks B and 1.

THE PROJECT

The applicant has submitted plans entitled "The Shore Club", as prepared by Kobi Karp Architecture and Interior Design, Inc., dated October 10, 2022.

ANALYSIS

On May 10, 2022, the Board approved a Certificate of Appropriateness for the partial demolition, renovation and restoration of the Cromwell and Shore Club hotel buildings, the total demolition of the existing 20-story addition and a 2-story cabana structure, the introduction of a new multifamily residential tower and landscape and hardscape improvements as part of the redevelopment of the site.

The applicant is currently requesting the Board waive the requirement to obtain Planning Department approval of a full building permit for new construction prior to the issuance of a demolition permit for the Non-Contributing structures, pursuant to Section 118-564(f)(6) of the City Code:

A building permit shall not be issued for the demolition of any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district until the new or replacement construction for the property has been approved and until all of the following criteria are satisfied:

- a. The issuance of a building permit process number for the new construction;
- b. The building permit application and all required plans for the new construction shall be reviewed and approved by the planning department;
- c. All applicable fees for the new construction shall be paid, including, but not limited to, building permit and impact fees, as well as applicable concurrency and parking impact fees;
- d. A tree survey, if required, shall be submitted and a replacement plan, if required, shall be reviewed and approved by the Greenspace Management Division;
- e. All debris associated with the demolition of the structure shall be recycled, in accordance with the applicable requirements of the Florida Building Code.

For noncontributing structures located in one of the city's historic districts, this requirement may be waived or another permit substituted at the sole discretion of the historic preservation board.

The granting of the waiver would allow the applicant to obtain a demolition permit for the Non-Contributing portions of the site prior to the issuance of a full building permit for the entire project. Based upon the timeline submitted with the applicant's Letter of Intent, the applicant anticipates that the granting of the waiver request would result in the completion of the project approximately 11 months sooner.

Staff has no objection to the waiver and would note that the request pertains only to the Non-Contributing portions of the site that were approved to be demolished by the Board as part of the May 10, 2022 approval.

RECOMMENDATION

In view of the foregoing analysis, staff recommends the application be **approved** subject to the conditions enumerated in the attached draft Order.

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: December 13, 2022

PROPERTY/FOLIO: 1901 Collins Avenue / 02-3226-001-0020

FILE NO: HPB22-0546

APPLICANT: Shore Club Property Owner LLC

IN RE: An application has been filed requesting a waiver from Section 118-564(f)(6) to allow for the issuance of a demolition permit for the Non-Contributing tower addition prior to the approval of a building permit for the approved project.

LEGAL: All of Lot 1 and a portion of Lots 2 and 3, Block B, of the OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, According to the Plat Thereof, as Recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida and all of Lots 5, 6, 8, 9 and 10 and a portion of Lots 4 and 7, Block 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida; and a portion of land lying East of and contiguous to the east line of said Blocks B and 1.

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:

- A. The subject property is located within the Ocean Drive/Collins Avenue Local Historic District.
- B. A Certificate of Appropriateness for the partial demolition and renovation of two buildings on the site, the total demolition of two buildings, the construction of two new additions and landscape and hardscape modifications was approved by the Historic Preservation Board on May 10, 2022 (HPB21-0481).
- C. In accordance with Section 118-564(f)(6) of the City Code, the requirements set forth in subsections a-e, including the requirement that a full building permit for the new construction be approved by the Planning Department prior to the issuance of a demolition permit for the existing Non-Contributing structures, is hereby waived.

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, that the application is GRANTED.

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 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 _____ ()