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VIA ELECTRONIC AND HARD COPY SUBMITTAL

October 9, 2023

Deborah Tackett, Chief of Historic Preservation
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **HPB23-0589** - Certificate of Appropriateness for
Renovations at 220-230 31st Street, Miami Beach, Florida

Dear Ms. Tackett:

This law firm represents South Florida United Investments, LLC (the "Applicant"), owner of the properties located at 220-230 31 Street (collectively the "Property") in the City of Miami Beach, Florida (the "City"). Please consider this letter the Applicant's letter of intent in support of a Certificate of Appropriateness for the redevelopment of the existing structures on the Property into a boutique hotel ("Project").

Property Description. The Property is comprised of three (3) lots, which are approximately 12,000 square feet in size (0.27 acres) in size. The Property fronts 31st Street between Collins Avenue and Indian Creek Road and has no rear access. See Figure 1, below. The Miami-Dade County Property Appraiser identifies the Property with Folio Nos. 02-3226-001-1220 and 02-3226-001-1250. See Composite Exhibit A, Property Appraiser's Summary Reports. There are three (3) existing buildings on the Property that are currently unoccupied.

The Property is zoned RM-2, Residential Multifamily Medium Intensity District ("RM-2"), which allows a wide range of residential uses, as well as hotel use as a main permitted use. The Property is also located in the Ocean

Drive/Collins Avenue Local Historic District and the existing structures are classified as Contributing.



Figure 1. Aerial Image.

Ocean Drive/Collins Avenue Local Historic District. As noted, the Property is located within the Ocean Drive/Collins Avenue Local Historic District (the "Historic District"). The architectural structures within the Historic District consist of mostly hotels and apartment buildings, with a small number of commercial structures and single-family homes. The eclectic mix of buildings and styles within the Historic District reflects the boom and bust cycles that set off successive waves of construction that have historically defined the city's economy. This area contains outstanding examples of buildings designed in the Mediterranean Revival style, which was popular during the economic boom of the 1920s. The largest wave of development in the district occurred during the mid-1930s through the early 1940s, and is represented by the many significant Art Deco and Art Moderne style buildings. Its post-World War II Mid-Century Modern style buildings reflect the sense of optimism and exuberance present throughout the country.

Property History. The Historic Resources Report, included in the application materials, describes the three main structures within the Property that were built between 1926 and 1939, and were different in origin. Beginning in 1926, the "224" building to the south, was built as a garage and was designed by GL McCann in the Med-Mission style. In 1938, the "230" building, to the west, was constructed as an apartment building and was designed by Gordon Mayer in the Art Deco tradition. In 1939, the "220" building, to

the east, was constructed as a hotel, formally titled the Bellamar Hotel or the Viking Hotel. Notably, this building was designed by Roy France and also designed in the Art Deco style. Mr. France, was a prolific architect of the era, and was also responsible for the design of the National Hotel at 1677 Collins Avenue and the Saxony (now Faena) at 3201 Collins Avenue.

The primary historic structures are buildings 220 and 230. Both buildings were constructed with concrete block clad with stucco and Art Deco features. The three-story 220 building has corner windows with an eyebrow detail, a vertically-articulated windows, and matching windows at the ground level. The building has a raised terrace on the ground floor. The remaining facades of this building do not contain any decorative features or vertical windows. The 230 building also has corner windows and eyebrows and a central set of rectangular windows for a centrally massed area. The 230 building is two-stories in the front and in the back, and contains a one-story central connecting feature. The 224 building is considered a secondary historic structure with a different architectural style than the other two buildings. As mentioned above, building 224 was designed in the Med-Mission style; the front façade has square non-original windows and it shows a clay roof tile detail at the front. Building 224 is accessed by an interior patio that connects all three buildings. There is an existing one-story utility structure that blocks the 224 building.

Project Description. The Applicant proposes to redevelop the Property into a 46-unit hotel that will align with the historical nature of the Historic District and preserve the Art Deco features original to the 220 and 230 buildings (the "Project"). The Project will renovate and improve the three existing buildings to provide a variety of room sizes and layouts and to create a front lobby and a modest restaurant and bar for use by the hotel's patrons. To include amenities, the Project proposes demolition of the one-story utility structure in the middle of the site. This will allow the hotel to be arranged around a new central patio area to all guests, where the Applicant proposes to build a spa-pool with a pool deck and open-air dining area on the ground floor. The Project includes an accent wall at the front property line to provide a buffer between the hotel and the sidewalk. The wall is not entirely solid to allow view of the architectural elements of the Project. The Project does not require any design waivers or variances of the Resiliency Code.

Certificate of Appropriateness. The Project complies with the criteria for the approval of a Certificate of Appropriateness as contained in Section 2.13.7.d. of the Resiliency Code. The Project is consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Project keeps and restores the existing structures orientation to the site, materiality, and features. The

proposed use is consistent with the historic use of the Property. Where possible, historic features will be repaired, rather than replaced. New additions to the site and façade will be under-taken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

Additionally, the Project fits well within the surrounding context of the area, which is a mix of hotels and multi-family residential buildings. The Property neighbors a 4-story, contributing hotel building to the west, constructed in 1926 and built in the Post-War Modern style. To the east, is a 4-story that houses residential, and short-term transient uses, located at 3030 Collins Avenue. Across the street, to the north of the Property is a 5-story hotel building with 71-units. To the south, is a 2-building multi-family residential building, with two-levels each.

Overall, the Project ensures a high-quality development that respects the historic character of the surrounding community, while it activates the Property with a high-quality hotel operation embracing the Art Deco style of the original buildings.

Sea Level Rise and Resiliency Criteria. The Project advance the sea level rise and resiliency criteria of the Resiliency Code Section 7.1.2.4, as follows:

1. A recycling or salvage plan for partial or total demolition shall be provided.

CONSISTENT – The Applicant has provided plans for the partial demolition of the Property’s interior spaces and will provide a recycling or salvage plan during the permitting.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

CONSISTENT – The Applicant’s project will include hurricane impact windows.

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

CONSISTENT – Where feasible, the Applicant will include operable windows for passive cooling.

4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

CONSISTENT – Where applicable, the Applicant will provide landscaping on the Property, particularly, along the front entrance and around the pool area. All landscaping will be Florida-friendly plants will be resilient.

5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

CONSISTENT – The Applicant has considered the adopted sea level rise projections and the land elevations of the subject property and surrounding properties. The Project has been designed to accommodate the raising of the roads, and complies with the minimum elevation requirements of the Florida Building Code for existing, historic buildings.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

CONSISTENT – The Project’s ground floor shall be adaptable to the raising of public rights-of-ways and adjacent land, and will provide sufficient height and space to ensure that entry ways and exits can be modified.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

CONSISTENT – All critical mechanical and electrical systems will be located above base flood elevation.

8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

CONSISTENT – The existing buildings were constructed in 1926, 1938, and 1939, respectively, and prior to today’s standards. The Applicant has considered the adopted sea level rise projections and the land elevations of the subject property and surrounding properties.

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

CONSISTENT – The Applicant will provide wet or dry flood proofing systems as required.

10. Where feasible and appropriate, water retention systems shall be provided.

CONSISTENT – The Applicant will analyze and provide a water retention system, if feasible, during the permitting phase.

11. Cool pavement materials or porous pavement materials shall be utilized.

CONSISTENT – The Applicant will utilize pavement materials or porous pavement materials where possible, including, but not limited to, the pathway along the main entrance on the ground floor, the pool deck, and outdoor sitting area, along the front of the Property.

12. The design of each project shall minimize the potential for heat island effects on-site.

CONSISTENT – The proposed design has considered the potential for heat island effects on-site and the Applicant will minimize this risk through the use of cool pavement materials on the rooftop floor, pool deck, and energy-efficient fixtures, building paint treatments, windows and doors.

Conclusion. The Project will reinvigorate an underutilized set of charming contributing buildings into a new boutique hotel. The Applicant is retaining and honoring the Art Deco style that two primary historic buildings embraced. The Project meets the intent of the Code in all respects and improves resilience of the Property.

We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6231.

Sincerely,



Michael W. Larkin

Attachments

CC: Emily K. Balter, Esq.

EXHIBIT A



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 10/08/2023

PROPERTY INFORMATION	
Folio	02-3226-001-1250
Property Address	230 31 ST MIAMI BEACH, FL 33140-4103
Owner	SOUTH FLORIDA UNITED , INVESTMENTS LLC
Mailing Address	220 31 ST MIAMI BEACH, FL 33140
Primary Zone	4000 MULTI-FAMILY - 63-100 U/A
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths /Half	18 / 18 / 0
Floors	2
Living Units	18
Actual Area	4,122 Sq.Ft
Living Area	4,122 Sq.Ft
Adjusted Area	3,835 Sq.Ft
Lot Size	4,000 Sq.Ft
Year Built	1937

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$500,000	\$500,000	\$500,000
Building Value	\$2,673	\$2,673	\$158,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$502,673	\$502,673	\$658,000
Assessed Value	\$502,673	\$502,673	\$658,000

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
M B IMPROVEMENT CO SUB PB 5-7
LOT 18 BLK 14
LOT SIZE 40.000 X 100
OR 16239-3731 0194 2 (2)



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$502,673	\$502,673	\$658,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$502,673	\$502,673	\$658,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$502,673	\$502,673	\$658,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$502,673	\$502,673	\$658,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2022	\$8,400,000	33321-3644	Qual on DOS, multi-parcel sale
02/26/2021	\$100	32391-2764	Corrective, tax or QCD; min consideration
02/26/2021	\$100	32386-1480	Corrective, tax or QCD; min consideration
03/31/2016	\$100	30032-2381	Corrective, tax or QCD; min consideration

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Summary Report

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Property Address	220 31 ST MIAMI BEACH, FL 33140-4103
Owner	SOUTH FLORIDA UNITED , INVESTMENTS LLC
Mailing Address	220 31 ST MIAMI BEACH, FL 33140
Primary Zone	4000 MULTI-FAMILY - 63-100 U/A
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths /Half	34 / 34 / 0
Floors	3
Living Units	34
Actual Area	
Living Area	
Adjusted Area	7,955 Sq.Ft
Lot Size	8,000 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$1,000,000	\$1,000,000	\$1,000,000
Building Value	\$422,637	\$422,637	\$243,000
Extra Feature Value	\$1,899	\$1,899	\$0
Market Value	\$1,424,536	\$1,424,536	\$1,243,000
Assessed Value	\$1,424,536	\$1,424,536	\$1,243,000

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
23-26-27- 34 53 42
M B IMPROVEMENT CO SUB PB 5-7
LOTS 14 & 17 BLK 14
OR 16239-3731 0194 2 (2)



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,424,536	\$1,424,536	\$1,243,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,424,536	\$1,424,536	\$1,243,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,424,536	\$1,424,536	\$1,243,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,424,536	\$1,424,536	\$1,243,000

SALES INFORMATION			
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07/01/2022	\$8,400,000	33321-3644	Qual on DOS, multi-parcel sale
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