

BOARD OF ADJUSTMENT  
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 1500 Collins Avenue and 1455 Washington Avenue

FILE NO. 3686

IN RE: The application for the following variances: a variance to waive the required minimum hotel unit size within an existing 'Contributing' structure, a variance to waive the required minimum rear setback for the construction of a new building, a variance to waive the required side setback and a variance to waive the required rear setback for an accessory structure, and a variance to waive the minimum required side setback for a pool deck in order to make renovations to the existing hotels.

LEGAL DESCRIPTION: See attached exhibit "A"

MEETING DATE: March 7, 2014

ORDER

The applicant, Haddon Hall Hotel Owner, LLC., filed an application with the Planning Department for the following variances in order to make renovations to the existing hotels:

1. A variance to waive the required minimum hotel unit size within the Historic structure: 15% of the hotel units shall be between 300-335 s.f. and 85% of units shall be 335 s.f. or larger, in order to retain 18 hotel units at less than 300 s.f. (the smallest at 209 s.f.), 2 hotel units between 300 s.f. and 335 s.f. (6% of the units) and 14 hotel units exceeding 335 s.f. (41% of units).
2. A variance to waive 6'-0" of the minimum required rear setback of 10'-0" in order to build an addition on the west side of the pool cabana structure at 4'-0" from the rear property line.
3. A variance to waive 3'-6" of the minimum required rear setback of 7'-6" for an accessory structure in order to build a trellis on the northwest side of the pool deck at 4'-0" from the rear property line.
4. A variance to waive 3'-6" of the minimum required side setback of 7'-6" for an accessory structure in order to build a trellis on the northwest side of the pool deck at 4'-0" from the north property line.
5. A variance to waive all of the minimum required interior side setback of 7'-6" for a pool deck in order to retain the existing pool deck up to the north property line.

The City of Miami Beach Board of Adjustment 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:

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A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the Planning Department Staff Report, the project as submitted satisfies the requirements of Section 118-353(d) of the Miami Beach Code. Accordingly, the Board of Adjustment has determined the following:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

B. The Board imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. The applicant shall comply with all conditions imposed by the Historic Preservation Board. (HPB File No. 7390)
3. Revised plans shall be submitted to provide details of the trellis structure in a manner to be reviewed and approved by staff.
4. The applicant shall comply with all conditions imposed by the Public Works Department.
5. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.



6. This 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.

7. 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, except to the extent of the variance granted herein.

8. This Order shall be recorded, at the expense of the applicant, in the Public Records of Miami-Dade County; the original or a certified copy shall be provided to the Planning Department prior to the issuance of a Building Permit.

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 staff recommendations, as modified by the Board of Adjustment, that the application for Variance Approval is GRANTED for the above-referenced project, subject to those certain conditions specified in Paragraph B (Condition Nos. 1-8, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Board of Adjustment, as determined by staff, entitled "The Haddon Hall Hotel & Campton Apartments - Renovation", as prepared by ADD Inc., dated January 23, 2014, modified in accordance with the conditions set forth in this Order and staff review and approval.

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 this Order 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 Variance Approval was granted, the subject Approval will expire and become null and void, unless the applicant makes 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. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. 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), and not reinstated by the Building Official or designee, the Variance Approval will expire and become null and void.



ADD Inc

One Biscayne Tower  
Suite 1670  
Two South Biscayne Blvd  
Miami, FL 33131  
T: 305.482.8700  
F: 305.482.8770  
www.addinc.com  
Lic#: AA26001507

Jonathan Cardello  
Lic#: AR93391

ARCHITECTURE + DESIGN

1500 COLLINS AVE

BOARD OF ADJUST-  
MENTS ORDER - MARCH  
7, 2014

Final Submission (February 03, 2016)  
Public Hearing (March 22, 2016)

1500 Collins Avenue  
MIAMI BEACH, FL 33139



Dated this 15<sup>th</sup> day of April, 2014.

BOARD OF ADJUSTMENT  
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]  
Thomas R. Mooney, AICP  
Acting Planning Director  
For the Chair

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, 2014, by Thomas R. Mooney, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL] [Signature]  
Notary:  
Print Name: TERESA MARIA  
Notary Public, State of Florida  
My Commission Expires: 12-2-17  
Commission Number: 88042188

Approved As To Form:  
City Attorney's Office [Signature] 04/16/14

Filed with the Clerk of the Board of Adjustment on 04/16/14 [Signature]

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EXHIBIT "A"

Legal Description

PARCEL 1

LOTS ONE (1) AND TWO (2) OF BLOCK SEVENTY-SIX (76) OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALSO THE FOLLOWING DESCRIBED LAND: THAT PART OF VACATED FIFTEENTH STREET FORMERLY KNOWN AS AVENUE D, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG WEST LINE OF COLLINS AVENUE A DISTANCE OF 70.98 FEET TO THE SOUTHEAST CORNER OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 57 OF THE AFORESAID SUBDIVISION A DISTANCE OF 172.01 FEET, MORE OR LESS, TO A POINT WHERE THE WESTERLY LINE OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION EXTENDED NORTHERLY INTERSECTS THE SOUTHERLY LINE OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE SOUTHERLY A DISTANCE OF 70 FEET TO THE NORTHWEST CORNER OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOT 2 AND 1 OF BLOCK 76 OF THE AFORESAID SUBDIVISION, A DISTANCE OF 155.21 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS SAME IS SHOWN UPON A RECORDED PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF SAID BLOCK 76, A DISTANCE OF ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED:

FROM SAID POINT OF BEGINNING RUN NORTH ALONG A LINE DEFLECTING 90 DEGREES TO THE LEFT, SAID LINE BEING PARALLEL TO AND ONE HUNDRED (100) FEET DISTANT EASTERLY FROM THE EASTERLY LINE OF WASHINGTON AVENUE, AS ABOVE RECORDED, A DISTANCE OF ONE HUNDRED FORTY-FIVE (145) FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT ON THE WEST LINE OF LOT 2, OF SAID BLOCK 57, THENCE RUN SOUTHERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE DIVIDING LINE BETWEEN LOTS 1 AND 2, AND LOT 20 AND THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 20, OR THE SOUTHWESTERLY CORNER OF LOT 1, OF SAID BLOCK 57; THENCE RUN SOUTHEASTERLY ALONG A LINE DEFLECTING TO THE LEFT 4°05'08.2", A DISTANCE OF 70.178 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 3, OF SAID BLOCK 76, FISHER'S FIRST SUBDIVISION; THENCE RUN WESTERLY ALONG A LINE DEFLECTING TO THE RIGHT 94°05'08.2" ALONG THE NORTHERLY LINE OF SAID BLOCK 76, A DISTANCE OF EIGHTY (80) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, CONTAINING 0.254 ACRES, MORE OR LESS.

PARCEL 3

LOT 3, 4 AND 5, IN BLOCK 76, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORD OF DADE COUNTY, FLORIDA.

1500 COLLINS AVE

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ARCHITECTURE + DESIGN



HISTORIC PRESERVATION BOARD  
City of Miami Beach, Florida

MEETING DATE: January 14, 2014

FILE NO: 7390

PROPERTY: 1500 Collins Avenue and  
1455 Washington Avenue

LEGAL: Parcel 1: Lots 1 and 2 of block 76 of Fisher's First Subdivision of Alton Beach, according to the plat thereof recorded in plat book 2, at page 77 of the public records of Dade County, Florida, and also the following described land: that part of vacated Fifteenth Street formerly known as Avenue D.

Parcel 2: Commencing at the northwest corner of lot 5, block 76 of Fisher's First Subdivision of Alton Beach, as same is shown upon a recorded plat of said subdivision, recorded in plat book 2, at page 77, of the Public Records of Dade County, Florida: thence run east along the north line of said block 76, a distance of 100 feet to the point of beginning of the tract of land herein described.

Parcel 3: Lots 3, 4 and 5, in block 76, of Fisher's First Subdivision of Alton Beach, according to the plat thereof as recorded in plat book 2, at page 77 of the public records of Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the partial demolition and renovation, restoration of the existing 3-story hotel, including a partial 1-story rooftop addition, the partial demolition and renovation of an existing 2-story non-contributing structure, including a 1-story rooftop addition and the partial demolition, renovation and restoration of the existing 2-story Campton Apartments, and as part of a new hotel development.

ORDER

The applicant, Haddon Hall Hotel Owner, LLC, filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

CFN 2014R0136544  
OR BK 27041 Pgs 2740 - 2748 (9pgs)  
RECORDED 02/24/2014 11:01:10  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

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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 structure located on Parcel 1 is classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Ocean Drive/Collins Avenue Local Historic District.
- B. The structure located on Parcel 2 is classified as 'Non Contributing' in the Miami Beach Historic Properties Database and is located within the Ocean Drive/Collins Avenue Local Historic District.
- C. The structure located on Parcel 3 classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Flamingo Park Local Historic District.
- D. 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 is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'a' & 'b' in Section 118-564(a)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'b' & 'h' in Section 118-564(a)(3) of the Miami Beach Code, and is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.
- E. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:
- Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
    - The Campton Apartments front lawn shall be further studied and developed, in a manner to be reviewed and approved by the Board.
    - The design of the exterior corridors shall be further studied and developed, in a manner to be reviewed and approved by the Board.
    - Final details of all hardscape materials including material samples shall be submitted and shall consist of a high quality keystone or similar material, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
    - The design of all hardscape shall be consistent with the plan shown on sheet B-2, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
    - The fountain located within the front yard of the Haddon Hall Hotel shall be restored, 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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- The existing north pylon shall be fully restored and the missing south pylon and the original lanterns atop each of the two pylons shall be recreated, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The vertical neon lighting at the eastern side of the Haddon Hall Hotel shall be fully restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The mechanical equipment and mechanical screening on the rooftop of the Haddon Hall shall be setback a minimum of 10'-0" from the eastern parapet wall, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The final location and details of all exterior ramp and railings systems, including materials, dimensions and finishes, 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.
- The design of the metal grilles at the parapet walls of the Haddon Hall Hotel shall be further refined in a manner more consistent with historic documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- Final design and details including material samples for the proposed property wall located along Washington Avenue 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.
- All new exterior windows and doors shall match the original window and door configurations and detailing to the greatest extent possible, including corner windows; no corner door shall be permitted adjacent to the central terrace; such door shall be relocated at the east end of the corner window, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- Final details of all exterior surface finishes and materials shall be required, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required and all new proposed windows shall substantially match the original window configurations, in a manner to be reviewed and approved by staff, 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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ARCHITECTURE + DESIGN



- o. The final design and details of all exterior lighting 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. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the historic hotel or the surrounding historic district.
  - p. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, and all kitchen exhaust ducting shall be contained within the building from the first floor through to the roof, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Any rooftop mechanical equipment, structures or screening not shown on the plans approved by the Board may require later Board approval.
  - q. A museum quality historic analysis and display of the existing structure, inclusive of a photographic and written description of the history and evolution of the original building and its changes of use over time, shall be submitted to and approved by staff, prior to the issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy; such historic analysis shall be displayed prominently within the public area of the historic structure, in a location to be determined by staff.
  - r. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - s. Prior to the issuance of a Certificate of Occupancy, the Architect for the project architect shall verify, in writing, that the project is consistent with the elevations, floor plans, site plan and landscape plans approved by the Planning Department for Building Permit.
2. In accordance with Section 118-564(f)(6) of the City Code, the requirement that a full building permit for the new construction be issued prior to the issuance of a demolition permit for the existing noncontributing structures, is hereby waived.
3. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

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- a. The locations of palms on the Haddon Hall property facing Collins Avenue shall be further studied and relocated in a manner more consistent with the symmetry of the original landscaping to enhance and reveal rather than conceal the strong original symmetry of the Haddon Hall architecture, 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 proposed wall/fence in front of the Campton Apartments shall be further studied and developed, in a manner to be reviewed and approved by the Board.
- c. The following conditions shall not supersede the Florida Department of Transportation plans approved and currently under construction for Collins Avenue from 5<sup>th</sup> Street to Lincoln Road.
- d. Street trees shall be required along Collins Avenue and Washington Avenue, placed with a minimum 36" clear space between the tree trunk and the back of curb, 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. Silva Cells in 7'x7' tree pits, with the City Standard black and white bound aggregate system and fertilization trench, irrigation, and two (2) up-lights per City standards, shall be required for all street and shade trees, 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 utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.
- g. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow prevention devices. Backflow prevention devices shall not be permitted within any required yard or any area fronting a street or sidewalk, unless otherwise permitted by the Land Development Regulations. The location of all backflow prevention devices, and how they are screened from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff. The fire department shall require a post-indicator valve (PIV) visible and accessible from the street.
- i. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all post-indicator valves (PIV), fire department connections (FDC) and all other related devices and fixtures, which shall be clearly indicated on the site and landscape plans, 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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- j. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - k. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
4. All building signage, with the exception of historic signage, shall be composed of flush mounted, non-plastic, individual letters and shall require a separate permit.
5. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.
6. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
7. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
8. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.
9. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:
- a. A traffic and neighborhood impact study shall be conducted as a means to measure a proposed development's impact on transportation and neighborhoods. The study shall address all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, and if required, shall be submitted prior to the issuance of a Building Permit. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code. The developer shall refer to the most recent City of Miami Beach's Traffic and Neighborhood Impact Methodology as issued by the Public Works Department.

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ARCHITECTURE + DESIGN



- b. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.
  - c. Mill/resurface asphalt in rear alley along property, if applicable.
  - d. Provide underground utility service connections and on-site transformer location, if necessary.
  - e. Provide back-flow prevention devices on all water services.
  - f. Provide on-site, self-contained storm water drainage for the proposed development.
  - g. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
  - h. Payment of City utility impact fees for water meters/services.
  - i. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
  - j. Right-of-way permit must be obtained from Public Works.
  - k. All right-of-way encroachments must be removed.
  - l. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
10. 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.
11. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
12. 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.
13. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

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14. 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 by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph E of the Findings of Fact (Condition Nos. 1-14 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, "The Haddon Hall & Campton Apartments – Renovation", as prepared by ADD Inc., dated December 16, 2013.

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 Final 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 Final Order, have been met.

The issuance of this 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.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, this Certificate of Appropriateness will expire and become null and void. 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), this Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-561 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 this Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 30<sup>th</sup> day of JANUARY, 2014

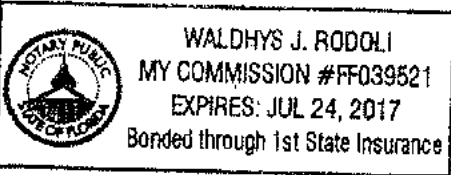
9M

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: Thomas R. Mooney  
THOMAS R. MOONEY, AICP  
DESIGN AND PRESERVATION MANAGER  
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of January, 2014, by Thomas R. Mooney, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Waldhys J. Rodoli  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: 7-24-17

Approved As To Form: JSK  
Legal Department: (1-30-2014)

Filed with the Clerk of the Historic Preservation Board on 1-30-2014 (JSK)  
F:\PLANN\SHPB\14\HPB\Jan14\7390-Jan2014.FO.docx

1500 COLLINS AVE

HPB ORDER - JANUARY  
14, 2014

Final Submission (February 03, 2016)  
Public Hearing (March 22, 2016)

1500 Collins Avenue  
MIAMI BEACH, FL 33139

9M

ADD Inc

One Biscayne Tower  
Suite 1670  
Two South Biscayne Blvd  
Miami, FL 33131  
T: 305.482.8700  
F: 305.482.8770  
www.addinc.com  
Lic#: AA26001507

Jonathan Cardello  
Lic#: AR93391

ARCHITECTURE + DESIGN



HISTORIC PRESERVATION BOARD  
City of Miami Beach, Florida

MEETING DATE: March 11, 2014

FILE NO: 7390

PROPERTY: 1500 Collins Avenue and 1455  
Washington Avenue

LEGAL: Parcel 1: Lots 1 and 2 of block  
76 of Fisher's First Subdivision of Alton Beach, according to the plat  
thereof recorded in plat book 2, at page 77 of the public records of Dade  
County, Florida, and also the following described land: that part of  
vacated Fifteenth Street formerly known as Avenue D.

Parcel 2: Commencing at the northwest corner of lot 5, block 76 of  
Fisher's First Subdivision of Alton Beach, as same is shown upon a  
recorded plat of said subdivision, recorded in plat book 2, at page 77, of  
the Public Records of Dade County, Florida: thence run east along the  
north line of said block 76, a distance of 100 feet to the point of beginning  
of the tract of land herein described.

Parcel 3: Lots 3, 4 and 5, in block 76, of Fisher's First Subdivision of Alton  
Beach, according to the plat thereof as recorded in plat book 2, at page  
77 of the public records of Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the partial  
demolition and renovation, restoration of the existing 3-story hotel,  
including a partial 1-story rooftop addition, the partial demolition and  
renovation of an existing 2-story non-contributing structure, including a 1-  
story rooftop addition and the partial demolition, renovation and  
restoration of the existing 2-story Campton Apartments, and as part of a  
new hotel development. (The application was approved on January 14,  
2014 with the exception of the design of the front yard of the Campton  
Apartments building and the design of the exterior corridors.)

SUPPLEMENTAL ORDER

The applicant, Haddon Hall Hotel Owner, LLC, filed an application with the City of Miami Beach  
Planning Department for a Certificate of Appropriateness.

CFN 2014R0222936  
OR BK 20055 Pgs 1764 - 17687 (5pgs)  
RECORDED 03/27/2014 14:24:59  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Page 2 of 5  
HPB File No. 7390  
Meeting Date: March 11, 2014

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 structure located on Parcel 1 is classified as 'Contributing' in the Miami Beach Historic  
Properties Database and is located within the Ocean Drive/Collins Avenue Local Historic  
District.
- B. The structure located on Parcel 2 is classified as 'Non Contributing' in the Miami Beach  
Historic Properties Database and is located within the Ocean Drive/Collins Avenue Local  
Historic District.
- C. The structure located on Parcel 3 classified as 'Contributing' in the Miami Beach Historic  
Properties Database and is located within the Flamingo Park Local Historic District.
- D. The subject Certificate of Appropriateness was approved by the Historic Preservation Board  
on January 14, 2014, with the exception of the design for Washington Avenue yard.
- E. 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 is consistent with the Certificate of Appropriateness  
Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate  
of Appropriateness Criteria 'b' in Section 118-564(a)(2) of the Miami Beach Code, is not  
consistent with Certificate of Appropriateness Criteria 'a', 'c', 'e' & 'h' in Section 118-  
564(a)(3) of the Miami Beach Code, and is consistent with Certificate of Appropriateness  
Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.
- F. The project would be 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 to and approved  
by staff; at a minimum, such drawings shall incorporate the following:
- a. Final design and details of the proposed front yard of the Campton Apartment  
Building shall be submitted, 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 paving proposed for the front yard of the Campton Apartment Building shall  
consist of a natural stone in a random ashlar pattern, or similar pattern more  
consistent with the front yard of the Haddon Hall Hotel, 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. The design for the central walkway within the Washington Avenue yard shall be  
further developed in a manner more consistent with the central walkway within the  
Collins Avenue yard, in a manner to be reviewed and approved by staff consistent

Page 3 of 5  
HPB File No. 7390  
Meeting Date: March 11, 2014

with the Certificate of Appropriateness Criteria and/or the directions from the  
Board.

- d. The design for the site wall and fence along Washington Avenue shall be further  
developed and simplified, 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 central entrance gate feature along Washington Avenue shall be further  
emphasized and setback from the sidewalk, 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. Final design, details, materials and finishes of the proposed site wall/fence located  
along Washington Avenue shall be submitted and the fence shall have a  
maximum height of 6'-0" with the exception of the central entrance arch which  
may be taller, 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. Final design and details of the proposed gates located along Washington Avenue  
shall be submitted, in a manner to be reviewed and approved by staff consistent  
with the Certificate of Appropriateness Criteria and/or the directions from the  
Board.
- h. A sample of the proposed recycled concrete/coquina material shall be provided  
and shall consist of a light, natural color, in a manner to be reviewed and  
approved by staff consistent with the Certificate of Appropriateness Criteria and/or  
the directions from the Board.
- i. A copy of all pages of the recorded Final Order shall be scanned into the plans  
submitted for building permit, and shall be located immediately after the front  
cover page of the permit plans.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in  
the State of Florida, and corresponding site plan, shall be submitted to and approved by  
staff. The species type, quantity, dimensions, spacing, location and overall height of all  
plant material shall be clearly delineated and subject to the review and approval of staff.  
At a minimum, such plan shall incorporate the following:
- a. Final design, details and species of the proposed landscaping for the Campton  
Apartment building front yard shall be submitted, in a manner to be reviewed and  
approved by staff consistent with the Certificate of Appropriateness Criteria and/or  
the directions from the Board.
3. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade  
County, prior to the issuance of a Building Permit.
4. The previous Final Order dated January 14, 2014 shall remain in full force and effect.

1500 COLLINS AVE

HPB SUPPLEMENTAL  
ORDER - MARCH 11,  
2014

Final Submission (February 03, 2016)  
Public Hearing (March 22, 2016)

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ARCHITECTURE + DESIGN



Page 4 of 5  
HPB File No. 7390  
Meeting Date: March 11, 2014

5. 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.
6. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
7. 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 by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-7 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, "The Haddon Hall & Campton Apartments - Renovation", as prepared by ADD Inc., dated February 18, 2014.

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 Final 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 Final Order, have been met.

The issuance of this 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.

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In accordance with Section 118-561 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 this Certificate of

Page 5 of 5  
HPB File No. 7390  
Meeting Date: March 11, 2014

Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

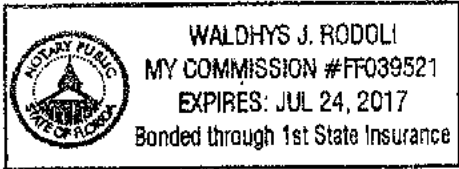
Dated this 14<sup>th</sup> day of March, 2014

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: Thomas R. Mooney  
THOMAS R. MOONEY, AICP  
ACTING PLANNING DIRECTOR  
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of March, 2014, by Thomas R. Mooney, Acting Planning Director, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Waldhys J. Rodoli  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: 7-24-17

Approved As To Form:  
City Attorney's Office: Sheen ( 3-13-14 )

Filed with the Clerk of the Historic Preservation Board on 3-14-14 ( WJR )

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JHU

JHU

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