

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: September 16, 2025

PROPERTY/FOLIO: 3425 Collins Avenue / 02-3226-001-1440

FILE NO: HPB25-0662 a.k.a. HPB 7490

APPLICANT: 3425 Collins, LLC

IN RE: An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition renovation and restoration of the existing 16-story hotel building, including the total demolition of the 1955 south addition, and the construction of a new 16-story detached ground level addition. Specifically, the applicant is requesting modifications to the design of the guardhouses and the detached residential addition.

LEGAL: Lots 1 through 8 inclusive, and the 16.00 foot Alley all in Block 21, AMENDED PLAT OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida.

CONSOLIDATED 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:

I. Certificate of Appropriateness

- A. The subject site is located within the Collins Waterfront 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 consistent with Sea Level Rise and Resiliency Review Criteria in Section 7.1.2.4(a)(1) of the Land Development Regulations.
 - 2. Is consistent with Certificate of Appropriateness Criteria in section 2.13.7(d)(ii)(1) of the Land Development Regulations.
 - 3. Is consistent with Certificate of Appropriateness Criteria in section 2.13.7(d)(ii)(2) of the Land Development Regulations.
- C. The project would remain consistent with the criteria and requirements of section 118-564 and 133-50(a) if the following conditions are met:

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1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. ~~The Board acknowledges and accepts the applicant's proffer of \$225,000 for use in connection with any upcoming resiliency project, water quality project or other similar purpose. The applicant shall transfer the proffered sum to the City prior to the issuance of a building permit for the new tower design.~~
 - b. Final details of all exterior surface finishes and materials of the new residential tower, including samples, 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.
 - c. Prior to the issuance of a building permit for the construction of the basement below the existing Versailles Hotel building, the structural engineer of record shall submit a letter to the Planning Department that includes a construction schedule identifying events that render the historic building most vulnerable during the excavation and demolition phases. The structural and/or shoring engineer of record, or a designee licensed as a structural engineer in the State of Florida, shall provide onsite supervision during these times. The engineer of record, or designee, shall notify the Planning Department no later than the next business day if there is an indication of structural failure during this phase of construction.
 - d. No more than two curb cuts shall be permitted along the Collins Avenue property line with the northern curb cut not to exceed 12'-0" in width and the southern curb cut not to exceed 24'-0" in width, 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 design of the eastern extension shall be consistent with the plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated December 14, 2020. The final details and materials of the new eastern extension of the Versailles building, inclusive of balconies and guardrails 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. The applicant shall explore more substantially designed column encasements. For the columns located on the balcony projections.
 - f. The design of the porte cochere shall be consistent with the plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated December 14, 2020. Final details and materials of the porte-cochere on the west side of the Versailles 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. All lighting and any required sprinkler systems shall be completely recessed into the structure.
 - g. The interior design of the Versailles Hotel lobby shall be consistent with the plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture

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- International, dated November 4, 2022, as amended by Exhibit A (which was entered into the record at the January 10, 2023 Historic Preservation Board meeting). Final details and materials of the lobby 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. The design of the rooftop addition shall be consistent with the plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated December 14, 2020. Final details and materials of the proposed rooftop addition 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. The rooftop addition shall have a maximum floor to ceiling height of 12'-0".
 - i. The loading space proposed to be located at the drop off area for the new residential tower along Collins Avenue shall not be permitted. All loading spaces required for the new residential tower shall be located internal to the structure.
 - j. Any kitchen equipment and venting systems associated with the ground level café shall be chased internally through to the roof.
 - k. The maximum FAR for the project site shall not exceed 3.0, except as may be permitted through available bonuses or incentives.
 - l. The facades of the existing building shall be fully restored to the greatest extent possible, with the exceptions noted on the 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.
 - m. The original historic "Versailles" signage located on the west elevation shall be recreated to the greatest extent possible, according to available 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.
 - n. Final design and details of the proposed entrance on the ground level of the north side of the Versailles building 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 original windows to the west of the proposed entrance shall be reintroduced to the greatest extent possible and the design of the north entrance shall be consistent with the plans presented at the January 12, 2021 meeting.
 - o. Final details of all exterior surface finishes and materials for the historic Versailles tower and the new residential tower, including samples, 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.
 - p. A museum quality historic analysis and display of the existing historic structure, inclusive of a photographic and written description of the history and evolution of

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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.

- q. 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, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- r. There shall be no TCO or CO issued for the new residential tower portion of the project until the exterior and public interior restoration, as approved by the Board, of the Contributing structure on the site is substantially complete. Staff will perform an inspection of the property to ensure substantial completeness of the approved restoration prior to the approval of any TCO or CO for the new residential tower.
- s. The applicant shall take every precaution to protect the adjacent structures during construction, consistent with applicable strategies outlined in the National Park Service Preservation Tech Notes Bulletin entitled *Temporary Protection, Number 3, Protecting a Historic Structure during Adjacent Construction*, dated July 2001.
- t. If the applicant proceeds with construction of additional basement area, the applicant shall implement comprehensive stormwater management and floodproofing systems in consultation with the Building and Public Works Departments. The systems shall incorporate the following:
 - i. The stormwater management system shall be designed in accordance with the 10/25-year storm event criteria, as determined by the Building Official.
 - ii. The stormwater management system shall include a combination of bio-swales and/or rain gardens, exfiltration trenches, and stormwater injection wells.
 - iii. A conventional cistern shall be provided to collect and store runoff from roof and deck drains and shall include an overflow system to divert runoff to the drainage wells.
 - iv. The existing and proposed basement area shall be dry floodproofed to BFE +1. The basement driveway entrance and exit shall be dry floodproofed to BFE +4.
 - v. Sump pumps shall be provided in the basement and shall have the capacity to remove accumulated water, as well as all vapor and seepage of water during a flooding event.
 - vi. All construction materials below BFE +1 shall be flood damage resistant.

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plant material shall be clearly delineated and subject to the review and approval by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. At a minimum, such plan shall incorporate the following:

- a. Street trees shall be required along 35th Street and Collins Avenue, if feasible, in a manner to be reviewed and approved by the Public Works Department
- b. 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.
- c. Any overhead utilities located in the adjacent public right-of-ways, shall be placed underground, if feasible, and subject to the review and approval of the Public Works Department.
- d. A view corridor shall be created by maintaining a minimum of 50% of the required rear yard setback open and unencumbered, apart from landscaping and decorative open picket fences, from the erosion control line to the rear setback line.
- e. All shrubs, hedges, low planting and ground cover, and any non-tree proposed to be located within the front yard of the property, shall not exceed 42" in height at maturity.
- f. The front yard landscaping plan shall be further developed in a more formal, less dense manner that preserves views to the Versailles Hotel.
- g. Final details of the proposed planting system for the guardhouses shall be provided.
- h. The project design shall minimize the potential for a project causing a heat island effect on site.
- i. Cool pavement materials or porous pavement materials shall be utilized.
- j. The use of Silva Cells or approved equal should be specified for canopy shade trees planted in areas where rooting space may be limited, inclusive of street trees.

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. The applicant filed an application with the Planning Department for the following variance(s):

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1. A variance to reduce by 5'-2" the required setback of 15'-0" from the side property line in order to construct a walkway with guardrails at 9'-10" from the north side property line on the Dune Preservation Overlay District. **(Variance request withdrawn by applicant)**
 2. A variance to reduce by 10'-9" the required setback of 15'-0" from the side property line in order to construct a walkway with guardrails at 4'-3" from the south side property line on the Dune Preservation Overlay District. **(Variance request withdrawn by applicant)**
 3. A variance to reduce by 5'-2" the required setback of 15'-0" from the side property line in order to construct a walkway with guardrails at 9'-10" from the north side property line on the Oceanfront Overlay District. **(Variance request withdrawn by applicant)**
 4. A variance to reduce by 10'-9" the required setback of 15'-0" from the side property line in order to construct a walkway with guardrails at 4'-3" from the south side property line on the Oceanfront Overlay District. **(Variance request withdrawn by applicant)**
 5. A variance to exceed the required number of one (1) dune crossing for a site with less than 300 linear feet of frontage in order to provide two (2) dune crossings in the Dune Preservation Overlay District.
 6. A variance to reduce by 10'-8" the required setback of 20'-0" from the front property line in order to construct a guardhouse structure at 9'-4" from the west property line.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

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;

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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.

- C. The Board hereby grants the requested variance(s) #5 and #6, and imposes the following condition 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.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

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

- A. This Final Order consolidates all conditions and requirements for Certificate of Appropriateness approval as same are contained herein, in the Orders dated November 14, 2014 (HPB 7490), March 8, 2016 (HPB 7490), June 9, 2020 (HPB20-0376), January 12, 2021 (HPB20-0389), February 9, 2021 (HPB20-0430), May 11, 2021 (HPB21-0451), May 11, 2021 (HPB20-0441), January 10, 2023 (HPB22-0548), and January 9, 2024 (HPB23-0600). Accordingly, this Order shall serve as the Final Order for the proposed project. In the event of a conflict between the provisions hereof and those of the previous Orders, the provisions hereof shall control.
- B. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- C. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- D. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints

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- to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, 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. 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.
 - F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 - G. 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.
 - H. 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.
 - I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
 - J. 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.
 - K. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
 - L. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.
 - M. The applicant agrees and shall be required to provide access to areas subject to this approval (not including private residences or hotel rooms) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.
 - N. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.

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- ~~O. The applicant shall comply with the electric vehicle parking requirements, pursuant to Sec. 130-39 of the City Code, as applicable.~~

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 plans entitled "Versailles" as prepared by Nichols Brosch Wurst Wolfe & Associates, Inc, dated September 22, 2014, plans entitled "Versailles" as prepared by Nichols Brosch Wurst Wolfe & Associates, Inc, dated January 25, 2016, plans entitled "Aman Resort at the Historic Versailles Hotel", as prepared by Revuelta architecture international, dated February 10, 2020, plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated December 14, 2020, plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated January 11, 2021, plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated January 4, 2021, plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated March 8, 2021 and plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated November 4, 2022 (as amended by Exhibit A, which was entered into the record at the January 10, 2023 Historic Preservation Board meeting), and plans entitled "Aman Hotel & Residences", as prepared by Revuelta Architecture International, dated September 16, 2025, as determined by staff. In the event of a conflict between the plans listed above, the plans associated with the most recent Historic Preservation Board approval shall control.

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.

