



200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.377.6231 office

305.377.6222 fax

[MLarkin@brzoninglaw.com](mailto:MLarkin@brzoninglaw.com)

## **VIA ELECTRONIC SUBMITTAL**

June 20, 2025

Deborah Tackett  
Historic Preservation & Architecture Officer  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

RE: **HPB25-0652** Certificate of Appropriateness for  
Design and New Construction at 6979 & 6985 Collins  
Avenue, Miami Beach

---

Dear Ms. Tackett:

This law firm represents BHK Crystal Beach LLC (the "Applicant") relating to the properties located at 6979 and 6985 Collins Avenue (collectively the "Property") in the City of Miami Beach (the "City"). Please consider this letter the Applicant's letter of intent in connection with a request to the Historic Preservation Board ("HPB") for Certificate of Appropriateness ("COA") for design.

Description of the Property. The Property consists of two (2) lots on the southeast corner of Collins Avenue of 71 Street, on the Atlantic Ocean, and is identified by Folio Nos. 02-3211-002-0710 and 02-3211-002-0700. The Property is approximately 48,278 square feet (1.108 acres) in size and is located within the RM-3 Residential Multifamily, High Intensity District ("RM-3") and the North Beach Resort Local Historic District ("District"). The Property contains a dated and non-descript four (4) story non-contributing structure dating to 1950 – the Crystal Beach Suites Hotel, as well as the three (3) story Normandy Plaza Hotel, a contributing structure to the District that is presently the subject of a Miami-Dade County Unsafe Structures Panel ("Panel") demolition order issued in June 2018. See Exhibit A, Panel Order. See

also Composite Figure 1, Miami-Dade Property Appraiser Aerial Excerpt. Adjacent to the south of the Property, directly abutting the Normandy Plaza Hotel, lies the fourteen (14) story Port Royale Condominium, constructed in 1968.



**Composite Figure 1, Normandy Plaza Hotel Site – 6979 Collins Avenue**



**Composite Figure 1, Crystal Beach Suites Hotel Site – 6985 Collins Avenue**

The Normandy Plaza Hotel, designed by one of the pre-eminent Art Deco architects L. Murray Dixon and constructed in 1936, has an unfortunate modern history. At some point in the building's life, the horizontal 2<sup>nd</sup> and 3<sup>rd</sup> floor concrete eyebrows on the front façade, integral to its Art Deco design, were removed. The Normandy Plaza Hotel received a 40/50-year recertification violation in 2007. In 2013, the structure was abandoned. On June 20, 2018, the Panel adjudicated the structure as unsafe, requiring the recertification process to be completed or for the structure to be demolished. On July 9, 2019, the City's administration provided an update to the HPB about the state of the Normandy Plaza Hotel. The HPB suggested, among other things, that a salvage plan to retain any significant architectural features on the exterior or in the lobby be required as a condition of any demolition permit. On July 31, 2019, the City Commission adopted Resolution No. 2019-30932 ("2019 Resolution"), authorizing a waiver of competitive bidding for a contractor to demolish the unsafe and neglected Normandy Plaza Hotel. See Exhibit B, 2019 Resolution.

North Beach Resort Local Historic District. As stated above, the Property is located within the North Beach Resort Local Historic District. The District represents the City's northward expansion from its initial locus of development in today's South Beach to the then-wilderness, beginning with scattered development in the years leading up to World War II and culminating with construction of resorts on the large empty oceanfront tracts in the post war era. The architectural design incorporated new technology like air conditioning and America's post-war car-centric society necessitated larger scale construction to accommodate the personal automobile. Futuristic and exotic building forms used architecture to entice visitors and compete for business in this new tourist market. See Exhibit C, Historic Resources Report.

With the exception of the Normandy Plaza Hotel, all other contributing structures in the District were constructed in the post-war era. The District was created by an ordinance adopted by the City Commission on March 17, 2004. Unfortunately, the construction of the Port Royale Condominium on its relatively narrow lot with minimal upper-level side setbacks over thirty (30) years prior resulted in the Normandy Plaza Hotel being overwhelmed and otherwise dwarfed by the discordant change in scale between the structures.

Request. The Applicant requests a COA for design for the Property pursuant to Section 2.13.7(a)(1) of the Miami Beach Resiliency Code ("City Code").

Demolition. As noted above, prior ownership of the Normandy Plaza Hotel did not live up to its expectations to keep the structure safe and functional. The structure has

become unsafe and has been abandoned for over a decade. The Applicant is utilizing the Resiliency and Safe Structures Act (Sec. 553.8991, Fla. Stat.) to demolish both the Normandy Plaza Hotel and the Crystal Beach Suites Hotel administratively. However, the Applicant wishes to abide by the suggestions of the HPB evidenced in the 2019 Resolution and offers the following:

1. An architectural salvage plan for significant portions of the facade, as suggested by the HPB, will be carefully removed and offered to either a university, museum, or other civic group; and
2. The Applicant will support a university, museum, or other appropriate learning institution having the opportunity to laser scan and document the exterior façade.

Proposed Project. The Applicant proposes to construct a tasteful 37-unit residential building with ground floor retail (the "Project") at the Property. The Project's massing, materials, and form are responsive to the context of the neighborhood and compatible with the surrounding area and the District. The new structure does not exceed the height permitted under the Resiliency Code. Additionally, while the RM-3 zoning district permits 150 units per acre or 166 units total given the Property's size, the Applicant is proposing to construct less than twenty-five percent (25%) of its available density. Notably, the Project proposes greater than required tower setbacks from Collins Avenue, the oceanfront, and its southern lot line.

To attempt to salvage the legacy of the Normandy Plaza Hotel and evoke its past, the Project has thoughtfully incorporated elements at the southern end of the Collins Avenue façade designed to pay homage to the structure and create visual interest along the corridor. Without attempting a recreation or facsimile of the former structure, the design will visually tell the story of the Normandy Plaza Hotel to passersby through these design elements.

Compliance with Certificate of Appropriateness Criteria. The Project satisfies the applicable criteria for design and new construction in a local historic district. The design, scale, and massing of the Project complies with the North Beach Resort Historic District and remains sensitive to and compatible with the surrounding area, which contains similarly massed and designed structure. Examination of architectural drawings for consistency with the certificate of appropriateness criteria includes aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The Project provides a beautiful new residential

building with excellent street front retail activation that appropriately relates to the prior structure and the neighborhood.

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

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

A recycling and salvage plan will be provided at permitting. The Applicant is committed to architectural salvage as described above.

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

New windows will be hurricane proof impact windows.

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

The Applicant will provide, where feasible, passive cooling systems.

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

All landscaping will be Florida friendly and 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.**

The Applicant will proactively address sea level rise projections. The proposed Project will be constructed at Base Flood Elevation ("BFE") and two (2) feet of Freeboard, at ten (10) feet NGVD. This is considerably more appropriate than the existing finished floor elevation of the structures at the Property at four (4) to five (5) feet. Some retail is proposed at 8.5 feet NGVD, still above BFE.

**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.**

Except for the ground floor retail to ensure pedestrian compatibility, the first floor is raised nearly four (4) feet above the adjacent grade, ensuring that the Project is ready for any future right-of-way elevation.

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

All 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.**

Future development of the Property will be entirely new construction located two (2) feet above base flood elevation at ten (10) feet NGVD.

**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.**

No habitable space will be located below base flood elevation.

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

Where feasible, water retention systems will be provided.

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

Cool pavement or porous pavement materials will be utilized where any new pavement is proposed.

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

Redevelopment of the Property will strategically minimize the potential for heat island effects on site. The Project incorporates passive design strategies, such as shading devices to minimize the energy usage.

Conclusion. Granting this Certificate of Appropriateness for design will allow the redevelopment of a beautifully designed, residential project that will add positively to the surrounding neighborhood. The Project is sensitive to the unique aesthetic character of the area and respectful to the former Normandy Plaza Hotel and the North Beach Resort Historic District. Additionally, the Project addresses the sea level rise and resiliency criteria in this area, though the area is at a lower risk of flooding. Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application.

Sincerely,

A handwritten signature in blue ink, consisting of a single, fluid, wavy line that starts with a small loop on the left and ends with a small flourish on the right.

Michael Larkin

cc: Daniel S. Goldberg, Esq.



Delivering Excellence Every Day

CFN: 20180465544 BOOK 31084 PAGE 507  
DATE:08/01/2018 02:12:27 PM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Department of Regulatory and Economic Resources  
Herbert Saffir Permitting & Inspection Center  
11805 SW 26<sup>th</sup> Street (Coral Way)  
Miami, Florida 33175

**UNSAFE STRUCTURES BOARD**  
(786) 315-2573 FAX (786) 315-2570

Clerk of Courts Use

Date Transmitted: June 27<sup>th</sup>, 2018

**NOTICE OF BOARD DECISION  
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

**PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY**

Vilarino Property Group Inc.  
c/o Irina Vilarino  
6015 Garfield Street  
Hollywood, FL 33024

Re: 6979 Collins Avenue

Legal Description: 11 53 42, Normandy Beach South, Lot 3 BLK 10 PB 21-54, & Port Lying East & Adjacent, West of Erosion Line Per, PB 105-62, Lot Size 50.000 X 283, Miami Beach, Florida.

Master Case No.: US2018-02619

Board action on (A) 4-Story Multifamily/Hotel Building 63 Units, CBS Walls, Concrete Columns and Slab located at the above address is as follows:

At its meeting of June 20<sup>th</sup>, 2018, the Unsafe Structures Board ruled that:

A 40 year Recertification Report in the format required by the City of Miami Beach, Building Department prepared by a Florida registered professional engineer or architect must be submitted to the Building Department within ninety (90) days from today's date certifying each building or structure(s) is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building official as a prerequisite for the 40 year recertification of the structure (A) shall be subject to the following:

An application for building and/or electrical permit must be submitted to the municipality. The application for permit must include, as part of the permit documents copies of engineer's or architect's 40 year recertification report. The permit must be obtained within one hundred twenty (120) days from today's date and the required repairs must be completed inclusive of all final inspection approval on the permit within one hundred eighty (180) days from today's date. Upon completion of all required repairs, a revised engineer's or architect's 40-year recertification report shall be submitted to the City of Miami Beach, Building Department indicating that the structure(s), as repaired, can be recertified. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.

Except as otherwise specified above, the timeframes to comply will commence from the date of the hearing at which the Unsafe Structure Board issue this Order. Also, please note that all timeframes mentioned are in calendar days.

The Property Owner also agrees to allow staff of the City of Miami Beach access to their property for the purpose of performing compliance inspections while this case remains active.

Clerk of Courts Use

In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Board. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Board. The written request for extension must be received by the Secretary of the Board prior to the deadline specified in the order. For example, in the event the Board Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure, the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Board grant more than one extension of time for each initial order.


To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Board that the structure that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Board will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Board also ruled through this Board decision that, if compliance is not obtained within the time stipulated above then, the Building Official is further instructed to proceed as provided in Chapter 8, Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Board regarding this case. This document may be recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers that a decision has been rendered by the Unsafe Structures Board on the above referenced property.

Repair or demolition permits, for property located at the above address must be obtained from the City of Miami Beach, Building Department, 1700 Convention Center Drive, Miami Beach, Florida 33139, (305) 673-7610, Ext. 6045. Please call this Department before coming in for a permit or for further information on this matter.

The Unsafe Structures Board is Quasi-Judicial; the decision and specified compliance date is final and binding. Any person aggrieved by a decision of the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Chapter 8, Section 8-5 (o) of the Code of Miami-Dade County.

Respectfully,

  
Secretary of the Board  
Unsafe Structures Board

This instrument was prepared by  
Latisha Byrd  
Miami-Dade County  
Department of Regulatory and Economic Resources  
Board Administration Section  
11805 SW 26<sup>th</sup> Street (Coral Way), 2<sup>nd</sup> Floor  
Miami, FL 33175

LB

cc: **Known Interested Parties:** Irina Vilarino, 6979 Collins Avenue, Miami Beach, FL 33141; Vilarino Property Group, Inc. c/o Irina Vilarino, 6015 Garfield Street, Hollywood, FL 33024; Vilarino Property Group, Inc., 6979 Collins Avenue, Miami Beach, FL 33141; Irving J. Gonzalez, 6015 Garfield Street, Hollywood, FL 33024; Antonio Vilarino, 6015 Garfield Street, Hollywood, FL 33024; Nilda E. Vilarino, 6015 Garfield Street, Hollywood, FL 33024; Miriam M. Vilarino, 6015 Garfield Street, Hollywood, FL 33024; Yilma V. Vilarino, 6015 Garfield Street, Hollywood, FL 33024; City of Miami Beach, Unsafe Structures Section, Building Department, 1700 Convention Center, Miami Beach, Florida 33139, Attn: Ana Salgueiro, P.E., Building Official.

Seal

**RESOLUTION NO. 2019-30932**

**A RESOLUTION OF MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE WRITTEN RECOMMENDATION OF THE CITY MANAGER TO WAIVE, BY 5/7TH VOTE, THE FORMAL COMPETITIVE BIDDING REQUIREMENT, FINDING SUCH WAIVER TO BE IN THE CITY'S BEST INTEREST, AND AUTHORIZING AND APPROVING THE CITY MANAGER TO EXECUTE A CONTRACTOR SERVICE ORDER WITH CAMINO REAL GROUP, INC., D.B.A. ALPHA WRECKING GROUP, FOR THE DEMOLITION OF 6979 COLLINS AVENUE, MIAMI BEACH, FL 33141, IN AN AMOUNT NOT TO EXCEED \$476,685.00, WHICH INCLUDES A 10% CONTINGENCY.**

**WHEREAS**, the property located at 6979 Collins Avenue, Miami Beach, FL 33141 ("Property"), formally known as the Normandy Plaza Hotel, is owned by Vilarino Property Group Inc. ("Owner"), and has been abandoned since 2013; and

**WHEREAS**, in 2007 the Property received its first notification of its 40-year recertification requirement; and

**WHEREAS**, for several years the owners sought requests for extension through the City's Special Master, which extensions had been approved; however, there has been no compliance with the Special Master's orders, and the owner has taken no action to comply with the 40-year recertification requirement; and

**WHEREAS**, the Property was taken to the Miami-Dade County Unsafe Structures Board for hearing on June 20, 2018, and on June 27, 2018 the board issued its Order requiring that a 40-year Recertification Report be submitted by the Owner within ninety (90) days from June 20<sup>th</sup>, 2018; and

**WHEREAS**, the Owner did not comply with the June 27, 2019 Miami-Dade County Unsafe Structures Order, and therefore the City of Miami Beach Building Department is proceeding with the County's orders of demolition; and

**WHEREAS**, on June 6, 2018, the City Commission adopted Resolution No. 2018-30620 authorizing the Administration to enter into negotiations with all proposers for demolition services: The BG Group LLC, Cross Environmental Services, Inc., Chin Diesel, Inc., Camino Real Group Inc. Dba Alpha Wrecking, Paragon Construction Unlimited, Miami Wrecking, and Thunder Demolition, Inc., and further authorized the Mayor and City Clerk to execute agreements with each of the foregoing proposers upon conclusion of successful negotiations by the Administration; and

**WHEREAS**, the awarded contractors were placed in a pre-qualified pool for as-needed services where the City could issue request for quotes when the need arises that would result in a service order being issued to the responsive, responsible contractor offering the lowest quote for a specific project; and

**WHEREAS**, on April 1, 2019 the Building Department reached out to each of the contractors in the pool to request a quote for the demolition of the Property located at 6979 Collins Avenue, Miami Beach, FL 33141; and

**WHEREAS**, the following two (2) quotes were received in response to the request for quotes issued pursuant to the contract: Camino Real Group, Inc., D.B.A. Alpha Wrecking Group in the amount of \$433,350; and Thunder Demolition, Inc. in the amount of \$595,000; and

**WHEREAS**, in accordance with Florida Statute Section 255.20, demolition projects with an estimated value greater than \$300,000 require competitive bidding, and therefore, the issuance of this service order for the demolition of the Property requires a waiver of the formal competitive bidding requirement; and

**WHEREAS**, the Administration and City Manager recommends the City waive, by 5/7ths vote, the formal competitive bidding requirement, and authorize the City Manager to execute a contractor service order with Camino Real Group, Inc., D.B.A. Alpha Wrecking Group the responsive, responsible contractor offering the lowest quote, for the demolition of 6979 Collins Avenue, Miami Beach, FL 33141 in an amount not to exceed \$476,685.00, which includes a 10% contingency, finding such waiver to be in the best interest of the City; and

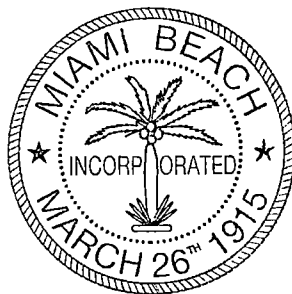
**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby accept the written recommendation of the City Manager to waive, by 5/7th vote, the formal competitive bidding requirement, finding such waiver to be in the City's best interest, and authorize and approve the City Manager to execute a contractor service order with Camino Real Group, Inc., D.B.A. Alpha Wrecking Group, for the demolition of 6979 Collins Avenue, Miami Beach, FL 33141 in an amount not to exceed \$476,685.00, which includes a 10% contingency.

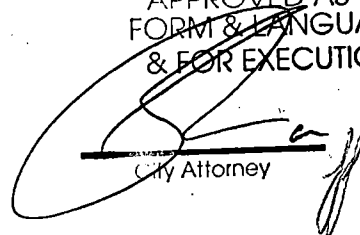
**PASSED AND ADOPTED** this 31 day of July 2019.

  
\_\_\_\_\_  
Dan Gelber, Mayor

**ATTEST:**

  
Aug 12, 2019  
\_\_\_\_\_  
Rafael E. Granado, City Clerk



APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION  
  
\_\_\_\_\_  
City Attorney  
7/29/19  
Date

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Jimmy L. Morales, City Manager  
DATE: July 31, 2019

SUBJECT: A RESOLUTION OF MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE WRITTEN RECOMMENDATION OF THE CITY MANAGER AND WAIVING, BY 5/7TH VOTE, THE FORMAL COMPETITIVE BIDDING REQUIREMENT, FINDING SUCH WAIVER TO BE IN THE CITY'S BEST INTEREST, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACTOR SERVICE ORDER WITH CAMINO REAL GROUP, INC., D.B.A. ALPHA WRECKING GROUP, FOR THE DEMOLITION OF 6979 COLLINS AVENUE, MIAMI BEACH, FL 33141, IN AN AMOUNT NOT TO EXCEED \$476,685.00, WHICH INCLUDES A 10% CONTINGENCY.

---

### **RECOMMENDATION**

It is the recommendation of the Administration that the Mayor and City Commission of the City of Miami Beach, Florida, accepting the written recommendation of the City Manager and waiving, by 5/7th vote, the formal competitive bidding requirement, finding such waiver to be in the City's best interest, and authorizing the City Manager to execute a contractor service order with Camino Real Group, Inc., D.B.A. Alpha Wrecking Group, for the demolition of 6979 Collins Avenue, Miami Beach, FL 33141 in an amount not to exceed \$476,685.00, which includes a 10% contingency.

### **ANALYSIS**

On June 6, the City Commission approved to issue the Request for Qualifications (RFQ) No. 2017-183-KB, for Citywide Demolition Services on an as-needed basis. RFQ responses were due and received on August 30, 2018. The City received proposals from seven (7) firms. On October 18, 2018 the City Manager appointed the Evaluation Committee via LTC # 563-2018, and they convened on November 6, 2018 to consider the proposals received.

On June 6, 2018 the City Commission adopted resolution No. 2018-30620 authorizing the Administration to enter into negotiations with all proposers: The BG Group LLC, Cross Environmental Services, Inc., Chin Diesel, Inc., Camino Real Group Inc. DbA Alpha Wrecking, Paragon Construction Unlimited, Miami Wrecking, as the sixth ranked proposer, Thunder Demolition; and further authorized the Mayor and City Clerk to execute agreements with each of the foregoing proposers upon conclusion of successful negotiations by the Administration.

The awarded contractors were placed in a pre-qualified pool for as-needed services so the City could issue request for quotes when the need arises. A service order will be issued to the responsive, responsible contractor offering the lowest quote for a specific project.

On April 1, 2019 the Building Department reached out to the seven (7) contractors in the pool to request a quote for the demolition of a property located at 6979 Collins Avenue, Miami Beach, FL 33141, that is pending demolition pursuant to an order of the Unsafe Structures Board. The following two (2) quotes were received in response to the request for quotes issued pursuant to the contract:

- |                                                         |              |
|---------------------------------------------------------|--------------|
| 1. Camino Real Group, Inc., D.B.A. Alpha Wrecking Group | \$433,350.00 |
| 2. Thunder Demolition, Inc.                             | \$595,000.00 |

However, according to Florida State Statute Section 255.20, demolition projects with an estimated value greater than \$300,000 may not be awarded pursuant to any contract resulting from this RFQ. Therefore, this item seeks approval to waive, by 5/7th vote, the formal competitive bidding requirement, finding such waiver to be in the city's best interest, and authorize the City Manager to execute a contractor service order with Camino Real Group, Inc., D.B.A. Alpha Wrecking Group the responsive, responsible contractor offering the lowest quote, for the demolition of 6979 Collins Avenue, Miami Beach, FL 33141 in an amount not to exceed \$476,685.00, which includes a 10% contingency.

The property located at 6979 Collins Avenue, Miami Beach, FL 33141 formally known as the Normandy Plaza Hotel with owners listed as Vilarino property Group Inc., has been abandoned since 2013. In 2007 the property received first notification of its 40-year recertification requirement. For several years the owners sought request for extensions through the Special Masters which were approved. Ultimately there has no compliance and no action has been taken to comply with the 40-year recertification and the building is boarded up. The case was taken to the Miami -Dade County Unsafe Structures Board for hearing on June 20, 2018. On June 27, 2018 the board decision was transmitted requiring that a 40-year Recertification Report be submitted within ninety (90) days from the June 20<sup>th</sup>, 2018 hearing date. This requirement was not satisfied, and therefore the City of Miami Beach Building Department is proceeding with the County's orders of demolition. Notice of board decision is attached. Attached please also find an LTC that provided the Commission more additional details.

On July 23, 2019 our Building Official, Ana Salgueiro was contacted by an architect and structural engineer that were hired by the owners of the property to prepare drawings for permit that would take care of deficiencies in the project. On behalf of the owner, they requested that the demolition order be stopped and allow them to make all the necessary repairs to remove all violations and put the building back in operation. A meeting with stakeholders is being coordinated.

#### **FINANCIAL INFORMATION**

\$433,350 plus a 10% contingency, for an amount not to exceed \$476,685 to be funded from the Building Department fund. A lien is placed on the property for reimbursement.

**Amount 1** \$476,685      **Account 1** 011-1510-000340-21-401-501-00-00-00-

#### **Legislative Tracking**

Building

**ATTACHMENTS:**

**Description**

- ▢ 6979 Collins Avenue-USB Notice of Board Decision
- ▢ LTC



Delivering Excellence Every Day

Department of Regulatory and Economic Resources  
Herbert Saffir Permitting & Inspection Center  
11805 SW 26<sup>th</sup> Street (Coral Way)  
Miami, Florida 33175

**UNSAFE STRUCTURES BOARD**  
(786) 315-2573 FAX (786) 315-2570

Date Transmitted: June 27<sup>th</sup>, 2018

Clerk of Courts Use

**NOTICE OF BOARD DECISION  
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

**PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY**

Vilarino Property Group Inc.  
c/o Irina Vilarino  
6015 Garfield Street  
Hollywood, FL 33024

**Re: 6979 Collins Avenue**

**Legal Description: 11 53 42, Normandy Beach South, Lot 3 BLK 10 PB 21-54, & Port Lving East & Adjacent, West of Erosion Line Per, PB 105-62, Lot Size 50.000 X 283, Miami Beach, Florida.**

Master Case No.: US2018-02619

Board action on (A) 4-Story Multifamily/Hotel Building 63 Units, CBS Walls, Concrete Columns and Slab located at the above address is as follows:

At its meeting of June 20<sup>th</sup>, 2018, the Unsafe Structures Board ruled that:

**A 40 year Recertification Report in the format required by the City of Miami Beach, Building Department prepared by a Florida registered professional engineer or architect must be submitted to the Building Department within ninety (90) days from today's date certifying each building or structure(s) is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building official as a prerequisite for the 40 year recertification of the structure (A) shall be subject to the following:**

**An application for building and/or electrical permit must be submitted to the municipality. The application for permit must include, as part of the permit documents copies of engineer's or architect's 40 year recertification report. The permit must be obtained within one hundred twenty (120) days from today's date and the required repairs must be completed inclusive of all final inspection approval on the permit within one hundred eighty (180) days from today's date. Upon completion of all required repairs, a revised engineer's or architect's 40-year recertification report shall be submitted to the City of Miami Beach, Building Department indicating that the structure(s), as repaired, can be recertified. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.**

**Except as otherwise specified above, the timeframes to comply will commence from the date of the hearing at which the Unsafe Structure Board issue this Order. Also, please note that all timeframes mentioned are in calendar days.**

**The Property Owner also agrees to allow staff of the City of Miami Beach access to their property for the purpose of performing compliance inspections while this case remains active.**

June 27<sup>th</sup>, 2018  
Vilarino Property Group Inc.  
Case No.: US2018-02619  
Re: 6979 Collins Avenue

Clerk of Courts Use

In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Board. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Board. The written request for extension must be received by the Secretary of the Board prior to the deadline specified in the order. For example, in the event the Board Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure, the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Board grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Board that the structure that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Board will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Board also ruled through this Board decision that, if compliance is not obtained within the time stipulated above then, the Building Official is further instructed to proceed as provided in Chapter 8, Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Board regarding this case. **This document may be recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers that a decision has been rendered by the Unsafe Structures Board on the above referenced property.**

Repair or demolition permits, for property located at the above address must be obtained from the **City of Miami Beach, Building Department, 1700 Convention Center Drive, Miami Beach, Florida 33139, (305) 673-7610, Ext. 6045. Please call this Department before coming in for a permit or for further information on this matter.**

The Unsafe Structures Board is Quasi-Judicial; the decision and specified compliance date is final and binding. Any person aggrieved by a decision of the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Chapter 8, Section 8-5 (o) of the Code of Miami-Dade County.

Respectfully,

  
Secretary of the Board  
Unsafe Structures Board

This instrument was prepared by  
Latisha Byrd  
Miami-Dade County  
Department of Regulatory and Economic Resources  
Board Administration Section  
11805 SW 26<sup>th</sup> Street (Coral Way), 2<sup>nd</sup> Floor  
Miami, FL 33175

LB

cc: **Known Interested Parties:** Irina Vilarino, 6979 Collins Avenue, Miami Beach, FL 33141; Vilarino Property Group, Inc. c/o Irina Vilarino, 6015 Garfield Street, Hollywood, FL 33024; Vilarino Property Group, Inc., 6979 Collins Avenue, Miami Beach, FL 33141; Irving J. Gonzalez, 6015 Garfield Street, Hollywood, FL 33024; Antonio Vilarino, 6015 Garfield Street, Hollywood, FL 33024; Nilda E. Vilarino, 6015 Garfield Street, Hollywood, FL 33024; Miriam M. Vilarino, 6015 Garfield Street, Hollywood, FL 33024; Vilma V. Vilarino, 6015 Garfield Street, Hollywood, FL 33024; City of Miami Beach, Unsafe Structures Section, Building Department, 1700 Convention Center, Miami Beach, Florida 33139, Atty. Ana Salgueiro, P.E., Building Official.

Seal

# MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC# **420-2019**

LETTER TO COMMISSION

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: July 24, 2019



SUBJECT: **6979 Collins Avenue - Unsafe Structures Board Order**

This is an update regarding the property located at 6979 Collins Avenue, which has been abandoned since 2013, and an agenda item on your July 31, 2019 City Commission agenda.

Records indicate that on October 30, 2006 the property received its first notice of required recertification for a 40 year old building. Under Section 8-11(f) of the Miami-Dade County Code, the owner of a building that has been in existence for forty (40) years or longer is required to have the building inspected for the purpose of determining the general structural condition of the building, as well as the condition of its electrical systems. In accordance with Section 8-11(f), a written recertification report, prepared by a Florida registered professional engineer or architect, must be submitted to the Building Official having jurisdiction, certifying that the building or structure is structurally and electrically safe for the specified use and for continued occupancy. Property owners have 90 days to comply with this requirement.

Our records indicate that on March 9, 2007 a violation was issued to the subject property for failure to comply with the required 40 year recertification of the building. On May 3, 2007 the case was referred to Special Master. Records also indicate that between 2007 and 2013, the owners of the subject building requested multiple extensions for compliance, which were approved by the Special Master. Notwithstanding these extensions, no action was taken by the property owner to comply with the 40-year recertification requirements, and the building has been abandoned and boarded up since 2013.

In light of this non-compliance with the 40 year recertification requirements, a case was taken to the Miami-Dade County Unsafe Structures Board (USB), which is standard protocol for issues of non-compliance. The USB held a hearing on June 20, 2018 and issued the following decision:

1. A 40 year Recertification Report be submitted within 90 days from the June 20<sup>th</sup>, 2018 hearing date; and
2. A permit must be obtained within 120 days from the June 20<sup>th</sup>, 2018 hearing date; and
3. The required repairs must be completed, inclusive of all final inspection approvals on the permit, within 180 days from the June 20<sup>th</sup>, 2018 hearing date; and
4. If any of the above conditions are not complied with, the subject structure shall be demolished by the enforcing municipality as soon as possible.

The board also ruled that the property owner shall allow staff of the City of Miami Beach access to the property for the purpose of performing compliance inspections while the case remains active. To date, none of these requirements have been met.

The existing building located at 6979 Collins Avenue is classified as a contributing building within

the North Beach Resort Local Historic District, designated on March 17, 2004 (Ord 2004-3438). Originally constructed as the Normandy Plaza Hotel in 1936, the building was designed by L. Murray Dixon in the Art Deco style of architecture. An historic photograph of the structure, as well as the current condition are on the following page.

An update was provided by staff at the July 9, 2019, the Historic Preservation Board (HPB). HPB discussed the USB order for demolition and issued the following recommendations:

- A request that the City's Building Official delay the demolition of the structure until after the September 9, 2019 meeting, if possible.
- If necessary, the City should explore the introduction of fencing the site in order to prevent further damage of the structure.
- A salvage plan for the retention of any significant architectural features on the exterior of the building or within the lobby should be required as part of any demolition permit issued.

Subsequent to the HPB discussion on July 9, 2019, Board member Rick Lopez who is a faculty member of the University of Miami School of Architecture reached out to the Administration and offered to perform a three dimensional laser scan of the existing building in conjunction with the University of Miami Department of Computational Science in order to accurately document the building prior to any possible demolition. The Administration is currently working with Mr. Lopez to secure the proper right-of-way permits for the use of the survey equipment within the right-of-way.

Pursuant to Section 118-503(b)(2) of the Land Development Regulations of the Miami Beach City Code, in the event an Emergency Demolition Order is issued, such demolition order requires that the property owner file an application for an "after-the-fact" Certificate of Appropriateness for Demolition to the Historic Preservation Board within fifteen (15) days of the issuance of an Emergency Demolition Order. The Historic Preservation Board shall review the demolition and determine whether and how the demolished building shall be replaced. In the event an "after-the-fact" application for a Certificate of Appropriateness for Demolition is not filed within fifteen (15) days of the issuance of the Emergency Demolition Order, the City may initiate enforcement proceedings as provided in section 114-8 of the City Code or by enforcement procedures as set forth in the Charter and penalties as provided in section 1-14 of the City Code.

On July 23, 2019 our Building Official, Ana Salgueiro was contacted by an architect and structural engineer that were hired by the owners of the property to prepare drawings for permit that would take care of deficiencies in the project. On behalf of the owner, they requested that the demolition order be stopped and allow them to make all the necessary repairs to remove all violations and put the building back in operation. A meeting with stakeholders is being coordinated.

Your July 31, 2019 City Commission agenda contains an item waiving, by 5/7th vote, the formal competitive bidding requirement, finding such waiver to be in the City's best interest, and authorizing me to execute a contractor service order with Camino Real Group, Inc., D.B.A. Alpha Wrecking Group, for the demolition of 6979 Collins Avenue, Miami Beach, FL 33141 in an amount not to exceed \$476,685.00, which includes a 10% contingency. The city currently does not have a contract for demolition services. The contract will only be utilized to follow through on the Unsafe Structures Board order if needed, if in fact owners do not follow through with their interests

LTC – 6979 Collins Avenue

Date: July 24, 2019

Page: 3 of 3

expressed on July 23.

We will keep the Commission apprised of any additional developments.



JLM/SMT/TRM/DJT/AMS/ND

C: Rafael Granado, City Clerk

F:\PLAN\SALLICM\_RESP\2019\LTC - 6979 Collins Av - demolition order and HPB recommendation.ltc.docx





POSTCARD CIRCA 1940

## HISTORIC RESOURCES REPORT

FOR THE

NORMANDY PLAZA HOTEL

6979 COLLINS AVENUE

MIAMI BEACH, FLORIDA 33141

FOR

SETH GOLDMAN, REGIONAL MANAGER

KOLTER URBAN LLC

105 N.E. 1st STREET

DELRAY BEACH, FL33444

BY

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

FOR THE

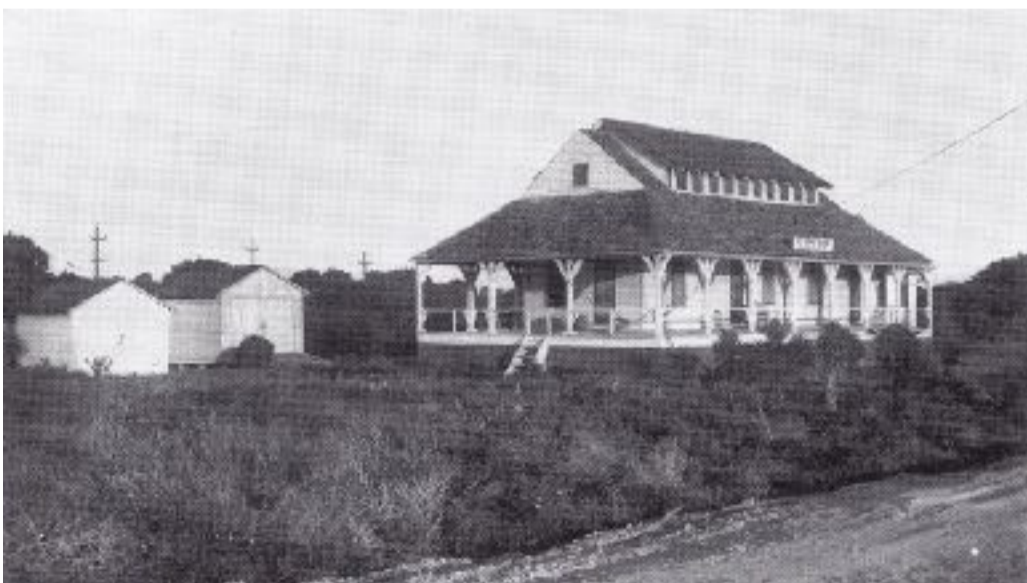
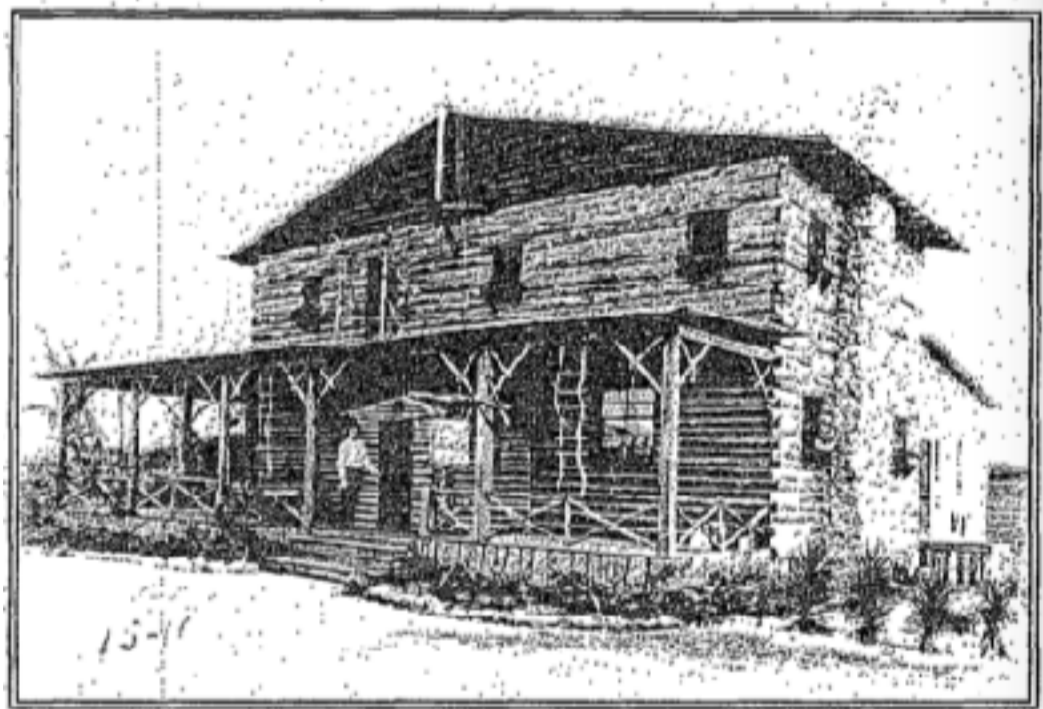
CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

MARCH 3, 2025



PHOTOGRAPH CIRCA 1940's of NORMANDY PLAZA HOTEL courtesy MIAMI DADE PROPERTY APPRAISER FILES

TABLE of CONTENTS	2
NEIGHBORHOOD CONTEXT	3
6979 COLLINS AVENUE	7
INTERIOR LOBBY	16
2016 + EXISTING EXTERIOR PHOTOGRAPHS	20
LAWRENCE MURRAY DIXON ARCHITECT	27
HISTORIC DRAWINGS	29
HISTORIC BUILDING CARD	33
BIBLIOGRAPHY	39



TOP PHOTO: COLLINS AVENUE LOOKING NORTH FROM 44 STREET, 1935

MIDDLE PHOTO: JUNGLE INN CIRCA 1920'S

LOWER PHOTO: DEAUVILLE HOTEL AND NORTH BAEACH CIRCA 1925

## NEIGHBORHOOD CONTEXT

In 1882 New Jersey investors Ezra Osborn, Elnathan Field and Henry Lum purchased approximately 60 miles of oceanfront land from Key Biscayne to Jupiter, Florida. A mobile work crew planted this land with over 300,000 coconuts imported from the Caribbean. (2)

It is widely believed that the first formal structure erected on the barrier island now known as Miami Beach was the Biscayne House of Refuge. It was one of five stations constructed by the United States Lifesaving Service (the precursor to the Coast Guard) along Florida's southeast coast in 1876 through an executive order issued by President Ulysses S. Grant the previous year. (9)

Nearly 40 years later Frank Osborn developed the Heights Subdivision in 1919; (A portion of this subdivision is included within the historic district.) This 671-foot-wide tract' extended from the Atlantic Ocean to Indian Creek and was centered at present-day 69th Street. (3)

Henri Levy (1883-1938) was a Jewish immigrant from France who created a successful chain of movie theaters in Cincinnati. He moved his family to Miami Beach in 1922. Levy filed the Normandy Beach South Subdivision in 1925...It lay between Osborn's Atlantic Heights Subdivision at 69th Street and the Government. Tract north of 72nd Street. (4)

In 1924 Carl Fisher filed for the Second Ocean Front Subdivision. It extended from 5650 Collins Avenue up to Osborn's Atlantic Heights Subdivision at 69th Street. (5)

One of the most notorious places in the City during the early 1920's was located at...69th Street and Abbott Avenue. The Jungle Inn was a reputed speakeasy and gambling joint (see Figure 6). The two-story log structure's remote location in the wilderness outside the then city limits made it difficult for Dade County to enforce Prohibition. (10)

One of the first major hotels constructed in this area was the original five story Deauville Casino and Hotel built in 1925 and located at 6701 Collins Avenue. This hotel reputedly had the largest swimming pool in Florida being 165 feet long and 100 feet wide. However when built the hotel was still surrounded by swamplands.(11)

In addition to these hotels, there were colonies of beachfront bungalows built in the proposed historic district prior to World War II. (13)



It was not until after World War II that this area began to come into its heyday. (14) In the north end of Miami Beach during the 1940s, there were still large tracts of oceanfront land that remained undeveloped.

After a hiatus in construction due to World War II, the Post War Modern style picked up where Art Deco left off with the added influences of a booming post war economy, new technologies such as air conditioning, the prevalence of the redesigned automobile, and a feeling of national optimism. (16)

Following World War II, there were large tracts of land in this area of North Beach that still remained undeveloped; they were the perfect sites for new, glamorous resort hotels that were now in popular demand... Other new technologies (such as air conditioning, advanced structural systems, highly developed glass and glass framing components, and the increasingly sophisticated use of aluminum as a building material) gave rise to a new type of architecture, known today as Post War Modern or more recently dubbed locally Miami Modern ("MiMo"). (1)

On January 14, 2004 the City of Miami Beach Commission set the boundaries of the as it designated the North Beach Resort Historic District.



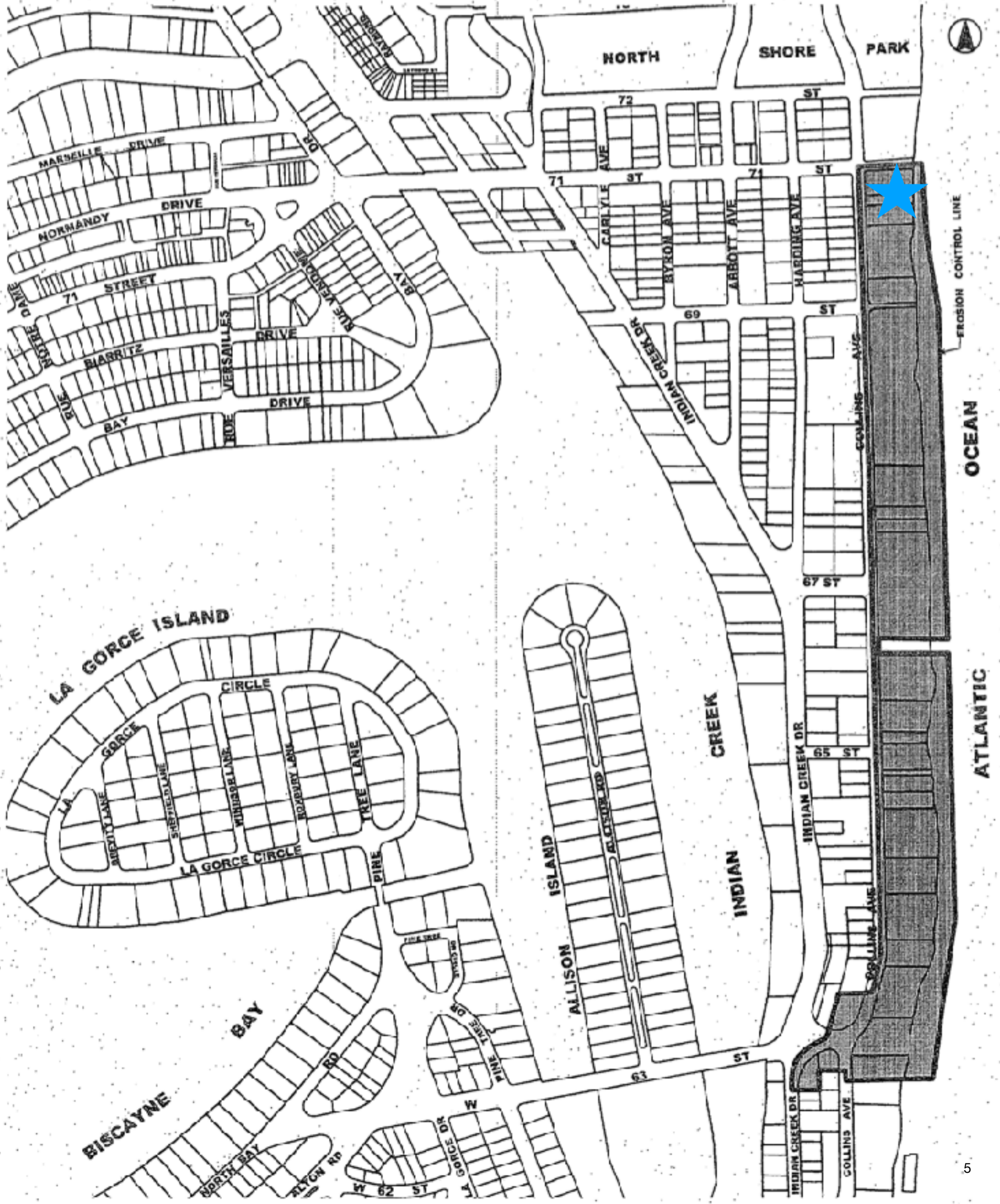
TOP PHOTO: VIEW NORTH FROM NORMANDY PLAZA HOTEL 1939 (21)

MIDDLE PHOTO: VIEW LOOKING SOUTH FROM THE NORMANDY PLAZA HOTEL 1939 (21)

LOWER PHOTO: AERIAL VIEW OF ORIGINAL DEAUVILLE HOTEL



**MAP 1C: PROPOSED NORTH BEACH RESORT HISTORIC DISTRICT BOUNDARIES**  
**ADOPTED BY THE CITY COMMISSION ON JANUARY 14, 2004**



# MIAMI BEACH Historic Properties Database

6979 collins ave X Q

Show search results for **6979 collin...**



- \* DARK BLUE INDICATES CONTRIBUTING BUILDING
- \* NORMANDY PLAZA HOTEL IS 6979 COLLINS AVENUE
- \* PHOTO ABOVE COURTESY GOOGLE MAPS

100ft

-80.119 25.856 Degrees

North Beach Resort Historic District

6901 COLLINS AV

Esri Community Maps Contributors, Miami-Dade C...





CIRCA 1939 POSTCARD VIEW OF NORMANDY PLAZA HOTEL



NAME: NORMANDY PLAZA HOTEL

ADDRESS: 6979 Collins Avenue

DATE of CONSTRUCTION: 1936

ARCHITECT:: LAWRENCE MURRAY DIXON

ARCHITECTURAL STYLES:  
Art Deco / Streamline Moderne

HISTORIC STATUS: Contributing

LOCATED IN 2004 NORTH BEACH RESORT HISTORIC DISTRICT

In the years leading up to World War II, development progressed in North Beach. with the construction of a modest number of hotels and apartment houses. They were designed in the Art Deco or Streamline Moderne styles by the same architects who practiced in South Beach. (12)

The Normandy Plaza was designed by one of the most famous Art Deco architects, yet it is ironic that it is not even mentioned in many building biographies of Dixon. Part of this may be its relatively remote location in North Beach with the vast preponderance of Dixon's work being designed and built in South Beach.

The building was designed by Dixon just before Art Deco morphed into the Art Moderne style. It marries the vertical tropical-leafed bas relief panels on the front of the building with the horizontal pierced masonry grilles at the roof parapet.

In many respects the design of this building mirrors many similar designs located throughout South Beach. However this building is notable since it is one of the very few small Art Deco hotel or apartment buildings constructed in North Beach.

Its relatively remote location in North Beach provided both a buffer to new development while relegating the building to a 'forgotten' status. Indeed in the seminal book on Dixon's life and career entitled "1933-1942 : The Making of Miami Beach: The Architecture of L. Murray Dixon "by Jean Francois Lejeune and Allan T Shulman; there is no mention of the Normandy Plaza.

One year prior in 1935, Dixon also designed the neighboring Forde Ocean Apartments in the Art Deco/Streamline Moderns style at 6605 Collins Avenue, (15) Both hotels served as military quarters for the U.S. Army-Air Forces during World War II.



UNDATED PHOTOGRAPH FROM INTERNET

The front facade contains two notable vertical sculpted tropical-leafed and framed bas-relief panels rising almost three stories tall. This bas-relief design treatment follows in a design style modeled on many older buildings in South Beach from the 1920's and early 1930's.

The second major design element is the open-air masonry block at the parapet wall. This intricately sculpted block is also reminiscent of the tropical-leaf-design.

The third set of elements have unfortunately been demolished. These include the former two horizontal concrete sunshades above the first floor lobby windows. The lower sunshade substantially wrapped around to the north and south elevations. This type of cantilevered eyebrow was often subject to structural failure once the steel rebars began to rust inside the concrete. Often the tops of the eyebrows were not painted or waterproofed in any way, thus causing rebar deterioration to happen relatively quickly. There is a good photograph on the following page of this report.

As can also be seen in the photograph above there also existed for a time a vertical electric sign attached to the front elevation.



# NORMANDY PLAZA

*on the Ocean at*  
*hotel* 71<sup>st</sup>

**O**N THE OCEAN . . . open the year 'round . . . delightful all the time!

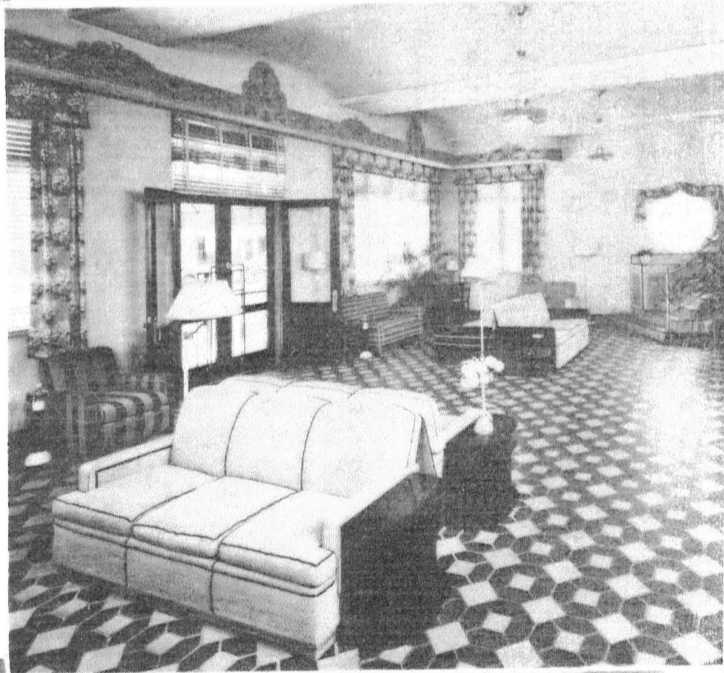
**The Gulf Stream . . .** that channel of unknown source . . . in front of your door, providing a visual attraction . . . an unending parade of ocean liners, yachts and fishing craft. Bathing direct from your room. A private solarium for sun-baths.

**For the male enthusiast . . .** fishing, golf, races . . . on a direct line to the Hialeah Track . . . closer than any other Beach hotel. The ladies are not forgotten . . . exclusive shops of Lincoln Road, theatres, etc., are but minutes away.

**For your convenience,** the Marine Grill, or perhaps you prefer dining on our terrace! Views of the ocean from every room. Designed for your comfort, well-being and pleasure. Extensive social program provided. Our service is your guaranty of luxurious, comfortable living while a guest here. Moderate rates.

Owner Management  
Definite quotations upon request

**NORMANDY PLAZA HOTEL**  
6979 Collins Ave. Miami Beach



T  
fo  
st,  
cc

ter  
beu



POSTCARD VIEW CIRCA 1950's of REAR (EAST) FACADE FROM THE BEACH

In a footnote to the building's history, the Normandy Plaza served as a refuge for Andrew Cunanan, the murderer of noted Italian fashion designer Gianni Versace in 1997 on the front steps of the Versace mansion on Ocean Drive in Miami Beach. (13)

In retracing Cunanan's movements prior to the murder, it was determined that he had checked into the Normandy Plaza about two months prior to the murder and had stayed in three different rooms. When Police searched the hotel the only items of interest found were a stack of fashion magazines and a hair trimmer.

Prior to Versace he had murdered four other men across the country. He died by suicide on July 23, 1997, eight days after murdering Versace.

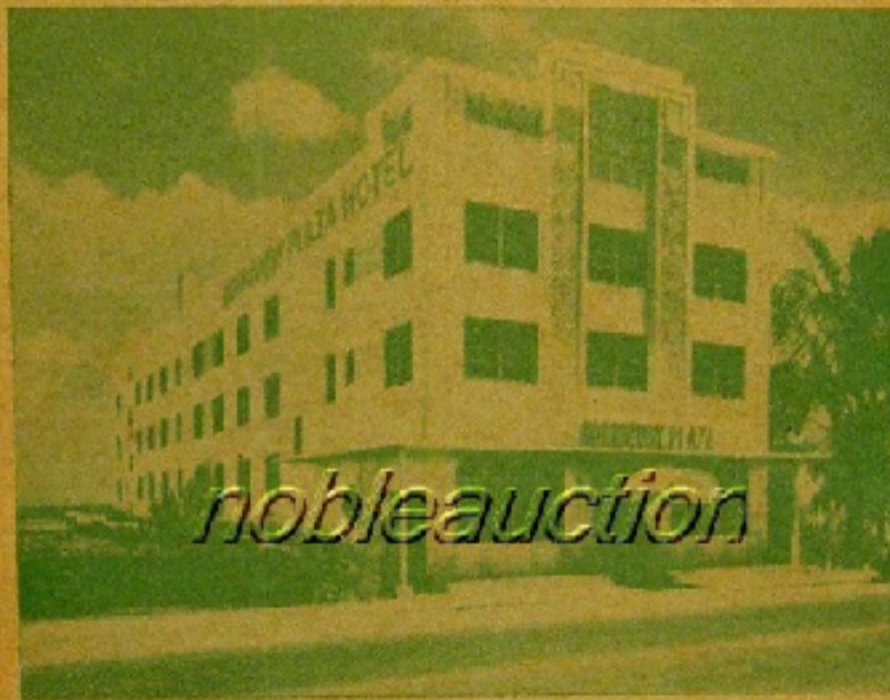
Versace, Cunanan and the Normandy Plaza were the subjects of several movies, including 'The Versace Murder, 1998, 'Murder in Fashion' 2009, 'House of Versace' 2009 and 'The Assassination of Gianni Versace' 2018 with Darren Criss who won an Emmy Award for his performance.

# The Normandy Plaza Hotel

"On the fringe of the Blue Atlantic"

71st Street & Collins Avenue  
MIAMI BEACH

OPEN ALL YEAR



MEMBER OF FLORIDA STATE BUREAU OF PUBLICITY

ALL OUTSIDE ROOMS WITH PRIVATE BATH, TUB  
OR SHOWER - DOUBLE OR TWIN BEDS

DAILY ROOM TARIFF

**SINGLE 4.00**

**DOUBLE 6.00**

The above rates **ABSOLUTELY  
GUARANTEED** and are in effect  
to March 20th, then lower.

PLEASE PRESENT THIS FOLDER AT DESK  
WHEN REGISTERING

C. D. McCARTHY, Resident Manager

CIRCA 1940 BROCHURE  
FOR THE  
NORMANDY PLAZA HOTEL

# NORMANDY PLAZA HOTEL

# MIAMI BEACH

### Features

75 SPACIOUS OUTSIDE LUXURIOUS ROOMS FULLY CARPETED ALL WITH PRIVATE TILE BATH, TUB OR SHOWER

98% OF ALL ROOMS WITH VIEW OF OCEAN

BOX SPRINGS AND BEAUTYREST MATTRESSES

TELEPHONE IN EVERY ROOM

ELEVATORS TO ALL FLOORS

STEAM HEAT

BEAUTIFULLY APPOINTED LOBBY

RECREATION ROOM

TROPICAL DOORS INSURE CROSS VENTILATION IN ALL ROOMS



View of our spacious lobby

THE NORMANDY PLAZA located in the quiet, restful North Beach Section

only a few minutes from everything - Clubs, Theatres, Shops, Golf, Tennis, Fishing, etc.



Typical Bedroom at The Normandy Plaza Hotel



View from the oceanfront bedroom window, showing the private terrace and our private beach

THE NORMANDY PLAZA is an ideal spot for your vacation whenever it may be. The ocean breezes are prevailing in the summer making it delightfully cool and refreshing the year round. You'll enjoy bathing on our reef-protected beach.

### Normandy Plaza Restaurant

Serving Delicious Meals  
BREAKFAST - LUNCHEON - DINNER  
STEAKS - CHOPS - FISH  
AT  
POPULAR PRICES

### Esplin Health Studio

In Normandy Plaza Hotel Building  
DR. J. BRUCE ESPLIN, Director  
Formerly with  
MACFADDEN DEALVILLE  
MASSAGE - COLONIC IRRIGATION  
ELECTRICAL TREATMENTS - EXERCISES  
GENERAL HEALTH TREATMENTS  
Departments for Men and Women

RELAXATION

COMFORT PLEASURE

ENTERTAINMENT




ENLARGEMENT OF PHOTOGRAPH OF SEASIDE DINING TERRACE AT THE NORMANDY PLAZA HOTEL FROM 1940 BROCHURE.

### The Normandy Plaza Hotel

"On the fringe of the Blue Atlantic"

71st Street & Collins Avenue  
MIAMI BEACH

OPEN ALL YEAR



MEMBER OF FLORIDA STATE BUREAU OF PUBLICITY

ALL OUTSIDE ROOMS WITH PRIVATE BATH, TUB OR SHOWER - DOUBLE OR TWIN BEDS

DAILY ROOM TARIFF

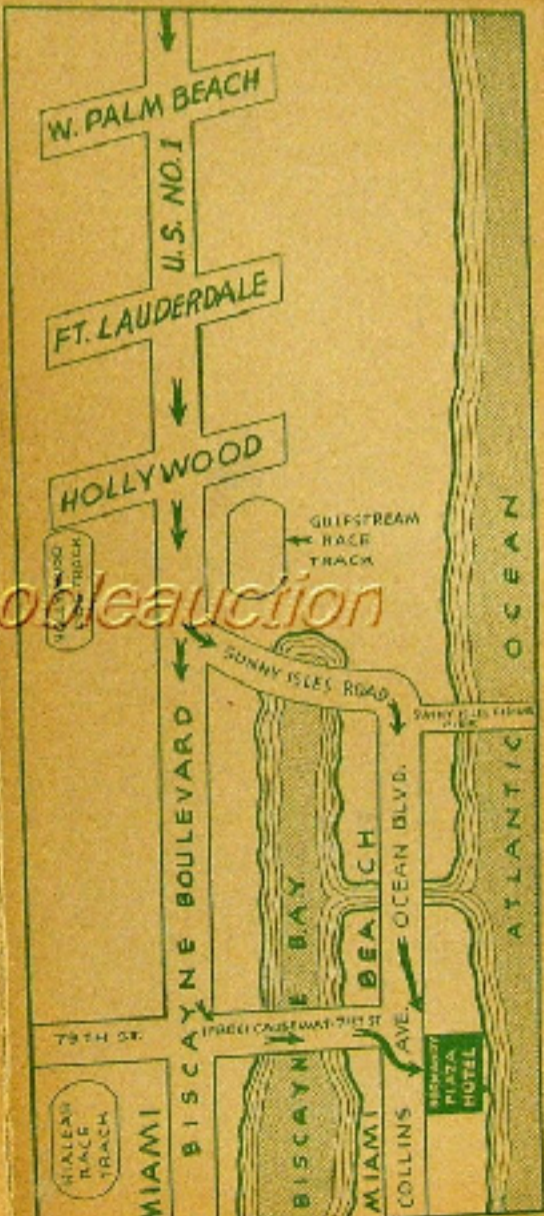
**SINGLE 4.00**

**DOUBLE 6.00**

The above rates ABSOLUTELY GUARANTEED and are in effect to March 30th, then lower.

PLEASE PRESENT THIS FOLDER AT DESK WHEN REGISTERING

C. D. VICKERTY, Building Manager



### Directions

to

## Normandy Plaza Hotel

SEE MAP ON BACK OF FOLDER

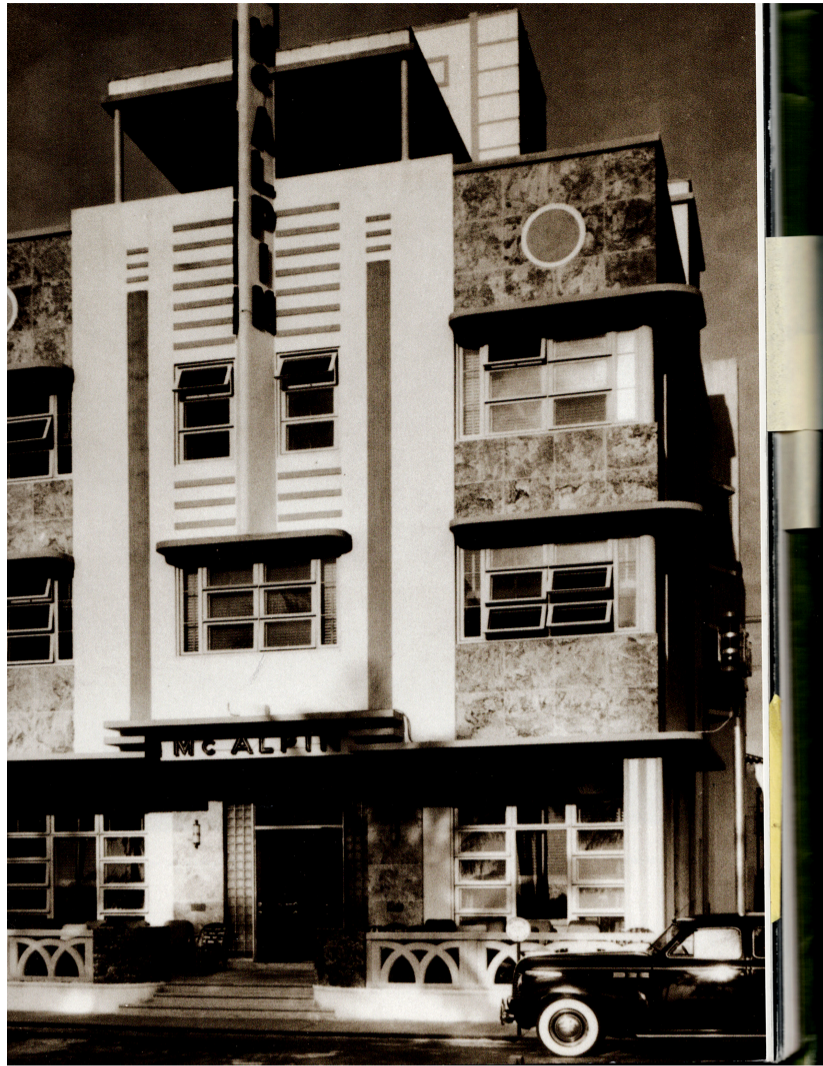
Follow Ocean Highway from Hollywood, or go Biscayne Boulevard to 79th St. (Free) Causeway - Turn left direct to the Normandy Plaza Hotel.

- FREE PARKING
- PRIVATE BEACH
- LIFE GUARD
- SURF BATHING DIRECT FROM YOUR ROOM
- FREE BEACH CHAIRS AND SUN UMBRELLAS
- OPEN AIR SUN TERRACE
- NEAREST OCEAN FRONT HOTEL TO HIALEAH RACE TRACK, THE WORLD'S MOST BEAUTIFUL RACING PLANT

CIRCA 1940 BROCHURE FOR THE NORMANDY PLAZA HOTEL



UNDATED PHOTOGRAPH FROM THE INTERNET OF THE NORMANDY PLAZA HOTEL



It is interesting to note how it was primarily Dixon who utilized a similar architectural facade convention of a pretend third floor on many of his three story hotels in Miami Beach during the late 1930's where he created the illusion of a third story; thus giving the architecture increased importance.

Upper Right - McAlpin Hotel 1940

Upper Left - Richmond Hotel 1941

Center - South Seas Hotel. 1942

Lower left - Collins Park Hotel by Henry Hohausser Architect 1939

Lower Right - Normandy Plaza Hotel - 1936

# INTERIOR LOBBY



ABOVE: LOBBY CIRCA 1940    BELOW: UNDATED PHOTOGRAPH OF LOBBY FROM INTERNET



0



UNDATED PHOTO OF LOBBY FROM INTERNET



UNDATED PHOTO OF LOBBY FROM INTERNET



UNDATED PHOTOS OF LOBBY FROM INTERNET

Above: existing Reception Desk does not appear to be historic although the location appears to be historic. Below: Continuous drapery / Lighting valance around west end of Lobby. Note barrel-vaulted arched ceilings.





UNDATED PHOTO OF LOBBY FROM INTERNET

## 2016 EXTERIOR PHOTOGRAPHS



UNDATED PHOTO OF FRONT FACADE FROM INTERNET

The front elevation of the building contains three major character-defining elements.

Two vertical tropical-leafed bas-relief panels

Open-masonry-block at parapet wall...also with 'leaf' design at vertical front bands  
Horizontal concrete sunshades above second and third floor window openings - on west (front) elevation with sunshades substantially wrapping around the north and south elevations,. These sunshades have been demolished at somepoint in the building's history.



UNDATED PHOTO OF FRONT FACADE FROM INTERNET



UNDATED PHOTO OF FRONT FACADE



UNDATED PHOTO OF LOBBY FROM INTERNET





LOBBY LOOKING WEST TOWARDS ENTRANCE





2025 PHOTO OF FRONT ELEVATION

## LAWRENCE MURRAY DIXON ARCHITECT

Born in the central Florida town of Live Oak on February 16, 1901 and died in New York City on October 8, 1949. Dixon attended the Georgia Institute of Technology in Atlanta, GA from 1918 - 1919 and was certified as an Architect on January 16, 1931.

Prior to moving to Miami Beach he worked for six years for the noted architectural firm of Schultze and Weaver in New York City. Dixon moved to Miami Beach in 1929 and established his own architectural studio in 1931.

Dixon was one of the pre-eminent Architects of his day and designed the over 100 still surviving buildings in Miami Beach. *"Together with Henry Hohausser, Dixon can be credited with inventing the tropical Art Deco style of architecture which has become the signature of South Beach and made the Miami Beach Architectural District worthy of designation in the National Register of Historic Places."* (19)

*"In his short life Dixon became one of Miami Beach's most prolific and talented designers...and his work continues to enhance the City and draw appreciative visitors from around the world."* (19)

*"Lawrence Murray Dixon's abrupt death, at age 48 in Long Island, New York, interrupted a brilliant career...It was at the end of a business meeting with new clients in New York that he collapsed, victim of a fatal stroke."* (20)

Although Dixon was the local forerunner of modern design in 1935 and 1936 (in Miami Beach), the competition was catching up... (17) By the eve of the second world war Miami Beach had a wealth of talented designers and architects designing a modernistic new city in the tropics.

TOP PHOTO: ATLANDIS HOTEL, MIAMI BEACH

MIDDLE PHOTO: RALEIGH HOTEL LOBBY

LOWER PHOTO: GOLDWASSER SHOPS aka NEXXT CAFE, LINCOLN ROAD, MIAMI BEACH

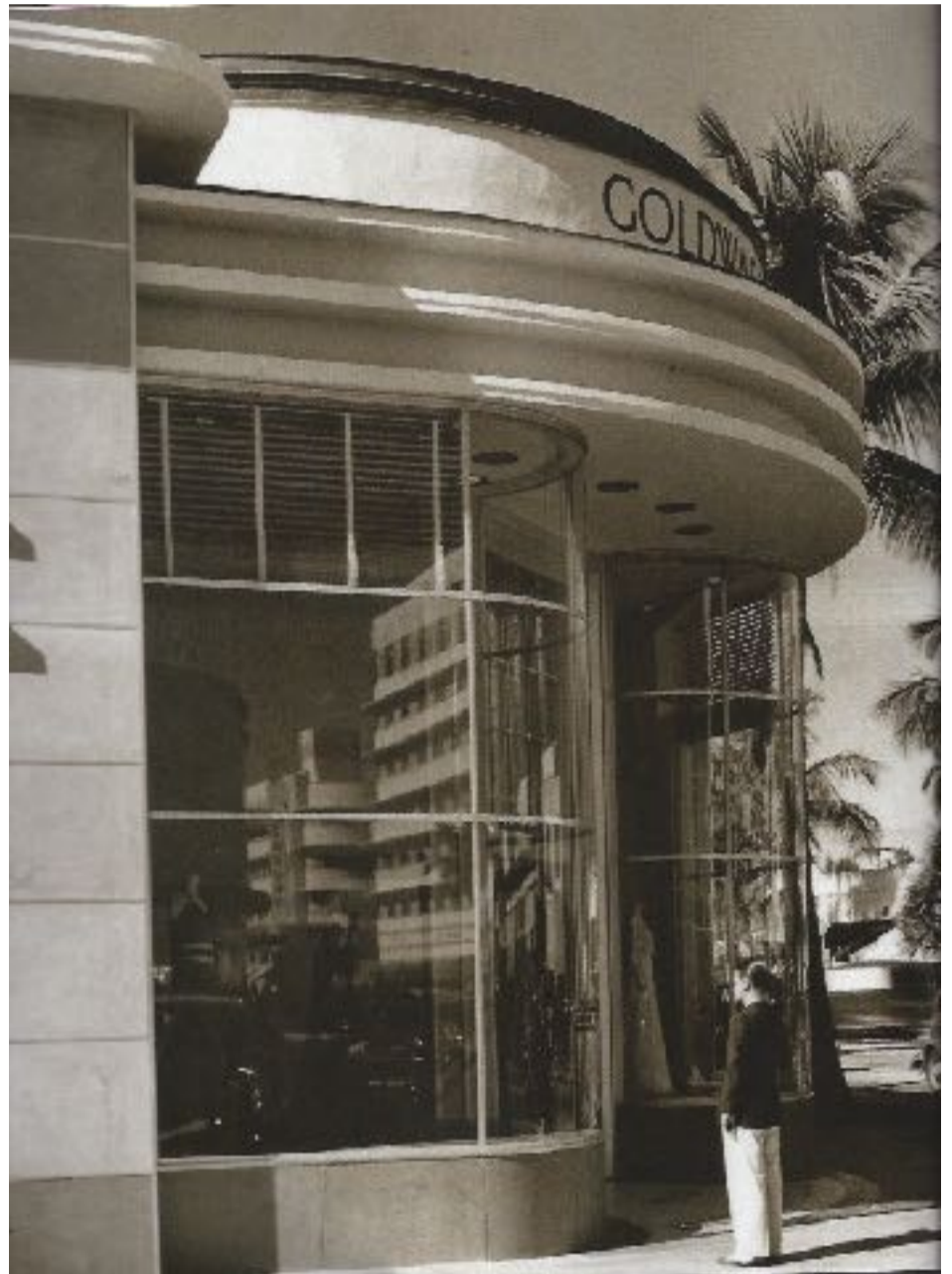


LAWRENCE MURRAY DIXON ARCHITECT

REPRESENTATIVE PROJECTS:

All located in Miami Beach:

- Adams Hotel 2030 Park Avenue 1937
- Atlantis Hotel 2600 Collins Avenue 1936 (Demolished 1973)
- Beach Plaza Hotel 1401 Collins Avenue 1936
- Beachway Apartments 701 14th Street 1940
- Betsy Ross Hotel 1440 Ocean Drive 1941
- Caribbean Hotel 3700 Collins Avenue 1941
- Central Park Apartments 1341 Meridian Avenue 1940
- Clyde Hotel 1300 Ocean drive 1941
- L. Murray Dixon Residence 2871 Fiargreen Drive 1935
- Fairmont aka Fairwind Hotel 1000 Collins Avenue 1936
- Flamingo Apartments 2460 Flamingo Drive 1940
- Flamingo Plaza Apartments 1051 Meridian Avenue 1937
- Goldwasser Shops 700 Lincoln Road 1937
- Greenbrier Hotel 3101 Indian Creek Drive 1941
- Haddon Hall Hotel 1500 Collins Avenue 1941
- Harriett Court Apartments 1500 Pennsylvania Avenue 1935
- Imperial Hotel 650 Ocean Drive 19939
- Joy Apartments 1262 Pennsylvania Avenue 1940
- Kent Hotel 1131 Collins Avenue 1939
- Marlin Hotel 1200 Collins Avenue 1939
- McAlpin Hotel 1424 Ocean Drive 1940
- Milfred Apartments 936 Pennsylvannia Avenue 1940
- Miljean Hotel 1817 James Avenue 1940
- Oceanfront Apartments 1236 Ocean Drive 1935
- Normandy Plaza Hotel 6979 Collins Avenue 1936
- Palmer House Hotel 1119 Collins Avenue 1939
- President Hotel 1423 Collins Avenue 1936
- Raleigh Hotel 1777 Collins Avenue 1940
- Richmond Hotel 1757 Collins Avenue 1942
- Ritz Plaza aka Grossinger Beach aka SLS Hotel  
1701 Collins Avenue 1940
- Rhapsody Apartments 730 15th Street 1939
- Riviera Park Apartments 2000 Liberty Avenue 1948
- Seagate Apartments 1132 Pennsylvannia Avenue 1947
- Senator Hotel 1201 Collins Avenue 1939 (demolished)
- South Seas Hotel 1751 Collins Avenue 1941
- Tides Hotel 1220 Ocean Drive 1936
- Tiffany Hotel 801 Collins Avenue 1939
- Twins Apartments 1205 Meridian Avenue 1937
- Tudor Hotel 11111 Collins Avenue 1939
- Victor Hotel 1144 Ocean Drive 1937
- 820 (1936) + 821 (1935) + 837 (1935) + 843 (1936) Espanola Way



TOP PHOTO: ADAMS HOTEL

MIDDLE PHOTO: GOLDWASSER SHOPS

LOWER PHOTO: L. MURRAY DIXON, UNDATED

LOWER PHOTO: LAWRENCE MURRAY DIXON



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



THE ABOVE ELEVATIONS ARE THE EXISTING AS-BUILT CONDITIONS EXCEPT WHERE SHOWN OTHERWISE. THE ACTUAL ELEVATIONS WILL VARY DEPENDING ON THE CONDITION OF EXISTING AND NEW WORK. THE EXISTING AND NEW WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF THE BUILDING AND SHALL BE RESPONSIBLE TO VERIFY THE BUILDING FOR THE PROPOSED WORK. THE CONTRACTOR SHALL VERIFY THE BUILDING FOR THE PROPOSED WORK. THE CONTRACTOR SHALL VERIFY THE BUILDING FOR THE PROPOSED WORK.

LEGEND	
(Symbol)	BEAM COLUMN
(Symbol)	TRUSS COLUMN (BROW WINDOW)
(Symbol)	VERTICAL CURTAIN WALL
(Symbol)	OVERHANG BEAM
(Symbol)	FIELD BEAM COLUMN
(Symbol)	TRUSS BEAM

**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**CRITERIUM INSPECTION ENGINEERS**  
12160 SW 153 Avenue, Suite 102  
Miami, FL 33188  
Phone: (305) 222-8888  
Fax: (305) 222-8888  
E-mail: info@crerium.com

**ARSHAD YOUSAF, P.E.**  
PROFESSIONAL ENGINEER, No. 11888 FLA.  
SEAL  
*(Signature)*

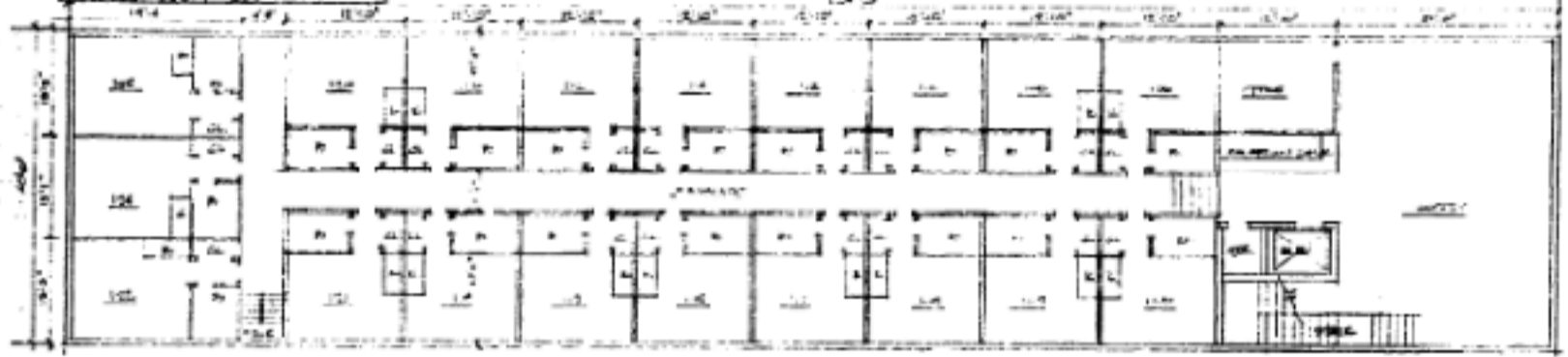
**OVERALL STRUCTURAL REPAIRS**  
**BORA BORA HOTEL**  
6078 COLLINGS AVENUE  
MIAMI BEACH, FL

DATE: 02/01/2008  
DRAWN BY: JAS  
CHECKED BY: JAS  
SCALE: 1/8" = 1'-0"

**S-2**  
SHEET 2 OF 9

APARTMENT DATA

NO.	NO. AREA	REMARKS
101	101	
102	102	
103	103	
104	104	
105	105	
106	106	
107	107	
108	108	
109	109	
110	110	
111	111	
112	112	
113	113	
114	114	
115	115	
116	116	
117	117	
118	118	
119	119	
120	120	
121	121	
122	122	
123	123	
124	124	
125	125	
126	126	
127	127	
128	128	
129	129	
130	130	
131	131	
132	132	
133	133	
134	134	
135	135	
136	136	
137	137	
138	138	
139	139	
140	140	
141	141	
142	142	
143	143	
144	144	
145	145	
146	146	
147	147	
148	148	
149	149	
150	150	
151	151	
152	152	
153	153	
154	154	
155	155	
156	156	
157	157	
158	158	
159	159	
160	160	
161	161	
162	162	
163	163	
164	164	
165	165	
166	166	
167	167	
168	168	
169	169	
170	170	
171	171	
172	172	
173	173	
174	174	
175	175	
176	176	
177	177	
178	178	
179	179	
180	180	
181	181	
182	182	
183	183	
184	184	
185	185	
186	186	
187	187	
188	188	
189	189	
190	190	
191	191	
192	192	
193	193	
194	194	
195	195	
196	196	
197	197	
198	198	
199	199	
200	200	



LEGEND:  
 - WALLS  
 - CEILING  
 - FLOORING  
 - APARTMENT PARTITION

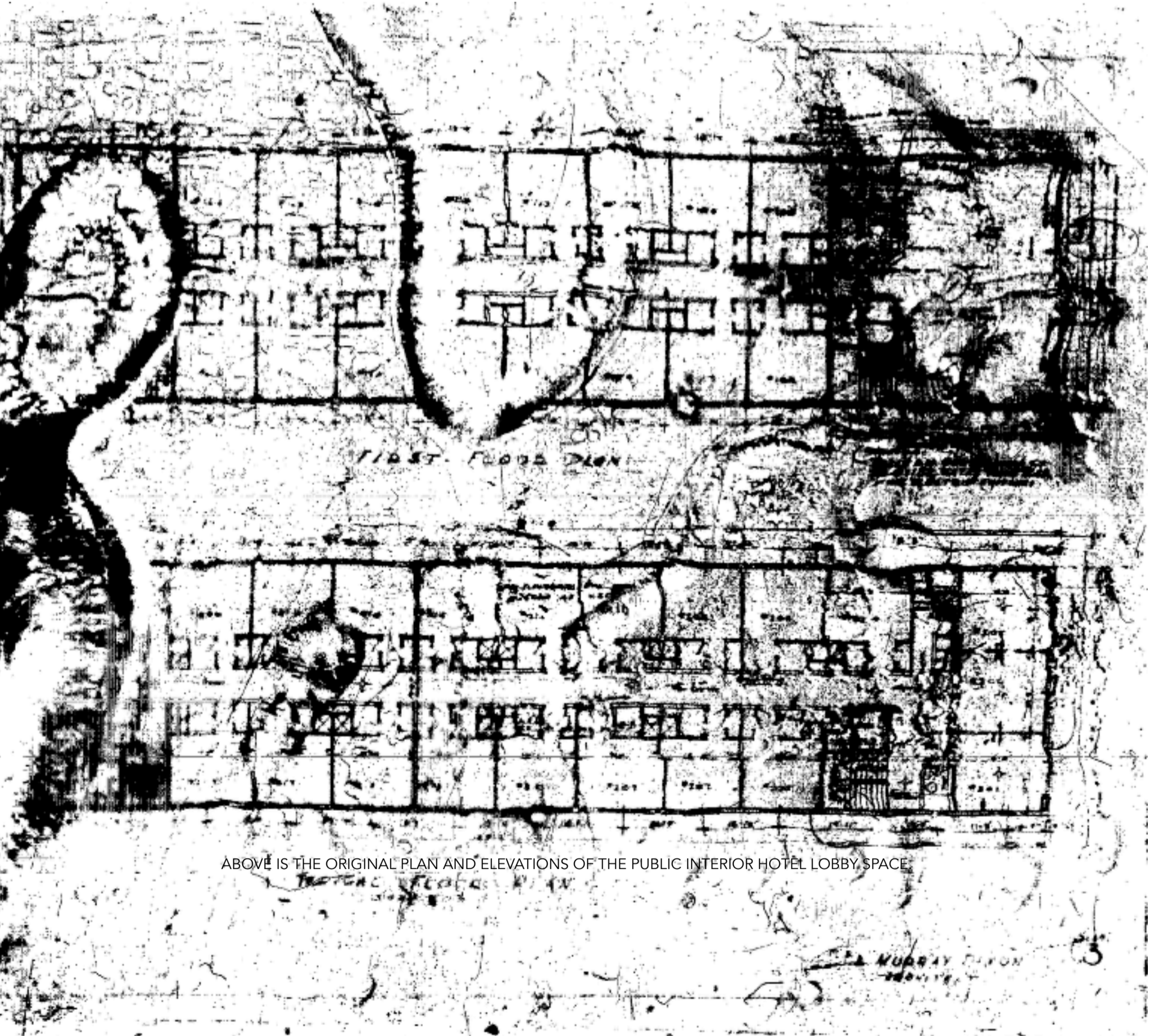


KONRAD P. SILVA  
 2475 COLLETT LANE, PHOENIX, AZ 85016  
 ARCHITECT



**JAMES F. SILVERS & ASSOC., P.A.**  
 ARCHITECT DEVELOPER

DATE: 02/10/08



ABOVE IS THE ORIGINAL PLAN AND ELEVATIONS OF THE PUBLIC INTERIOR HOTEL LOBBY SPACE

BUILDING CARD (23)

USAFTTC ... returned to owner Jan. 25

Certificate of Occupancy # 236

Owner **NORMANDY PLAZA CORP.** Mailing Address [Redacted] Permit No. **8636**

Lot **3** Block **10** Subdivision **NORMANDY BEACH SOUTH** No. **6979** Street **Collins Av-** Date **Aug. 29-1936**

General Contractor **Riley Builders, Inc.** Address **6985 11/22/91 - 65 units: 53 Efficiency plus 12 Hotel Rooms as per**

Architect **L. Murray Dixon** Address **3211-02-071 P. & Z. Dep - July**

Front **39-10** Depth **164** Height **3** (Otis elevator) Use **Hotel- 70 rooms**

Type of construction **c-b-s-** Cost **\$ 75,000.00** Foundation **wood piling** Roof **flat**

Plumbing Contractor **Markowitz # 9507** Address [Redacted] Date **Oct. 27-1936**

No. fixtures **211** Gas **12** Rough approved by [Redacted] Date [Redacted]

No. Receptacles [Redacted]

Plumbing Contractor [Redacted] Address [Redacted] Date [Redacted]

No. fixtures set **Final approved by** [Redacted] Date [Redacted]

**16567 - Markowitz & Resnick- 2/10/42** Sewer connection **one, 8"** Septic tank **1 (1,500 gal)** Make **Hildebrandt # 9625** Date **Nov. 23-1936**

Electrical Contractor **Hardy Electric Co. #7101** Address [Redacted] Date **9-14-1936**

No. outlets **175** Heaters **Stoves** Motors **2** Fans **Temporary service** **Aug. 24-1936**

Receptacles **75** **Hardy Elec. Co. #7003 SAW**

~~Rough approved by #7563 - Hardy - Temp for Elevator~~ Date **11-13-1936**

Electrical Contractor **Hardy # 8439** Address [Redacted] Date **Mar 24-1937**

No. fixtures set **100** Final approved by [Redacted] Date [Redacted]

Date of service **10566- Bankier- 1 motor- 4 centers of distribution -final ok HCI -214th- Feb. 7-1938 -**

Alterations or repairs **# 9498: Remodeling for restuarant - \$ 1,000.00** Date **Feb. 2-1937**

Electrical permit **# 10566- 1 motor- 4 centers -** Date **Feb. 8-1938-**

BUILDING PERMIT **# 12101- 1 Sign- Neon Sign & Display- \$ 300.00-** Date **Dec. 23-1938**

Plumbing permit **# 12709- Wm. Harper- 1 lavatory - 2 showers - - -** Date **Nov. 14-1939**

Plumbing Permit **# 16156 - V. Elmore- 1 water closet - Nov. 7, 1941** LaFrance- ROUGH-OK, 1/3/41

METRO ORD. #75-34 RECERTIFICATION DATE 11-31-77

ABOVE IS THE ORIGINAL SECOND AND THIRD GUEST ROOM FLOOR PLANS

**BUILDING PERMIT # 16439** - Remodeling for restaurant - \$1,000 - Nov. 12, 1941

# 18030 .. Repairs necessary after Army occupation . \$6,000: day labor.. Feb.1,1944

# 18031 Painting .....A.Petri, painter \$4,500: .....Feb .1,1944

# 28729 Roof repair - Giffen Roofing - \$ 244.... Nov, 8,1948

# 30030 Painting, exterior - Goddard Painting Co.,contr. \$ 1,000....May 26, 1949

# 37027 \* construct 34 Cabanas, Swimming Pool & Bulkhead(Special permit being issued  
 NOT BUILT \* subject to corrected plan & load sheet. Bulkhead line approved by City Coun  
 10-21-53 \* 9/28/51 - See letter from City Engineer- Spread Footing 12 x 26 - Slab roo  
 \* August Swarz, arch: John Myers, contr. \$ 75,000.... Sept. 28, 1951

# 37145 Painting, outside- Thomas Goddard, contr. \$ 1,000 ... Oct. 12, 1951

#42541 Air Coditioning: 25 1/2-ton window units: United Engineering Corp: \$ 3,750....Aug.27,1951

#46127--BLOSSOM-ROOFING-CORP-+Repair-Roof---\$700.00---4/14/66 OK, Al Flaag, 8/

#43045 Painting: Orange State Painters, Inc: \$ 340: October 23, 1953

#54504 Tropicalites: Neon Flat wall sign, channel letters - 15 sq. ft- \$150 - Sept. 19,1957

#57276 Pass Painting Co: Exterior Painting - \$900.00 - September 10, 1958

#72855 Twin City Glass Co.: Remodel entrance - \$1,000 - 11/2/64

#72955 Perfect Seal: Replace 30 windows - \$1200 - 11/18/64

#73068 Johannes Mollman: Exterior painting - \$500 - 11/25/64

#73650 Claude Southern: Flat wall sign TAN DONT BURN COPPERTONE ETC. - \$200 - 3/3/65

#76127 - BLOSSOM ROOFING CORP- Repair Roof - \$700.00 - 4/14/66

**PLUMBING PERMITST**

# 14881 - Alex Orr Inc. - 1 Steam Biler, 1 Steam Radiator, 1 gas water heaters - - - - - 1/2/41  
 OK- Gas - 1-11-1941 Bell

# 16180- V. Elmore- 1 water closet - 1 lavatory - 2 sinks - 1 grease trap - 1 floor drain -  
 2 waste drains - 2 gas- Nov. 12-1941 GAS -- Dec.4-1941 Bell -----

# 20040 Biscayne Electric.. 2 Receptacles, Feb.2,1944

#50895 Tropicalites, Inc: 1 Neon Transformer - Sept. 19, 1957

ELECTRICAL # 19139 - Biscayne Electric: 1 light outlet - Jan. 18, 1943

# 19188 USAAFTTC - 1 meter change Jan..22,1943

#19225 -Lyon Electric - 6 light outlets, 1 service - Jan.27,1943

# 20010.. USAAFTTC .. Meter Restoration .....Jan. 18,1944

#22809 ...Lyon Electric- 1 meter change..... 7-24- 46 OK Meter 7/24/46 HCI

4/53,P.Meg #40235 B & W Electric: 3 Centers of distribution, 1 Service, 25 Motors, Aug.25,1953

#40514 B & W Electric: 2 Switch Outlets, 2 Receptacles, 4 Light Outlets, 18 Fixtures:  
 OK, Meginmiss, 9/30/53 September 30, 1953

#62045 Claude Southern: 10 sign lamps - Bldg.Perm.#73650 - 3/3/65

Lot 3

Block 10

Subdivision NORMANDY BEACH SOUTH

ALTERATIONS & ADDITIONS

Building Permits:

#65491 Claude Southern Corp.: V shape vertical wall sign 12 sq. ft. (NORMANDY PLAZA) council Memo #1091 2/7/68  
#9930 O.S.W. 4/19/68 2/12/68 \$1,000

Plumbing Permits:

Electrical Permits:

#65491 Claude Southern Corp. 8 lamps - 2/13/68



Lot                      Block                      Subdivision

## ALTERATIONS &amp; ADDITIONS

## Building Permits:

- #80486 John Dukes A/C Installation 10200 S.W. 124th Ave. Install 3-22,000 BTU units (window type)  
\$105.00 6/17/68
- #85957 - #85957 - Bengis Inc. - sign as per plan \$500.00 1/13/71
- #86216 - Gordon Roofing Co. - roof repair 60 sqs. \$2,200.00 3/1/71
- Ocean 71 Hotel-#09226-Germain Awning Center-Canvas canopy-\$250-6-8-76
- #15492-SeGo Industries-Replace jalousie with single hung windows-\$500-8-14-79
- #18971 Sam Levy/paint exterior/\$2,500/9-29-80
- #19052 SeGo Industries/replace jalousie windows w/single hung rods/6000/10-10-80

## Plumbing Permits:

- #46819 Replace 12 lavatories, Service Plumbing Co. 10/17/68
- #46908 Peoples Gas Gas Repair 12/3/68.
- #48665 - Serota Plumbing - 3 rgh 3 set lavatory - 1 rgh 1 set clothes washer - 1 rgh 1 set  
sink slop 10/5/71
- #54334-Pitsch Plumbing- 1 gas piping-11-24-76
- #54354-Peoples Gas- meter set(gas)11-30-76

#68703 - Ocean Elect. - 32 motors 0-1 HP A/C - 1 service equip 200I  
4/8/71

## Electrical Permits:

- #70617-Ocean Electric-violation-repair-6-21-73
- #72072-Ocean Electric-Fire alarm system, 1 main, 8 bells; 8 pull-4-10-75

23109

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_ ADDRESS: 6979-81 Collins Ave

**ALTERATIONS & ADDITIONS**

**BUILDING PERMITS** #26280 12/5/84 owner handicap rails, paint interior \$1,936.

---

**PLUMBING PERMITS**

---

**ELECTRICAL PERMITS**

BUILDING PERMITS: #SB881055 - 6-10-88 - Rashio's Home Improvements - Reroofing 70 sqs. - \$8,900.00  
#SB881498 - 8-31-88 - Exterior pressure cleaning, sealing and paint - \$12,000.00  
#SB881638 - 9-29-88 - Pino Windows - Exchange 169 windows - \$15,399.00  
#SB890856 - 3-15-89 - Ronald M. Gibbons - 200 L.Ft. chain link fence-\$1,900.00



## BIBLIOGRAPHY

- (1) North Beach Resort Historic District Report by City of Miami Beach Planning Department, August 12, 2003, pp. 12-13.
- (2) Ibid., p.16.
- (3) Ibid.
- (4) Ibid.
- (5) Ibid.
- (6) Ibid.,
- (7) Ibid.,
- (8) Ibid., p.23
- (9) Ibid., p. 24.
- (10) Ibid., p.26.
- (11) Ibid.,
- (12) Ibid., p.34.
- (13) Ibid., p. 35.
- (14) Ibid., p.36.
- (15) Ibid., p[. 37.
- (16) Ibid., p.64
- (17) The Making of Miami Beach 1933-42: The Architecture of L. Murray Dixon by Allan T. Shulman and Jean Francois Lejeune, 2000, p.175.
- (18) Representative Projects from The Miami Beach Art Deco Guide, Keith Root MDPL, 1987
- (19) Carolyn Klepser Architect Biographies
- (20) The Making of Miami Beach 1933-42: The Architecture of L. Murray Dixon by Allan T. Shulman and Jean Francois Lejeune, 2000, p.198
- (21) City of Miami Beach Digital Archives

