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HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

CERTIFICATION
THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.
CITY OF MIAMI BEACH
(Signature of Planning Director or Designee) Date: 3/3/06
Personally known to me or Produced ID:
Notary Public, State of Florida at Large
Printed Name: CHARLES A. TAFT
My Commission Expires: (Seal)
This document contains 7 pages.

Charles A Taft
My Commission DD233174
Expires July 17, 2007

MEETING DATE: March 8, 2005

FILE NO: 2668

PROPERTY: 2201 Collins Avenue – W Miami, a.k.a. Holiday Inn.

LEGAL: Parcel "B", Official Records Book 5886, Page 688, of the public records of Miami-Dade County.

IN RE: The Application for a Certificate of Appropriateness for the complete demolition of the existing hotel and parking garage and the construction of two (2) nineteen (19) story buildings.

CORRECTED ORDER

The applicant, 2201 Collins Fee LLC, filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

A. The subject structure is located within the Collins Waterfront Local Historic District and is designated non-contributing in the Miami Beach Historic Properties Database.

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 is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria a, b, c, d, e, and f in Section 118-564(a)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria b, c, d, e, and j in Section 118-564(a)(3) of the Miami Beach Code, and is not consistent with Certificate of Appropriateness Criteria for Demolition 1, 2, 3, 4, 5, and 9 in Section 118-564(f)(4).

C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

a. All details, materials, and finishes, including glass balcony rails, curtain wall systems, and garage louvers, shall be consistent with the full size set of renderings submitted with the application, in a manner to be reviewed and approved by staff, and subject to the following:

   i. All signage shall be stainless steel, as indicated on the renderings.

   ii. All railings shall consist of frameless clear glass panels with stainless steel interior supports, as indicated on the renderings, in a manner to be reviewed and approved by staff.

   iii. All garage louvers shall be composed of stainless steel as indicated on the renderings, in a manner to be reviewed and approved by staff.

   iv. The painted window wall system shall be light gray, as indicated in the renderings, subject to the review and approval of staff.

   v. All stucco work shall be of a high quality, smooth finish, in a manner to be reviewed and approved by staff.

   vi. The cyan tinted glazing proposed shall not be permitted; all glazing, including balcony railings, shall be clear, or minimally tinted gray, subject to the review and approval of staff.

b. The site plan shall contain dimensioned setbacks.

c. As agreed upon by the architect with staff, the cabanas at the north side of the site shall be removed to allow for an uninterrupted view corridor through the site.

d. The south elevation of the south tower shall be further studied and refined in order to break down the visual scale of the building, in a manner to be approved by staff.

e. The north tower shall be eliminated. The south tower shall be double loaded and may be extended eastward, in a manner to be reviewed and approved by staff.

f. All proposed roof top mechanical enclosures and stair and elevator overrides shall be incorporated into the plans and elevations, subject to the review and approval of staff.

g. Full details of the Bungalows and cabanas shall be provided, subject to the review and approval of staff.

h. All balcony lighting shall be completely recessed, subject to the review and approval of staff.

i. A uniform interior window treatment of a white or off-white appearance shall be required for the residential portions of entire project; complete details shall be provided, in a manner to be reviewed and approved by staff.

j. The valet drive shall not exceed 11'-0" in width or the minimum required by code, whichever is less, on the approach to 22nd Street. Bollards shall be employed rather than a curb, in order to maintain a dominant pedestrian environment for beach access along the sidewalk, in a manner to be reviewed and approved by staff.

2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

a. Signage shall be located at the Collins Avenue entrance and Beach access point of the public beach access at the north of the site, in a manner to be reviewed and approved by staff.

b. The large turnaround proposed at the end of 22nd Street shall be revised to be consistent with the Cultural Arts Campus Masterplan.

c. Paving patterns and designs shall be subject to the review and approval of staff.

d. Raised planters shall not be permitted in the sidewalks along 22nd Street.

e. All exterior walkways and driveways shall consist of decorative pavers, set in sand or other equally decorative material, subject to the review and approval of staff.

f. All landscape areas abutting driveways and parking areas shall be defined by decorative bollards.

g. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures;

such fixtures and devices shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

i. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

3. All building signage shall be consistent in type, composed of stainless steel, individual letters, and shall require a separate permit.

4. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.

5. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.

6. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required, prior to the issuance of a building permit.

7. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on revised roof plans and building elevations and shall be screened from view, in a manner to be approved by staff.

8. Revised drawings, with corresponding color photographs, that are separate from the construction documents, drawn to scale and clearly documenting the existing conditions of the subject building, shall be submitted. Such drawings and photographs shall include all four elevations and interior floor plans of the building, as well as a site plan.

9. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).

10. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy, including the Collins Park Master Plan.

11. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:

    a. Reconstruct 22nd Street street-end east of Collins Avenue. Submit plans to be approved by Planning, Public Works and Parks Departments. A Restrictive Covenant will be required for the maintenance of this street-end.

    b. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.

    c. Provide properly sized garbage collection facilities within the buildings.

    d. Mill/resurface asphalt in rear alley along property, if applicable.

    e. Provide underground utility service connections and on-site transformer location to meet Planning and Zoning set back requirements.

    f. Provide back-flow prevention devices on all water services.

    g. Meet Federal Flood Hazard Ordinance requirements.

    h. Meet Coastal Construction Control Line requirements.

    i. Disconnect all existing storm water drainage systems discharging beyond property limits and provide on-site self contained drainage.

    j. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.

    k. Conduct a Traffic Impact Study following methodology provided by the Public Works Department.

    l. Provide a Best Management Practices (BMP) Plan for the construction activities, concerning Environmental and Stormwater systems. This plan will be reviewed and approved by Public Works in conjunction with Miami-Dade DERM, during construction plans review. Guidelines for preparing such plan may be obtained from Public Works.

    m. Payment of City utility impact fees for water meters/services.

n. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".

o. Right-of-way permit must be obtained from Public Works.

p. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.

12. A drawn plan and written procedure for the proposed demolition shall be prepared and submitted by a Professional Structural Engineer, registered in the State of Florida, which fully ensures the protection of the public safety, as well as the protection of all existing structures adjacent to the subject site during the course of demolition.

13. The Certificate of Appropriateness for Demolition shall only remain in effect for the period of time that there is an active Certificate of Appropriateness for the associated new construction on the subject property.

14. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

15. 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.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were amended by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-15, inclusive) hereof, to which the applicant has agreed.

No building permit may be issued unless and until all conditions of approval as set forth herein have been met. The issuance of a Certificate of Appropriateness does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including zoning approval. If adequate handicapped access is not provided, this approval does not mean that such handicapped access is not required or that the Board supports an applicant's effort to seek waivers relating to handicapped accessibility requirements.

When requesting a building permit, three (3) sets of plans approved by the Board, modified in accordance with the above conditions, as well as annotated floor plans which clearly delineate the Floor Area Ratio (FAR) calculations for the project, shall be submitted to the Planning Department. If all of the above-specified conditions are satisfactorily addressed, the plans will be reviewed for

building permit approval. Two (2) sets will be returned to you for submission for a building permit and one (1) set will be retained for the Historic Preservation Board's file.

If the Full Building Permit is not issued within eighteen (18) months of the meeting date at which this Certificate of Appropriateness was granted and construction does not commence and continue in accordance with the requirements of the applicable Building Code, the Certificate of Appropriateness will expire and become null and void, unless the applicant, prior to expiration of such period, makes application to the Board for an extension of time; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. Failure to comply with this **Order** shall subject the Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 3 day of March, 2006

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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

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

The foregoing instrument was acknowledged before me this 3rd day of March 2006 by Thomas R. Mooney, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

Charles A Taft
My Commission DD233174
Expires July 17, 2007

_____
NOTARY PUBLIC CHARLES A. TAFT
Miami-Dade County, Florida
My commission expires: _____

Approved As To Form:
Legal Department: _____ (3-3-2006)

Filed with the Clerk of the Historic Preservation Board on 3/3/06 ( )

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