



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

www.brzoninglaw.com

305.377.6236 office

305.377.6222 fax

MLarkin@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL

January 4, 2026

Michael Belush
Planning & Design Officer
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **HPB25-0680** - Letter of Intent for Minor Revisions to Approved Hotel at 1509-1515 Washington Avenue and 1500 Collins Avenue, Miami Beach

Dear Mr. Belush:

This law firm represents 1515 Washington Acquisition LLC (the "Applicant") relating to the properties located at 1509 – 1515 Washington Avenue and 1500 Collins Avenue (collectively, "the Property") in the City of Miami Beach (the "City"). This letter serves as the required letter of intent for a Certificate of Appropriateness for minor revisions to an approved hotel project (the "Approved Project") in the Flamingo Park Local Historic District and the Ocean Drive/Collins Avenue Historic District, and serves as the required letter of intent in support of a waiver to permit demolition of a noncontributing structure located on the Property pursuant to Section 2.13.7.d.2.B.XVI.D.F of the City's Resiliency Code (the "Code").

Please note that the Applicant has filed a concurrent Planning Board Application, PB25-0810, for minor revisions to occupancy and seat count figures approved pursuant to Conditional Use Permit PB23-0625.

Description of the Property. The subject property consists of two lots on the east side of Washington Avenue identified by Folio Nos. 02-3234-019-1180 and

02-3234-019-1170, and one assemblage that fronts Collins Avenue identified by Folio No. 02-3234-019-1190. See Composite Exhibit A, Property Appraiser Summary Reports. The Property is part of a unified development site pursuant to the Covenant in Lieu of Unity of Title recorded in Official Record Book 30519, Page 3915 of the Public Records of Miami-Dade County (the "Covenant"). See Exhibit B, the Covenant. On the portion of the Property associated with the address 1509 Washington Avenue, there is a one-story commercial building that was developed in 1959. On the portion of the Property associated with the address 1515 Washington Avenue, there is a thirteen (13) unit single-story multi-family building developed in 1948. Last, on the portion of the Property associated with the address 1500 Collins Avenue is the iconic Haddon Hall Hotel, a portion of which fronts Washington and pool on the ground floor.

The Washington Avenue portion of the Property is zoned CD-2, Commercial, Medium Intensity District, and the Collins Avenue portion of the Property is zoned MXE, Mixed Use Entertainment District. The Washington Avenue portion of the Property is located in the Flamingo Park Local Historic District, and the Collins Avenue portion of the Property is located in the Ocean Drive/Collins Avenue Historic District. See Figure 1 below, Historic Property Viewer Excerpt. The rear building associated with the address 1515 Washington Avenue is not classified and the small building in the center of the site with the address 1500 Collins Avenue is classified as non-contributing. The remaining structures part of the Property are classified as contributing. The historic resources reports, included in the application materials, provide further details regarding the local districts, original architects, and history of the buildings on the Property.

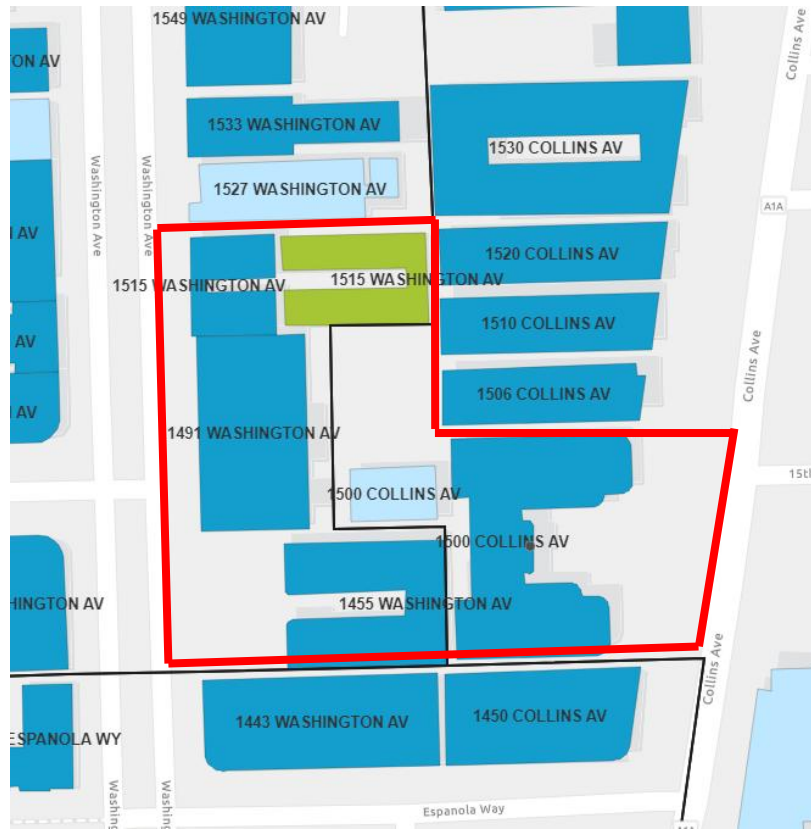


Figure 1, Historic Property Viewer Excerpt

Description of Approved Project. Pursuant to companion orders HPB23-0591 and PB23-0625, the Approved Project is seven (7) stories in height and complies with the Resiliency Code requirements for hotel uses. The Approved Project proposes demolition and reconstruction consistent with the fabric of the buildings that front Washington Avenue and Collins Avenue. The new tower portion of the Project setback behind the commercial storefronts and centrally located on the Property, and the minor rooftop addition to the existing structures on Haddon Hall will be minimally visible from the public right of way.

Proposed Revisions to Approved Project. The Applicant is seeking modest revisions to an approved Certificate of Appropriateness for a hotel project approved pursuant to File No. HPB23-0591 (the "Prior HPB Approvals"). See Composite Exhibit C, Prior HPB Approvals HPB23-0591 and PB23-0625. The proposed revisions make more efficient, sensible use of the space, represent minor aesthetic improvements to the Approved Project, ensure that the Approved Project will comply with relevant life-safety egress requirements, and will facilitate the effective implementation and buildout of the Approved Project. Notably, the Applicant is proposing no additional buildable floor area,

and the proposed overall seat count is decreasing from the count approved in Conditional Use Permit PB23-0625. The proposed revisions include the following:

1. Addition of an operable glass door within an existing historic opening, where the opening size, panel dimensions, and location remain unchanged;
2. Addition of an egress door within the Haddon Hall building in order to satisfy life-safety egress requirements;
3. Adjustments to the seat count and occupancy load figures set forth in Conditional Use Permit PB23-0625 (to be reviewed in concurrent Planning Board application PB25-0810);
4. Relocation of the ground floor pool beverage outlet from its approved location within the southeast corner of the Washington Avenue parcels to the northwest corner of Haddon Hall (to be reviewed in concurrent Planning Board application PB25-0810).

(collectively the "Proposed Revisions").

For further details on the Proposed Revisions, please refer to the architectural plans package submitted with this Application.

Certificate of Appropriateness. The Approved Project is designed to be compatible with the surrounding historic districts, while remaining distinguishable from the surrounding contributing buildings in accordance with the Secretary of the Interior Standards for the Treatment and Rehabilitation of Historic Properties. The Approved Project will reimagine and pay homage to the contributing facades that front Washington Avenue to maintain the character and feel of the Flamingo Park Historic District and high pedestrian area. Reconstruction of the Haddon Hall Hotel includes demolition of the center, noncontributing structure built in 1952 and complete interior renovation of the Haddon Hall Hotel. The renovations include the structure that fronts Collins Avenue, built in 1941, in a Streamline Moderne style of architecture and the portion that fronts Washington Avenue, built in 1940, in an Art Deco style of architecture. The materials, colors, and landscaping have all been selected to complement the surrounding contributing buildings. The public interiors, including the lobby and portions of the original ancillary spaces of Haddon Hall will be preserved to the greatest extent possible.

The overall design of the Approved Project bridges the Streamline Moderne style of Haddon Hall with the Spanish Mediterranean influence of Espanola Way through materiality and shapes. The theme of design pulls from the existing banyan tree, and includes moments that are similar, but new and distinct. The materiality of the new construction also pulls inspiration from MiMo, Miami Modern Style of design, which can be seen in the acute angles, sweeping curved walls and arches, sunshades, and open balconies.

Non-Contributing Building Demolition Waiver Request. In addition to the foregoing, the Applicant is requesting to waive the requirements of Section 2.13.7.d.2.B.XVI.D.F to allow for issuance of a demolition permit in order to permit demolition of an existing noncontributing structure located within the interior of the Haddon Hall parcel prior to the issuance of building permit for the new construction authorized pursuant to the Prior Approvals. The requested waiver will allow the Applicant to maintain its current permitting and construction timeline and streamline the buildout of the Project.

Demolition Evaluation Criteria. The Proposed Revisions include demolition of portions of the existing buildings on the Property classified as contributing and satisfies the criteria pursuant to Section 2.13.7.d.6.D, as follows:

- I. The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense.**

The facades of the existing buildings on the Property are of such a unique design that the Project includes reconstruction to the greatest extent possible at the required elevation for sea level rise and complete shoring for the portions that will be preserved. The Project considers the future impacts that sea level rise and is taking great care to recreate the pedestrian's experience on Washington Avenue, but at the necessary elevation to accommodate future raising of roads.

- II. The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region, or is a distinctive example of an architectural or design style which contributes to the character of the district.**

The existing structures are not the last remaining examples of their kind on Washington Avenue and the center building within the Property is newer

construction and not classified within the historic district. There are numerous, more iconic examples of Post War Modern storefronts in the Flamingo Park Local Historic District. The proposed reconstruction and interior renovations will revert to the original distinctive example that contributes to the character of the district.

III. Retention of the building, structure, improvement, landscape feature or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage.

Retention of the one-story buildings that front Washington Avenue and the two-story building in the center of the site will not promote the general welfare of the City. The buildings are located below Base Flood Elevation and are at high risk of damage due to permanent flooding. The new design will drastically improve the connectivity of the Property, the streetscape, and overall well-being of the multiple historic districts

IV. In the event an applicant or property owner proposes the total demolition of a contributing structure, historic structure or architecturally significant feature, there shall be definite plans presented to the board for the reuse of the property if the proposed demolition is approved and carried out.

This Application includes beautiful plans for the Property that pulls inspiration from the existing architecture and landscaping and is sensitive to the styles if architecture of the historic districts. The proposed architecture is compatible and complementary to the surrounding historic districts. Specifically, the architectural team considered the original architect of Haddon Hall and the Streamline Moderne style, the Spanish Mediterranean style of architecture that is prevalent on Espanola Way, and the iconic MiMo Miami Modern style throughout the City.

V. The county unsafe structures board has ordered the demolition of a structure without option.

The County has not ordered for the demolition of the buildings.

Sea Level Rise and Resiliency Criteria. The Proposed Revisions advance 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 for the demolition of the existing structures will be provided.

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

Hurricane proof impact windows will be provided.

(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.

The Approved Project includes resilient, Florida-native, or Florida-friendly landscaping.

(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.

Sea level rise projections have been considered in the design and development of the Project.

(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.

The ground floor areas will be adaptable to raised public rights-of way and adjacent properties.

(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.

All habitable spaces within the Project will be elevated.

(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.

When habitable space is located below base flood elevation, wet or dry flood proofing systems will be provided.

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

Water retention systems will be provided as part of the resiliency goals of the Project.

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

Cool pavement and porous materials are proposed where appropriate.

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

The Applicant is proposing multiple green spaces on the ground floor and rooftops with specific materials and plantings to minimize any potential for heat island effects on-site.

Conclusion. The Approved Project is an important part of the revitalization of Washington Avenue and the Haddon Hall Hotel. The holistic approach to renovating, rehabilitating, and reconstructing this assemblage results in a beautiful and viable project that will enhance the streetscape and provided connectivity between Washington Avenue and Collins Avenue. The Proposed Revisions will facilitate the effective implementation and buildout of the Approved Project. Accordingly, we respectfully request your favorable

review and recommendation with respect to the Proposed Revisions. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, consisting of a series of connected loops and curves, representing the name Michael Larkin.

Michael Larkin

Attachments

cc: Mitchell Tozian, Esq.

EXHIBIT A

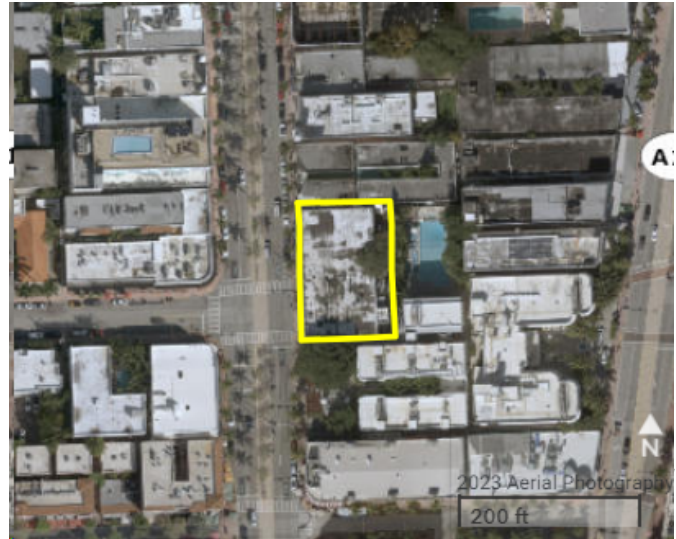


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 07/04/2024

PROPERTY INFORMATION	
Folio	02-3234-019-1180
Property Address	1509 WASHINGTON AVE MIAMI BEACH, FL 33139-7802
Owner	1515 WASHINGTON ACQUISTION LLC
Mailing Address	299 ALHAMBRA CIR STE 510 CORAL GABLES, FL 33135
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	11,458 Sq.Ft
Living Area	11,458 Sq.Ft
Adjusted Area	11,362 Sq.Ft
Lot Size	14,500 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$3,074,000	\$3,074,000	\$3,074,000
Building Value	\$1,745,000	\$539,000	\$226,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$4,819,000	\$3,613,000	\$3,300,000
Assessed Value	\$3,974,300	\$3,613,000	\$3,300,000

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$844,700		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
ALTON BEACH 1ST SUB PB 2-77
W100FT OF FOLLOWING LOT 20 S1/2
LT 19 BLK 57 & ST BET BLK 57 & 76
LOT SIZE 145.000 X 100
OR 15335-2698 1291 5

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,974,300	\$3,613,000	\$3,300,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,819,000	\$3,613,000	\$3,300,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,974,300	\$3,613,000	\$3,300,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,974,300	\$3,613,000	\$3,300,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/04/2024	\$20,000,000	34264-0280	Qual on DOS, multi-parcel sale
12/01/1991	\$0	15335-2698	Sales which are disqualified as a result of examination of the deed
12/01/1987	\$550,000	13531-2176	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 07/04/2024

PROPERTY INFORMATION	
Folio	02-3234-019-1190
Property Address	1500 COLLINS AVE MIAMI BEACH, FL 33139-4122
Owner	INVERAMA USA CORP , C/O GROUP PERALADA ET AL
Mailing Address	1500 COLLINS AVE MIAMI BEACH, FL 33139
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths /Half	115 / 115 / 0
Floors	4
Living Units	163
Actual Area	72,554 Sq.Ft
Living Area	72,554 Sq.Ft
Adjusted Area	68,337 Sq.Ft
Lot Size	60,445 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$19,611,250	\$19,611,250	\$19,611,250
Building Value	\$14,188,750	\$13,638,750	\$19,288,750
Extra Feature Value	\$0	\$0	\$0
Market Value	\$33,800,000	\$33,250,000	\$38,900,000
Assessed Value	\$31,687,033	\$28,806,394	\$26,187,631

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$2,112,967	\$4,443,606	\$12,712,369

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
ALTON BEACH 1ST SUB PB 2-77 LOTS 1 & 2 & ST LYG N & ADJ & LOTS 3-4-5 BLK 76 & S1/2 OF LOT 19 & ALL OF LOT 20 LESS W100FT & ST LYG & ADJ BLK 57

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$31,687,033	\$28,806,394	\$26,187,631
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$33,800,000	\$33,250,000	\$38,900,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$31,687,033	\$28,806,394	\$26,187,631
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$31,687,033	\$28,806,394	\$26,187,631

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/18/2018	\$58,200,000	30834-3786	Qual by exam of deed
07/17/2013	\$5,995,000	28730-3186	Transfer where the sale price is verified to be part of a package or bulk sale.
09/01/1978	\$883,333	10171-0480	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 07/04/2024

PROPERTY INFORMATION	
Folio	02-3234-019-1170
Property Address	1515 WASHINGTON AVE MIAMI BEACH, FL 33139-7802
Owner	1515 WASHINGTON ACQUISITION LLC
Mailing Address	299 ALHAMBRA CIR STE 510 CORAL GABLES, FL 33135
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths /Half	13 / 13 / 0
Floors	1
Living Units	13
Actual Area	9,273 Sq.Ft
Living Area	9,273 Sq.Ft
Adjusted Area	9,166 Sq.Ft
Lot Size	13,125 Sq.Ft
Year Built	1948

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$4,200,000	\$4,200,000	\$3,150,000
Building Value	\$100,000	\$100,000	\$100,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$4,300,000	\$4,300,000	\$3,250,000
Assessed Value	\$3,932,500	\$3,575,000	\$3,250,000

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$367,500	\$725,000	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
ALTON BEACH 1ST SUB PB 2-77
LOT 18 & N1/2 LOT 19 BLK 57
LOT SIZE 75.000 X 175
OR 16762-0696 0495 1



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,932,500	\$3,575,000	\$3,250,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,300,000	\$4,300,000	\$3,250,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,932,500	\$3,575,000	\$3,250,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,932,500	\$3,575,000	\$3,250,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/04/2024	\$20,000,000	34264-0280	Qual on DOS, multi-parcel sale
06/30/2015	\$4,600,000	29679-2984	Not exposed to open-market; atypical motivation
04/01/1995	\$800,000	16762-0696	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

This instrument was prepared by:

Name: Michael W. Larkin, Esq.
Address: 200 S. Biscayne Blvd, Suite 850
Miami, Florida 33131

(Space reserved for Clerk)

**COVENANT
IN LIEU OF UNITY OF TITLE**

WHEREAS, **WASHINGTON GARDENS, INC.**, a Florida corporation, and **WASHINGTON GARDENS MB, LLC**, a Florida limited liability company (collectively, the “WP Owner”), having offices at 1228 Alton Road, Miami Beach, Florida 33139, is the fee simple owner of those certain properties in Miami Beach, Florida described in **Exhibit “A”** (collectively, the “Washington Properties”); and

WHEREAS, **HADDON HALL HOTEL OWNER, LLC**, a Delaware limited liability company (the “HHP Owner”), having offices at 1500 Collins Avenue, Miami Beach, Florida 33139, is fee simple owner of those certain properties in Miami Beach, Florida described in **Exhibit “C”** (collectively, the “Haddon Hall Properties”); and

WHEREAS, the Washington Properties and the Haddon Hall Properties (together referred to as the “Total Properties”) are to be submitted as a unified development site, consistent with Section 118-5 of the Miami Beach Code (the “Code”), for the purpose of combined Floor Area Ratio calculation (“FAR”) for the City of Miami Beach, Florida (also referred to herein as the “City”); and

WHEREAS, the WP Owner and HHP Owner (together referred to as “Owners”) agree to have the Total Properties function as a unified development site for FAR purposes as contemplated by Section 118-5 of the Miami Beach Code;

NOW, THEREFORE, in consideration of the premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WP Owner and HHP Owner hereby freely, voluntarily and without duress covenant and agree as follows:

1. The recitals set forth above are true and correct and are adopted herein.
2. The agreement hereunder on the part of Owners shall constitute a covenant running with the land with respect to the Total Properties and will be recorded, at WP Owner's expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the successors and assigns of the Owners, until such time as the same is released in writing as hereinafter provided.
3. The subject site will be developed as a unified development site in substantial accordance with the approved site plan, after one has been submitted and approved under the City's land development regulations in connection with this Covenant in Lieu of Unity of Title. No modification shall be effectuated to such site plan without the written consent of (i) the then owner(s) of the phase or portion of the Total Properties for which modification is sought, (ii) all other owners within the original unified development site (i.e. of the Total Properties), or their successors, whose consent shall not be unreasonably withheld, and (iii) the Director of the City's Planning Department; provided the Director finds that the modification is in compliance with the land development regulations. Should the Director withhold such approval, the then owner(s) of the phase or portion of the Total Properties for which modification is sought shall be permitted to seek such modification by application to modify the plan at public hearing before the appropriate City board or the City Commission of Miami Beach, Florida (whichever by law has jurisdiction over such matters). Such application shall be in addition to all other required approvals necessary for the modification sought.
4. In the event of additional multiple ownerships subsequent to site plan approval, each of the subsequent owners shall be bound by the terms, provisions and conditions of this Covenant in Lieu of Unity of Title. Owners further agree that they will not convey portions of the Total Properties to such other parties unless and until the Owners and such other party or parties shall have executed and mutually delivered, in recordable form, an instrument to be known as an Easement and Operating Agreement which shall contain, among other things:
 - (i) Easements in the common area of each parcel for ingress to and egress from the other parcels;
 - (ii) Easements in the common area of each parcel for the passage and parking of vehicles;
 - (iii) Easements in the common area of each parcel for the passage and accommodation of pedestrians;
 - (iv) Easements for access roads across the common area of each parcel to public and private roadways;
 - (v) Easements for the installation, use, operation, maintenance, repair, replacement, relocation and removal of utility facilities in appropriate areas in each such parcel;
 - (vi) Easements on each such parcel for construction of buildings and improvements in favor of each such other parcel;
 - (vii) Easements upon each such parcel in favor of each adjoining parcel for the

- installation, use, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations;
- (viii) Easements on each parcel for attachment of buildings;
 - (ix) Easements on each parcel for building overhangs and other overhangs and projections encroaching upon such parcel from the adjoining parcels such as, by way of example, marquees, canopies, lights, lighting devices, awnings, wing walls and the like;
 - (x) Appropriate reservation of rights to grant easements to utility companies;
 - (xi) Appropriate reservation of rights to road right-of-ways and curb cuts;
 - (xii) Easements in favor of each such parcel for pedestrian and vehicular traffic over dedicated private ring roads and access roads; and
 - (xiii) Appropriate agreements between the owners of the Total Properties as to the obligation to maintain and repair all private roadways, parking facilities, common areas and common facilities and the like.
5. The Easement and Operating Agreement provisions or portions thereof set forth in **Paragraph 4** above, may be waived by the Director if they are not applicable to the Total Properties or portion thereof (such as for conveyances to purchasers of individual condominium units). These provisions of the Easement and Operating Agreement shall not be amended without prior written approval of the City Attorney. In addition, such Easement and Operating Agreement shall contain such other provisions with respect to the operation, maintenance and development of the Total Properties as to which the parties thereto may agree, or the Director may require, all to the end that although the Total Properties may have several owners, it will be constructed, conveyed, maintained and operated in accordance with the approved site plan.
6. The Washington Properties are currently entitled to Fifty Five Thousand Two Hundred Fifty (55,250) square feet of FAR. The Haddon Hall Properties are currently entitled to One Hundred Twenty Thousand Eight Hundred Ninety (120,890) square feet of FAR. The Total Properties are currently entitled to One Hundred Seventy Six Thousand One Hundred Forty (176,140) square feet of FAR. The WP Owner shall be entitled to use, for the development of the Washington Properties, and in addition to the 55,250 square feet of FAR already allocated thereto, a total of Forty Thousand (40,000) square feet of additional FAR, and no more, available from the Haddon Hall Properties. This FAR derived from the Haddon Hall Properties shall be transferred as follows (the current FAR analysis is attached hereto as **Exhibit "B"**):
- a. Ten Thousand (10,000) square feet of FAR shall be derived from the CD-2 zoned property identified within folio # 02-3234-019-1190 and commonly referred to as the "Campton Building Property" (as more particularly described on **Exhibit "C"** attached hereto). The Campton Building Property is currently entitled to Thirty Six Thousand (36,000) square feet of FAR and is currently developed with a total FAR of Sixteen Thousand Six Hundred Thirty Three (16,633) square feet, such that after

the transfer it will have Nine Thousand Three Hundred Sixty Seven (9,367) square feet of FAR remaining.

- b. Fifteen Thousand (15,000) square feet of FAR shall be derived from the MXE zoned property identified within folio # 02-3234-019-1190 and commonly known as the "Haddon Hall Pool Property" (as more particularly described on Exhibit "C" attached hereto). The Haddon Hall Pool Property is currently entitled to Twenty One Thousand Seven Hundred Fifty (21,750) square feet of FAR and is currently developed with a total FAR of Five Thousand Nine Hundred Seventy (5,970) square feet such that after the transfer it will have Seven Hundred Eighty (780) square feet of FAR remaining.
 - c. Fifteen Thousand (15,000) square feet of FAR shall be derived from the MXE zoned property identified within folio # 02-3234-019-1190 and commonly known as the "Haddon Hall Hotel Property" (as more particularly described on Exhibit "C" attached hereto). The Haddon Hall Hotel Property is currently entitled to Sixty Three Thousand One Hundred Forty (63,140) square feet of FAR and is currently developed with a total FAR of Forty Three Thousand Eighty Four (43,084) square feet such that after the transfer it will have Five Thousand Fifty Six (5,056) square feet of FAR remaining.
7. The use of the Campton Building Property shall be restricted such that at all times if the FAR exceeds 1.5 on all properties with an underlying zoning district of CD-2, more than twenty five percent (25%) of the total area of the buildings with an underlying zoning district of CD-2 shall be used for residential or hotel units in accordance with Section 142-307 (d)(2) of the Code. Except as described in and as expressly permitted for WP Owner's use pursuant to Paragraph 6 above, the WP Owner may not use any additional FAR from the Haddon Hall Properties. In the event that the amount of permitted FAR on the Total Properties is increased by changes in the Code, then such additional FAR shall be deemed to be allocated to each applicable portion of the Total Properties that generates the additional FAR.
 8. The provisions of this instrument shall become effective upon their recordation in the Public Records of Miami-Dade County, Florida, and, unless terminated in accordance with Paragraph 2 above, shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years each, unless released in accordance with the provisions of Paragraph 9 below.
 9. The provisions of this instrument may be released, amended, or modified from time to time by recorded instrument executed by the then owner or owners of the Total Properties, with joinders by any mortgagees, provided that the same is also approved by the Planning

Director of the City of Miami Beach, or his or her successor, or a City board if such has jurisdiction of the matter at the time of the request.

10. Should this Covenant in Lieu of Unity of Title be released, amended, or modified in accordance with **Paragraph 9** hereof, the Planning Director, or his or her successor, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release. No release, amendment or modification shall be effective without the approval of the Director or his successor.
11. Enforcement shall be by action against any parties or persons violating or attempting to violate any of these covenants. The prevailing party in any action or suit arising out of or pertaining to this Covenant in Lieu of Unity of Title shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may determine to be reasonable for the services of its attorney. This enforcement provision is in addition to any other remedy at law, in equity or both.
12. Invalidation of any one of these covenants, by judgment of Court, in no way shall affect any of the other provisions, which shall remain in full force and effect.
13. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.
14. This Covenant in Lieu of Unity of Title shall be recorded in the public records of Miami-Dade County at the WP Owner's expense.
15. In the event of a violation of this Covenant in Lieu of Unity of Title or the violation by any portion of the Total Properties of any applicable law, rule or regulation (collectively, a "Violation"), the City is hereby authorized to withhold any future permits, to refuse to make any inspections or grant any approvals, and/or to pursue any other rights or remedies available to the City (collectively, the "Remedies"), for the applicable portion of the Total Properties that is causing a Violation, until such time as the same is cured.
16. In the event an Owner subjects all or a part of its portion of the Total Properties to a condominium regime of ownership and/or a declaration of restrictions under a property owner association, the condominium, homeowner and/or other similar association created thereby shall be deemed to be the Owner of such portion of the Total Properties under this Covenant in Lieu of Unity of Title and shall in all instances be deemed to be designated as the party to grant or withhold the consent of the Owner under this Covenant in Lieu of Unity of Title with respect thereto. The Other Owners shall have the right to rely upon this

designation for all purposes hereunder and shall have the right to rely upon the authority of the board of such association or any officer of such association.

17. HHP Owner covenants and agrees to reasonably cooperate with WP Owner and its representatives and to execute any and all documents reasonably required for the transfer of the FAR contemplated by **Paragraph 6** hereof and for the redevelopment of the Washington Properties and the related site plan approval process, including, but not limited to, appearance at public hearings, city staff meetings, or other meetings related to the site plan approval as may be reasonably requested by WP Owner. HHP Owner's cooperation shall be at no cost or expense to the HHP Owner and, if any such costs or expenses are to be so incurred, then the HHP Owner shall have no obligation to undertake such cooperative actions, unless reimbursed by the WP Owner.
18. The distribution of allowable FAR contemplated herein shall be subject to the review and approval of the Planning Director, and shall be in full accordance with the applicable provisions of the Land Development Regulations of the Code of the City of Miami Beach.

[SIGNATURE PAGES TO FOLLOW]

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

Nick Etallegris
City Attorney
[Signature]
City Planning Director

4-27-17
Date

4-27-17
Date

EXHIBIT "A"

Washington Properties Legal Description

The West 100.00 feet of Lot 20 and the West 100.00 feet of the South ½ of Lot 19, Block 57 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida.

Together with:

Commencing at the Northwest corner of Lot 5, Block 76 of the aforementioned subdivision, thence run 70.00 feet North along the East right-of-way line of Washington Avenue to the Point of Beginning, thence run East 100.00 feet along the South line of Lot 20, thence run South 70.00 feet and 100.00 feet East of and parallel to the East right-of-way line of Washington Avenue, thence run West 100.00 feet along the North line of Lot 5 to the Point of Beginning.

FOLIO No. 02-3234-019-1180

And

Lot 18 and the North ½ of Lot 19, Block 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public records of Miami-Dade County, Florida

FOLIO No. 02-3234-019-1170

EXHIBIT "B"**FAR Analysis**

<u>Building Name</u>	<u>Allowed FAR</u>	<u>Existing FAR</u>	<u>FAR Transfer</u>	<u>Remaining FAR</u>
Campton Building	36,000	16,633	15,000	4,367
Pool Property	21,750	5,970	15,000	780
Haddon Hall	63,140	43,084	10,000	10,056

EXHIBIT B (Continued)

PROPERTY AREA CALCULATION

LIST OF PARCELS	
OE	
OE1 (NORTH)	13,125 SF
OE2 (SOUTH)	14,500 SF
OE TOTALS	27,625 SF
HADDON HALL	
HH1	18,000 SF
HH2	31,570 SF
HH3	10,875 SF
HH TOTALS	60,445 SF
GRAND TOTAL	88,070 SF

DEVELOPMENT REGULATIONS

ALLOWED/REQUIRED	PROPOSED
F.A.R. 2.00 X 88,070 SQ.FT.	176,140 SF
	160,937 SF

EXISTING FAR SCHEDULE BY PARCEL

PARCEL AREA	OE1	OE2	HH1	HH2	HH3	TOTAL
13,125	14,500	10,000	31,570	10,875	86,070	
EXISTING F.A.R.	9,216	11,458	16,633	43,084	5,970	86,360
AVAILABLE	17,035	17,542	19,367	20,056	15,780	89,780
MAX F.A.R.	26,250	29,000	36,000	63,140	21,750	176,140

PROPOSED DISTRIBUTION OF FAR

HH1	16,633 SF (EXIST.)
HH2	43,084 SF (EXIST.)
HH3	5,970 SF (EXIST.)
SUBTOTAL	65,687 SF
OE1	26,250 SF
OE2	9,215 (EXIST.) + 17,035 (PROP)
	28,000 SF
	11,458 (EXIST.) + 17,542 (PROP)
	10,000 SF (FROM HH1)
	15,000 SF (FROM HH2)
	15,000 SF (FROM HH3)
SUBTOTAL	95,250 SF
TOTAL F.A.R. PROPOSED FOR UNIFIED SITE	160,937 SF

TOTAL F.A.R. ALLOWED	176,140 SF
TOTAL F.A.R. PROPOSED FOR UNIFIED SITE	160,937 SF
TOTAL REMAINING FOR FUTURE DEVELOPMENT	15,203 SF



OE WASHINGTON AVE
MIAMI BEACH, FL

**NICHOLS
BROSCH
WURST
WOLFE**
Architects & Planners, Inc.

09-11-15
EXH B

0:16:07.00 WASHINGTON AVENUE PRODUCTION/REVISIONS CENTRAL FILE/1670 WASHINGTON AND 1674 PM

EXHIBIT "C"

Haddon Hall Properties Legal Description

Folio No. 02-3234-019-1190:

Haddon Hall Hotel Property:

Lots 1 and 2, and Strip lying North and adjacent thereto, Block 76, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public records of Miami-Dade County, Florida.

Haddon Hall Pool Property:

South ½ of Lot 19 and all of Lot 20, Less the West 100 Feet thereof, and Strip lying South and adjacent thereto, Block 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public records of Miami-Dade County, Florida.

Campton Building Property:

Lot 3, 4 and 5, in Block 76, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Dade County, Florida .

EXHIBIT "C" (continued)

Overall Legal Description of Haddon Hall Properties

PARCEL 1:

Lots One (1) and Two (2) of Block Seventy-Six (76) of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof as recorded in Plat Book 2, Page 77, of the Public Records of Miami - Dade County, Florida, and also the following described land: That part of vacated Fifteenth Street formerly known as Avenue D, described as follows: Begin at the Northeast corner of Lot 1 of Block 76 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof as recorded in Plat Book 2, Page 77, of the Public Records of Miami - Dade County, Florida; thence Northeasterly along West line of Collins Avenue a distance of 70.98 feet to the Southeast corner of Lot 1, of Block 57 of the aforesaid subdivision; thence Westerly along the Southerly line of Lot 1, Block 57 of the aforesaid subdivision a distance of 172.01 feet, more or less, to a point where the Westerly line of Lot 2 of Block 76 of the aforesaid subdivision extended Northerly intersects the Southerly line of Lot 1, of Block 57 of the aforesaid subdivision; thence Southerly a distance of 70 feet to the Northwest corner of Lot 2 of Block 76 of the aforesaid subdivision; thence Easterly along the Northerly line of Lots 2 and 1 of Block 76 of the aforesaid subdivision, a distance of 155.21 feet to the Point of Beginning.

AND

PARCEL 2:

Commencing at the Northwest corner of Lot 5, Block 76, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, as same is shown upon a recorded Plat of said subdivision, recorded in Plat Book 2, Page 77, of the Public Records of Miami - Dade County, Florida; thence run East along the North line or said Block 76, a distance of one hundred (100) feet to the Point of Beginning of the Tract of land herein described:

From said Point of Beginning run North along a line deflecting 90 degrees to the left, said line being parallel to and one hundred (100) feet distant Easterly from the Easterly line of Washington Avenue, as above recorded, a distance of one hundred forty-five (145) feet to a point on the North line of the South 1/2 of Lot 19, Block 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, as recorded in Plat Book 2, Page 77, of the Public Records of Miami - Dade County, Florida; thence run Easterly along a line deflecting 90 degrees to the right along the North line of the South 1/2 of Lot 19, Block 57, a distance of seventy-five (75) feet to a point on the West line of Lot 2, of said Block 57, thence run Southerly along a line deflecting 90 degrees to the right along the dividing line between Lots 1 and 2, and Lot 20 and the South 1/2 of Lot 19, Block 57, a distance

of seventy-five (75) feet to a point, said point being the Southeasterly corner of Lot 20, or the Southwesterly corner of Lot 1, of said Block 57; thence run Southeasterly along a line deflecting to the left $04^{\circ} 05' 08.2''$, a distance of 70.178 feet to a point, said point being the Northeasterly corner of Lot 3, of said Block 76, FISHER'S FIRST SUBDIVISION; thence run Westerly along a line deflecting to the right $94^{\circ} 05' 08.2''$ along the Northerly line of said Block 76, a distance of eighty (80) feet to the Point of Beginning of the tract of land herein described.

TOGETHER with the easement described on Page 2 of that certain Deed from Daniel I. Taradash to Haddon Hall Corp., dated May 12, 1952, filed June 13, 1952 in Deed Book 3609, Page 25, of the Public Records of Miami - Dade County, Florida, but subject to the terms of such easement.

PROPERTY: 1509 – 1515 Washington Avenue, 1500 Collins Avenue.

FILE NO. PB23-0625

IN RE: An application for a conditional use approval for a Neighborhood Impact Structure (NIS) for a new 7-story hotel exceeding 50,000 square feet, including a new rooftop addition onto 1500 Collins Avenue, and a Neighborhood Impact Establishment (NIE) that includes an alcoholic beverage establishment or restaurant located on the rooftop of a building, which is located on a property that is within 200 feet of a property containing a residential unit, and a Neighborhood Impact Establishment (NIE) with an occupancy of more than 300 persons, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, Section 2.5.2; and Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code.

LEGAL DESCRIPTION: See Exhibit "A"

MEETING DATE: January 7, 2025

CONDITIONAL USE PERMIT

The applicant, 1515 Washington Acquisition LLC, requested a Conditional Use approval for the construction of a new 7-story hotel exceeding 50,000 square feet, and a Neighborhood Impact Establishment (NIE) that includes, an alcoholic beverage establishment or restaurant located on the top floor of a building, whether fully enclosed, partially open, or open to the sky, including all open-air portions above the roof-top, which is located on a property that is within 200 feet of a property containing a residential unit, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, Section 2.5.2; and Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach 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 of the record for this matter:

The property in question is located in the CD-2, Commercial medium density District;

The use is consistent with the Comprehensive Plan for the area in which the property is located;

The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

The structures and uses associated with the request are consistent with the Land Development Regulations;

The public health, safety, morals, and general welfare will not be adversely affected;

Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.



IT IS THEREFORE 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 is adopted herein, including the staff recommendations, that the Conditional Use Permit be **GRANTED**, as provided below:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under Resiliency Code Sec. 2.5.2.5.
2. This Conditional Use Permit is issued to 1515 Washington Acquisition LLC, (the applicant) and Inverama USA Corp (owner of the property). Any changes in ownership or 50% (fifty percent) or more stock ownership, or the equivalent, shall require the new owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Certificate of Use/Business Tax Receipt.
3. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:
4. The project authorized by this Conditional Use Permit includes the creation and operation of the proposed Neighborhood Impact Establishment, subject to the criteria listed below:

A. The proposed number of seats are:

Amenities open to Hotel guests and the public:

Ground Floor Restaurant:	254 seats (170 Indoor and 84 Outdoor)
Rooftop Restaurant:	166 seats (16 Indoor and 150 Outdoor)
Bar/Pool Deck:	18 seats (10 Indoor and 8 Outdoor)
Lobby lounge and amenities:	119 seats (including outdoor lounge, and café bar)

Amenities open only to Hotel guests and their invitees:

Haddon Hall Ballroom	149 seats (128 Indoor and 21 Outdoor)
----------------------	---------------------------------------

B. The maximum occupant content pursuant to this CUP shall be:

Amenities open to Hotel guests and the public:

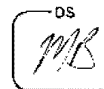
Ground Floor Restaurant:	599 persons (388 Indoor and 211 Outdoor)
Rooftop Restaurant:	184 persons (94 Indoor and 90 Outdoor)

Bar/Pool Deck:	82 persons
----------------	------------

Lobby lounge and amenities:	236 persons (including outdoor lounge and café bar)
-----------------------------	---

Amenities open only to Hotel guests and their invitees:

Haddon Hall Ballroom	373 persons (314 Indoor and 59 Outdoor)
----------------------	---



or any lesser such occupant content as determined by the City's Fire Marshal.

- C. The hours of operations shall be limited as follows:

Hours of operation for Hotel guests and the public:

Ground Floor Restaurant (fronting Washington Ave):
7:00 AM until 2:00 AM (Indoors and Outdoors)

Ground Floor Café (fronting Collins Ave):
6:30 AM until 8:00 PM (Indoors and Outdoors)

Rooftop Restaurant:
Sunday - Wednesday 12:00 PM until 12:00 AM (Indoors and Outdoors)
Thursday - Saturday 12:00 PM until 2:00 AM (Indoors and Outdoors)

Pool Bar and Terrace:
12:00 PM until 2:00 AM (Indoors)
12:00 PM until 12:00 AM (Outdoors)

Hours of operation for Hotel guests and their invitees:

Rooftop Restaurant:
Sunday-Wednesday 7:00 AM until 12:00 AM (Indoor and Outdoor)
Thursday-Saturday 7:00 AM until 2:00 AM (Indoor and Outdoor)

Pool Deck: 8:00 AM until 8:00 PM

Lobby lounge and amenities: 7:00 AM until 2:00 AM (including outdoor lounge and café bar)

Haddon Hall Ballroom 7:00 AM until 2:00 AM

These hours shall not supersede any future amendments to the City Code, pertaining to hours of sale/operation for alcoholic beverage and/or entertainment establishments.

- D. Entertainment, as defined in City Resiliency Code Section 1.2.2.9, shall be prohibited in all indoor and outdoor areas. Recorded background music, played at a level that does not interfere with normal conversation, may be permitted within the interior of the buildings.
- E. Outdoor speakers shall be prohibited on the property, except those required for life safety purposes.
- F. After normal operating hours, the establishments shall remain closed and no patrons or other persons, other than those employed by the establishment, shall remain therein between the establishment's closing time and 7:00 AM.
- G. No activation of the Campton Apartments courtyard shall be permitted.
5. The following shall apply to the operation of the entire project:
- A. Deliveries and waste collections may occur between 9:00 AM and 5:00 PM each day. The hotel operator shall have a dockmaster present on-site to coordinate all loading and deliveries.

DS
MK

- B. The trash room shall be large enough to accommodate sufficient trash capacity in order to minimize refuse pickups to a maximum of one pick up per day. All trash rooms shall be air conditioned and sound-proofed in a manner to be approved by staff. The doors to the trash rooms shall remain closed and secured when not in use and all trash dumpsters shall be closed at all times except when in use.
 - C. All trash containers shall utilize rubber wheels, as well as a path consisting of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - D. The property and adjacent rights-of-way be maintained clean and free from debris.
 - E. Televisions and projectors shall not be located anywhere in the exterior areas of the property.
 - F. No patrons shall be allowed to queue on public rights-of-way.
 - G. Establishments with outdoor cafes or sidewalk café permits shall only serve alcoholic beverages at sidewalk cafes during hours when food is served in the restaurant.
 - H. Public access use of the rooftop Restaurant shall be limited to the following times:
 - Indoors and Outdoors:
 - Sunday-Wednesday 12:00 PM until 12:00 AM
 - Thursday- Saturday 12:00 PM until 2:00 AM
 - I. No dancehall shall be permitted on the site.
 - J. Special event permits shall be prohibited.
6. Landscaping shall be required within planters on the ground floor along Washington Avenue, as shown in the renderings submitted as part of the Planning Board application, in a manner to be reviewed and approved by staff.
7. The size of hotel rooms shall not be substantially reduced in size from those shown in the Planning Board application, subject to the review and approval of staff.
8. A progress report shall be scheduled before the Planning Board 90 days after obtaining a business tax receipt (BTR). The applicant shall be required to provide a letter to the Planning Department subsequent to the initial progress report and on an annual basis thereafter attesting to the applicant's compliance with all conditions of the CUP. The Planning Director shall include a copy of all such letters on the next available meeting agenda of the Planning Board for informational purposes. Following receipt of an applicant's annual letter, the Planning Board may elect to schedule a progress report before the Board at its next available meeting. Failure to provide such letter on an annual basis shall constitute a violation of the CUP and a progress report shall be scheduled. In addition to all enforcement provisions herein, the Board reserves the right to schedule a modification / revocation hearing if determined necessary when reviewing any annual progress report.
9. The Planning Board shall retain the right to call the owner or operator back before the Board and make modifications to this Conditional Use Permit should there be valid complaints, as determined by Code Compliance, about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use

DS


Permit.

10. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
11. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
12. The applicant shall address the following Transportation, Mobility, Concurrency, Delivery, and Parking requirements:
 - A. The applicant shall pay all impact, mobility, and concurrency fees due prior to obtaining a Building Permit, Certificate of Occupancy, or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing.
 - B. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to implement an acceptable Transportation Demand Management (TDM) Implementation Plan per the TDM strategies outlined in the most recent Traffic Impact Analysis, prior to the issuance of a building permit.
 - C. Due to the increased number of trips to and from the site as the result of the updated proposal, the City of Miami Beach Transportation & Mobility Department shall require the applicant to incorporate additional TDM strategies as part of the 1509 Washington Avenue project to encourage alternative modes of transportation to and from the subject site, namely:
 - i. The applicant shall offer five (5) free transit passes to hotel and restaurant employees.
 - ii. The applicant shall offer five (5) free valet passes to carpool riders of the hotel/restaurant employees.
 - iii. The applicant shall explore space for additional short and long-term bicycle racks on the property. The goal would be a minimum of 100 bicycle racks, if space allows.
 - iv. The applicant shall identify and propose potential pedestrian access improvements.
 - v. The applicant shall establish designated carpool pick-up and drop-off zones with Uber and Lyft for each property, to minimize obstructions to travel lanes and simplify the use of rideshare at the project site.
 - vi. The applicant shall designate a TDM Coordinator who will communicate with the City of Miami Beach Transportation & Mobility Department regarding the implementation of the approved TDM strategies. The applicant shall provide a name, phone number, and email to the Transportation & Mobility Department.
 - vii. The applicant shall provide Miami-Dade County Transit and Miami Beach Trolley information within the site, including route schedules and maps (Trolley maps are



available free-of-charge from the City of Miami Beach Transportation & Mobility Department). CFN: 20250300352 BOOK 34718 PAGE 3101

- viii. The applicant shall integrate Citi Bike bikeshare information and nearest station locations into communication materials for visitors and residents
- D. The applicant shall commit to finalizing all coordination efforts with the City to finalize the deliveries, loading, and solid waste operations plans prior to the issuance of the City's building permit. This item may require additional reviews by the City for the proposed maneuverability exhibits of the same.
- E. The applicant shall maintain queue length for at least three (3) vehicles within the circular driveway at 1500 Collins Avenue, and maintain a minimum number of valet runners, estimated at (9), during peak times to ensure queueing does not extend into the public right-of-way. All valet operations for the project site are to remain on private property, and additional valet runners may be needed during special events to ensure operations remain on private property.
- F. The applicant shall coordinate with the Florida Department of Transportation (FDOT), Miami Dade County, and the City of Miami Beach to propose signal timing optimization as-needed at Washington Avenue and 16 Street, and Collins Avenue and 16 Street, prior to the issuance of the building permit. This can be accomplished by engaging a Florida-registered Traffic Engineer to prepare optimized signal timing plans for all affected intersections.
- G. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to implement an acceptable Valet Operational Plan, including the location of the valet garage per Section 18-342(b)(2) of the City Code, prior to the issuance of a building permit.
- 13. The development shall comply with the "Green Building" requirements in section 7.1.3.2 of the Resiliency Code.
- 14. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a Building permit.
- 15. The applicant, operator and/or owner, both now and in the future, shall abide by all the documents and statements submitted with this application, as well as all conditions of this Order.
- 16. The applicant shall resolve all outstanding violations and fines on the property, if any, prior to the issuance of a building permit for the project.
- 17. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 2.5.2.5, Code of the City of Miami Beach, Florida.
- 18. The applicant shall obtain a full building permit within 18 months from the date of approval of this Conditional Use Permit, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.

DS


19. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
20. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
21. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Chapter 1, Article III, Section 1.3.8 of said Miami Beach Resiliency Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
22. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
23. The applicant agrees and shall be required to provide access to areas subject to this Conditional Use Permit for inspection by the City (i.e. Planning Department, Code Compliance Department, Building Department, and Fire Department staff), to ensure compliance with the terms and conditions of this Conditional Use Permit. Failure to provide access may result in revocation of the Conditional Use Permit.
24. There shall be a recorded covenant in lieu of a unity of title for all the properties prior to the applicant obtaining a building permit.

Dated 4/14/2025 | 10:04 AM EDT

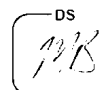
PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:



BY: DEC3ECF2EB68404...

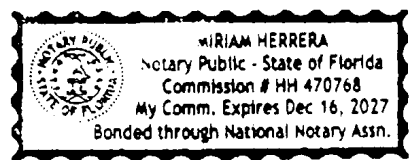
Michael Belush, AICP
Planning and Design Officer
for the Chairman



STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 16 day of April, 2025, by Michael Belush, Planning and Design Officer for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

Miriam Herrera
Notary:
Print Name: Miriam Herrera
Notary Public, State of Florida
My Commission Expires: 12-16-27
Commission Number: HH470768

Approved As To Form: Nickalleg (4/11/2025 | 3:43 PM EDT)
Legal Department

8D8C388CCAB8460...

Filed with the Clerk of the Planning Board on Jessica Freking (4/14/2025 | 10:08 AM EDT)

*0FC3F3E9D654A5

DS
MB

EXHIBIT "A"

1500 Collins Avenue

PARCEL 1:

LOTS ONE (1) AND TWO (2) OF BLOCK SEVENTY-SIX (76) OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA, AND ALSO THE FOLLOWING DESCRIBED LAND: THAT PART OF VACATED FIFTEENTH STREET FORMERLY KNOWN AS A VENUE D, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG WEST LINE OF COLLINS AVENUE A DISTANCE OF 70.98 FEET TO THE SOUTHEAST CORNER OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 57 OF THE AFORESAID SUBDIVISION A DISTANCE OF 77.01 FEET, MORE OR LESS, TO A POINT WHERE THE WESTERLY LINE OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION EXTENDED NORTHERLY INTERSECTS THE SOUTHERLY LINE OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE SOUTHERLY A DISTANCE OF 70 FEET TO THE NORTHWEST CORNER OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOTS 2 AND 1 OF BLOCK 76 OF THE AFORESAID SUBDIVISION, A DISTANCE OF 15 5 .21 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:

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

FROM SAID POINT OF BEGINNING RUN NORTH ALONG A LINE DEFLECTING 90 DEGREES TO THE LEFT SAID LINE BEING PARALLEL TO AND ONE HUNDRED (100) FEET DISTANT EASTERLY FROM THE EASTERLY LINE OF WASHINGTON AVENUE, AS ABOVE RECORDED, A DISTANCE OF ONE HUNDRED FORTY-FIVE (145) FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT ON THE WEST LINE OF LOT 2, OF SAID BLOCK 57, THENCE RUN SOUTHERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE DIVIDING LINE BETWEEN LOTS 1 AND 2, AND LOT 20 AND THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 20, OR THE SOUTHWESTERLY CORNER OF LOT 1, OF SAID BLOCK 57, THENCE RUN SOUTHEASTERLY ALONG A LINE DEFLECTING TO THE LEFT 04° 05' 08.2" A DISTANCE OF 70.178 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 3, OF SAID BLOCK 76, FISHER'S FIRST SUBDIVISION; THENCE RUN WESTERLY ALONG A LINE DEFLECTING TO THE RIGHT 94° 05' 08.2" ALONG THE NORTHERLY LINE OF SAID BLOCK 76, A DISTANCE OF EIGHTY (80) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

TOGETHER WITH THE EASEMENT DESCRIBED ON PAGE 2 OF THAT CERTAIN DEED FROM DANIEL I. TARADASH TO HADDON HALL CORP., DATED MAY 12, 1952, FILED JUNE 13, 1952 IN DEED BOOK 3609, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA, BUT SUBJECT TO THE TERMS OF SUCH EASEMENT.

AND

PARCEL 3:

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

THE ABOVE PARCELS 1, 2 AND 3 ARE ALSO DESCRIBED AS:

METES AND BOUNDS DESCRIPTION:

ALL OF LOT 1, ALL OF LOT 2, ALL OF LOT 3, ALL OF LOT 4 AND ALL OF LOT 5 OF BLOCK 76, A PORTION OF LOT 19 AND A PORTION OF LOT 20 OF BLOCK 57, AND A PORTION OF THE VACATED RIGHT OF WAY OF FIFTEENTH STREET, FORMERLY KNOWN AS A VENUE "D", ALL OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 76; THENCE S 90°00' 00" W, ALONG THE SOUTHERLY LINE OF SAID BLOCK 76, FOR 318.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N 07°00' 00" E, ALONG THE WESTERLY LINE OF SAID BLOCK 76, FOR 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; SAID WESTERLY LINE OF BLOCK 76 BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON A VENUE, FORMERLY KNOWN AS MIAMI A VENUE; THENCE N 90°00' 00" E, ALONG THE NORTHERLY LINE OF SAID BLOCK 76, FOR 100.00 FEET; THENCE N 00°00' 00" E, ALONG A LINE BEING PARALLEL WITH AND 100.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE, FOR 143.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 19, BLOCK 57; THENCE N 90°00' 00" E, ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF LOT 19, FOR 75.00 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF SAID BLOCK 57; THENCE S 00°00' 00" W, ALONG THE EASTERLY LINE OF SAID SOUTH 1/2 OF LOT 19 AND THE EASTERLY LINE OF LOT 20, FOR 75.00 FEET TO THE SOUTHEAST CORNER OF LOT 20 AND THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 57; SAID EASTERLY LINES BEING COINCIDENT WITH THE WESTERLY LINE OF LOT 2 AND THE WESTERLY LINE LOT 1, OF SAID BLOCK 57, THENCE N 90°00' 00" E, ALONG THE NORTHERLY LINE OF THE VACATED RIGHT OF WAY OF FIFTEENTH STREET, FORMERLY KNOWN AS AVENUE "D", FOR 172.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLLINS A VENUE; SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 57; THENCE S 09°34' 00" W, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COLLINS A VENUE AND THE EASTERLY LINE OF BLOCK 76, FOR 172.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF BLOCK 76 AND THE POINT OF BEGINNING.

DS
MB

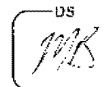
1509 Washington Avenue

CFN: 20250300352 BOOK 34718 PAGE 3105

The West 100 feet of Lot 20 and the West 100 feet of the South 1/2 of Lot 19, in Block 57, and the closed portion of 15th Street lying North of Lots 4 and 5 in Block 76, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Dade County, Florida.

1515 Washington Avenue

LOT 18 AND THE NORTH ONE-HALF OF LOT 19, BLOCK 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE. February 11, 2025

PROPERTY/FOLIO: 1500 Collins Avenue / 02-3234-019-1190
1509 Washington Avenue / 02-3234-019-1180
1515 Washington Avenue / 02-3234-019-1170

FILE NO: HPB23-0591

APPLICANTS 1515 Washington Acquisition LLC and Inverama USA Corp

IN RE: An application has been filed requesting a Certificate of Appropriateness for the total demolition and partial reconstruction of two contributing buildings including the construction of a new addition, the partial demolition and renovation of two contributing buildings including the construction of a 1-story rooftop addition, the total demolition of a non-contributing building, one or more waivers and site improvements, as part of a new hotel development.

LEGAL: 1500 Collins Avenue
Lots 1 and 2 and the street lying north and adjacent & Lots 3, 4 and 5, Block 76 and the south half of Lot 19 and all of Lot 20 less the west 100 feet and the street lying and adjacent, Block 57, of the Alton Beach 1st Subdivision, according to the plat thereof, recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida

1509 Washington Avenue
The west 100 feet of Lot 20 and the south half of Lot 19, Block 57, and the street between Block 57 and 76, of the Alton Beach 1st Subdivision, according to the plat thereof, recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

1515 Washington Avenue
Lot 18 and the north half of Lot 19, Block 57, of the Alton Beach 1st Subdivision, according to the plat thereof, recorded in Plat Book 2, Page 77 of the public records of Miami Dade County, Florida.

ORDER

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

I. Certificate of Appropriateness

- A. The subject site is located within the Ocean Drive/Collins Avenue and Flamingo Park Local Historic Districts.

Page 2 of 9

HPB23-0591

Meeting Date: February 11, 2025

- B. The reconstructed facades of 1509 Washington Avenue and 1515 Washington Avenue shall retain a contributing classification.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted.
 - 1. Is not consistent with Sea Level Rise and Resiliency Review Criteria '1' in Section 7.1.2.4(a)(1) of the Land Development Regulations.
 - 2. Is consistent with Certificate of Appropriateness Criteria in section 2.13.7(d)(ii)(1) of the Land Development Regulations.
 - 3. Is not consistent with Certificate of Appropriateness Criteria 'a' in section 2.13.7(d)(ii)(2) of the Land Development Regulations.
 - 4. Is not consistent with Certificate of Appropriateness Criteria 'e' in section 2.13.7(d)(ii)(3) of the Land Development Regulations.
 - 5. Is not consistent with Certificate of Appropriateness Criteria 'b' in 2.13.7(d)(vi)(4) of the Land Development Regulations.
- D. The project would be consistent with the criteria and requirements of sections 2.13.7(d) and 7.1.2.4(a) of Land Development Regulations if the following conditions are met:
 - 1. Revised elevation, site plan and floor plan drawings shall be submitted, and at a minimum, such drawings shall incorporate the following:
 - a. The Haddon Hall Hotel building shall be fully renovated and restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board and with the exception of the modifications approved by the Board as part of this application; at a minimum, this shall include the following:
 - i. The original lobby shall be restored to the greatest extent possible including but not limited to the terrazzo flooring, original reception counter, and light cove details, consistent with available documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. In the event the existing terrazzo flooring is beyond repair, the applicant shall provide detailed measured drawings of the terrazzo flooring emblems and pattern and comprehensive photographic documentation and the flooring may be permitted to be replaced with a new floor that at a minimum incorporates the original emblems and general patterning.
 - ii. The terrazzo flooring within the original lounge shall be retained and restored to the greatest extent possible, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the

Page 3 of 9

HPB23-0591

Meeting Date: February 11, 2025

- directions from the Board. In the event the existing terrazzo flooring is beyond repair, the applicant shall provide detailed measured drawings of the terrazzo flooring patterns and comprehensive photographic documentation and the flooring may be permitted to be replaced with a new floor that at a minimum incorporates the original emblems and general patterning.
- iii. The portion of the east wall of the lounge, to the east of the new elevator shall be maintained or be reconstructed, in a manner which maintains the original symmetrical lobby configuration, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - iv. The western wall of the new ballroom shall be pulled back, in alignment with the east wall of the existing hallway, in a manner which maintains the original symmetrical lobby configuration, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - v. No equipment shall be located at the roof of the rooftop addition except for an access hatch, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - vi. The existing non-original windows shall be replaced with new impact resistant windows and shall incorporate a muntin configuration that is consistent with available historical documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - vii. Any mechanical equipment associated with the café or ballroom shall be chased internally through the building, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- b. The Campton Apartments building shall be fully renovated and restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board and with the exception of the modifications approved by the Board as part of this application; at a minimum, this shall include the following:
- i. The original lobby shall be restored to the greatest extent possible including but not limited to terrazzo flooring, ceiling details and faux fireplace, consistent with available documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. In the event the existing terrazzo flooring is beyond repair, the applicant shall provide detailed measured drawings of the terrazzo flooring patterns and comprehensive photographic documentation and the

Page 4 of 9

HPB23-0591

Meeting Date: February 11, 2025

- flooring may be permitted to be replaced with a new floor that at a minimum incorporates the original emblems and general patterning.
- ii. The roof level pedestrian bridge shall be setback from the west face of the lobby and shall be designed in a manner that does not require any structural support that would impact the lobby below, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - iii. The existing non-original windows shall be replaced with new impact resistant windows and shall incorporate a muntin configuration that is consistent with available historical documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- c. Detailed measured drawings (plan, section and elevation) of the Washington Avenue façade of each of the building (1509 and 1515 Washington Avenue) commensurate in content and quality with the Historic American Building Survey (HABS) shall be submitted to staff for review prior to the issuance of a demolition permit.
 - d. The stair structures accessing the reconstructed facades at 1509 and 1515 Washington Avenue shall be setback so that no portion of the stairs projects into the Washington Avenue right-of-way, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - e. The primary facades of the buildings located at 1509 and 1515 Washington Avenue shall be reconstructed to the greatest extent possible with modifications as proposed in the plans approved by the Board, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - f. The applicant shall explore the possibility of salvaging the travertine cladding of the 1509 Washington Avenue building for reincorporation into the project, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - g. The existing exterior terrazzo located within the entry thresholds along Washington Avenue shall be salvaged to the greatest extent possible and shall be reincorporated into the overall project in an abstract manner, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - h. The project team including the architect and landscape architect shall review the plans in consultation with the Urban Forester to ensure that the proposed column placement will not have an adverse impact on the health of the tree, to the greatest extent possible.

Page 5 of 9

HPB23-0591

Meeting Date: February 11, 2025

- i. An accent paint color(s) shall be introduced on the contributing buildings in a manner that highlights significant exterior architectural features, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - j. Final details of all exterior surface finishes and materials shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - k. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
2. In accordance with Section 7.5.2.1(d)(iii) of the Land Development Regulations, the requirement pertaining to the visibility of a rooftop addition when viewed at eye level (5'-6" from grade) from the opposite side of the adjacent right-of-way, is hereby modified.
3. In accordance with Section 7.2.11.5(c)(3)(A) of the Land Development Regulations, the Board approves the maximum building length as proposed, without the minimum 5'-0" offset.
4. In accordance with Section 5.2.6(a) of the Land Development Regulations, the off-street loading space requirements are hereby waived, provided that a detailed plan delineating on-street loading is approved by the Parking Department.
5. In accordance with Section 7.1.2.2(e)(ii)(2)(C)(IV) of the Land Development Regulations, the Long Frontage Standards including circulation zone, parallel transition areas, landscape transition areas and setbacks are hereby waived.
6. In accordance with Section 2.12.8(b)(iv)(2) of the Land Development Regulations, the requirement pertaining to the reconstructed Contributing structures setbacks, is hereby waived.
7. 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. The hedge material located along the front yard property line of the Campton Apartments shall be a species that does not naturally exceed 48" in height at maturity.
 - b. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.

Page 6 of 9
HPB23-0591
Meeting Date: February 11, 2025

- c. The project design shall minimize the potential for a project causing a heat island effect on site.
- d. Cool pavement materials or porous pavement materials shall be utilized, if applicable.

In accordance with section 2.2.4.8(c) of the **Land Development Regulations** the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special magistrate appointed by the City Commission.

II. Variance(s)

- A. No Variances have been applied for as part of this application.

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

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

- A. The applicant agrees and shall be required to provide access to areas subject to this approval (not including private residences or hotel rooms) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.
- B. The issuance of a building permit is contingent upon meeting Public School Concurrency requirements, if applicable. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed. No building permit may be issued unless and until the applicant obtains a written finding from Miami-Dade County Public Schools that the applicant has satisfied school concurrency.
- C. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.
- D. The applicant shall comply with the electric vehicle parking requirements, pursuant to section 5.2.12 of the land development regulations, as applicable.
- E. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.

Page 7 of 9

HPB23-0591

Meeting Date: February 11, 2025

- F. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the main building setbacks with the exception of the valve (PIV) which may be visible and accessible from the street.
- G. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.
- H. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- I. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- J. 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.
- K. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- L. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
- M. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "**An Iconic Hotel, Miami Beach**", as prepared by **Norberto Rosenstein Architect, Inc and Rottet Studio Architecture and Design, dated December 8, 2024**, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions

Page 8 of 9
HPB23-0591
Meeting Date: February 11, 2025

set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of section 2.13.7 of the Land Development Regulations; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with chapter 2 of the Land Development Regulations, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations. Failure to comply with this Order shall subject the application to chapter 2 of the Land Development Regulations, for revocation or modification of the application.

2/13/2025 | 8:51 AM EST
Dated this _____ day of _____, 20__.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

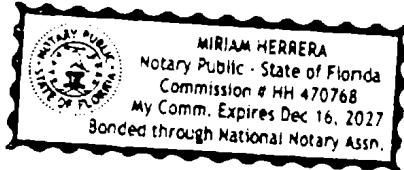
BY: _____
DEBORAH TACKETT
HISTORIC PRESERVATION & ARCHITECTURE OFFICER
FOR THE CHAIR

DocuSigned by
Deborah Tackett
452610241659431

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

The foregoing instrument was acknowledged before me this 2 day of April 2025 by Deborah Tackett, Historic Preservation & Architecture Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.

Page 9 of 9
HPB23-0591
Meeting Date: February 11, 2025



Miriam Herrera
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 12-16-27

Approved As To Form: _____
City Attorney's Office: Nick Kalog (2/13/2025 | 8:40 AM EST
DocuSigned by: _____
8D8CB88CCA3845C

Filed with the Clerk of the Historic Preservation Board on Jessica Fraking (3/31/2025 | 10:31 AM ED
DocuSigned by: _____