

MIAMIBEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: March 17, 2026

FROM: Thomas R. Mooney, AICP
Planning Director

^{DS}
 For TRM

SUBJECT: **HPB25-0680, a.k.a. HPB23-0591, 1509 and 1515 Washington Avenue and 1500 Collins Avenue.**

An application has been filed requesting modifications to a previously issued 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. Specifically, the application includes modifications to window/door openings, installation of an operable storefront, and other design modifications associated with adjustments to the accessory uses, including the construction of an outdoor bar counter. The applicant is also requesting a waiver to allow the demolition of an existing non-contributing structure, prior to the issuance of a building permit for the new construction.

STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness with conditions.

HISTORY

On January 7, 2025, the Planning Board approved Conditional Use Permit, PB23-0625, authorizing a Neighborhood Impact Structure (NIS) for a new 7-story hotel exceeding 50,000 square feet and a Neighborhood Impact Establishment (NIE) for the property.

On February 11, 2025, the Historic Preservation Board approved a Certificate of Appropriateness pursuant to File No. HPB23-0591, authorizing the total demolition and partial reconstruction of two contributing buildings (1509 and 1515 Washington Avenue), the partial demolition and renovation of two contributing buildings with a 1-story rooftop addition (1500 Collins Avenue / Haddon Hall Hotel and 1455 Washington Avenue / Campton Apartments), the total demolition of one non-contributing building (pool suites, 1500 Collins Avenue interior), one or more waivers, and site improvements, all as part of a new hotel development.

EXISTING STRUCTURES

Ocean Drive/Collins Avenue Local Historic District

1500 Collins Avenue (Haddon Hall Hotel)	Detached Pool Suites Addition	1455 Washington Avenue (Campton Apartments)
Classification: Contributing Construction Date: 1941 Architect: L. Murray Dixon	Classification: Non-Contributing Construction Date: 2015 Architect: ADD Inc.	Classification: Contributing Construction Date: 1940 Architect: Henry Hohausser

Flamingo Park Local Historic District

1509 Washington Avenue	1515 Washington Avenue
Classification: Contributing (to be reconstructed) Original Construction Date: 1949 Architect: Albert Anis	Classification: Contributing (to be reconstructed) Original Construction Date: 1948 Architect: Albert Anis

ZONING / SITE DATA

Property Address(es)	1500 Collins Avenue, 1509 Washington Avenue, 1515 Washington Avenue
Folio Numbers	02-3234-019-1190 (1500 Collins); 02-3234-019-1180 (1509 Washington); 02-3234-019-1170 (1515 Washington)
Zoning	MXE, Mixed-Use Entertainment (1500 Collins) and CD-2, Commercial, Medium Intensity (1509 and 1515 Washington)
Local Historic District(s)	Ocean Drive/Collins Avenue (1500 Collins) and Flamingo Park (1509 and 1515 Washington)
Lot Size (Total Unified Site)	82,806 sq. ft. (MXE: 2.0 maximum FAR; CD-2: 2.0 maximum FAR for mixed-use buildings)
Existing FAR	88,509 sq. ft. / 1.06 FAR
Proposed FAR	165,172.22 sq. ft. / 1.99 FAR
Proposed Height	75'-0" as measured from B.F.E. +1'-0" freeboard (9.00' NGVD)
Existing Use	Hotel, apartments and commercial
Proposed Use	Hotel and commercial
Applicant	1515 Washington Acquisition LLC and Inverama USA Corp

DESCRIPTION OF THE APPROVED PROJECT

Pursuant to Final Order HPB23-0591 and companion Conditional Use Permit PB23-0625, the Board approved a seven (7)-story hotel development on the unified development site encompassing 1500 Collins Avenue (Haddon Hall Hotel), 1455 Washington Avenue (Campton Apartments), and 1509 and 1515 Washington Avenue. The approved scope of work includes:

1	Total demolition and partial reconstruction of the two contributing buildings at 1509 and 1515 Washington Avenue at a higher elevation, including construction of a new 7-story hotel addition behind the reconstructed facades.
2	Partial demolition, renovation, and restoration of the Haddon Hall Hotel (1500 Collins Avenue), including a 1-story rooftop addition and new ballroom and café.
3	Partial demolition, renovation, and restoration of the Campton Apartments (1455 Washington Avenue), including new roof deck and pedestrian bridge.
4	Total demolition of the non-contributing pool suites building (2015) within the interior of the 1500 Collins Avenue parcel.
5	Waivers and site improvements as enumerated in HPB23-0591.

THE PROJECT

The applicant has submitted plans entitled “**An Iconic Hotel, Miami Beach**”, as prepared by **Norberto Rosenstein Architect, Inc and Rottet Studio Architecture and Design**, dated January 4, 2026.

The applicant is requesting a modification to the approved Certificate of Appropriateness. The proposed modifications are described below and are limited to items within the Historic Preservation Board's jurisdiction. Modifications to the seat count and occupancy load figures approved under Conditional Use Permit PB23-0625 are being reviewed concurrently under Planning Board application PB25-0810.

Item	Proposed Modification	Location
1 — Operable Glass Door	Addition of an operable glass door within an existing historic opening. The opening size, panel dimensions, and location remain unchanged from what was approved.	Haddon Hall Hotel (1500 Collins Avenue)
2 — Egress Door	Addition of a new egress door to satisfy applicable life-safety egress requirements.	Haddon Hall Hotel (1500 Collins Avenue)
3 — Outdoor Terrace Bar	Addition of a new outdoor terrace bar at the ground level west façade of the Haddon Hall Hotel, open to the interior pre-function bar. The proposed terrace bar is located beneath a new eyebrow canopy and is associated with the operable glazing partition approved under Modification 1.	Haddon Hall Hotel, west façade, ground level (1500 Collins Avenue)
4 — Dixon Cafe: Unit Conversion, Floor Lowering, and Opening Modifications	Modifications to the previously approved conversion of hotel units on the southeast side of the Haddon Hall Hotel to accommodate a ground-level cafe ("Dixon Cafe"), including lowering of the existing floor slab to match finished floor elevation +9.24' NGVD; Modification of existing window and door openings are now proposed including	Haddon Hall Hotel, southeast side, ground level (1500 Collins Avenue)

	enlargement of an existing window opening for a new egress door and window addition. The proposal includes outdoor dining on the existing terrace.	
5 — Non-Contributing Structure Demolition Waiver	A waiver pursuant to Section 2.13.7.d.2.B.XVI.D.F of the Resiliency Code to allow the issuance of a demolition permit for the existing non-contributing structure (pool suites building, 2015) prior to the issuance of a building permit for new construction.	Interior of 1500 Collins Avenue parcel (pool suites building, non-contributing, built 2015)

COMPLIANCE WITH ZONING CODE

A preliminary review of the project indicates that the application appears to be consistent with the Land Development Regulations with the exception of the waivers requesting herein.

This shall not be considered final zoning review or approval. These and all zoning matters shall require final review prior to the issuance of a Building Permit.

CONSISTENCY WITH 2040 COMPREHENSIVE PLAN

A preliminary review of the project indicates that the hotel and commercial use is **consistent** with the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4(a)(1) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- A. A recycling or salvage plan for partial or total demolition shall be provided.
Condition of Approval; A recycling and salvage plan for the demolition of the non-contributing pool suites building shall be provided prior to the issuance of a demolition permit.
- B. Windows that are proposed to be replaced shall be hurricane proof impact windows.
N/A
- C. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
N/A
- D. Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 of the Land Development Regulations.
Satisfied
- E. The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.
Satisfied; The proposed project incorporates sea level rise adaptation through the

elevation of finished floor levels within the renovated and reconstructed buildings to +9.00' NGVD (base flood elevation plus one foot of freeboard), consistent with the City of Miami Beach's adopted resiliency requirements.

- F. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three (3) additional feet in height.
N/A
- G. In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.
Satisfied
- H. Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.
N/A
- I. 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 in General Ordinances.
N/A
- J. In all new projects, water retention systems shall be provided.
N/A
- K. Cool pavement materials or porous pavement materials shall be utilized.
N/A
- L. The project design shall minimize the potential for a project causing a heat island effect on site.
N/A

COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA

A decision on an application for a certificate of appropriateness shall be based upon the following:

1. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to section 2.13.7(d)(ii)(1) of the Land Development Regulations (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
 - a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be amended from time to time.
Satisfied
 - b. The Secretary of Interior's Standards for Reconstruction as may be amended from time to time.
Satisfied

- c. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the city commission.
Satisfied

The Secretary of Interior's Guidelines for Rehabilitation are intended as an aid to assist in applying the Secretary of Interior's Standards but are not binding on their own and are not meant to give case-specific advice or to address exceptions of unusual conditions.

2. The examination of architectural drawings for consistency with the criteria pursuant to section 2.13.7(d)(ii)(2) of the Land Development Regulations and stated below, with regard to the aesthetics, appearances, compatibility, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

- a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.
Satisfied
- b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.
Satisfied
- c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit.
Satisfied
- d. The proposed structure, or additions to an existing structure are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties, or the purposes for which the district was created.
Satisfied
- e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.
Satisfied
- f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian

circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.

Satisfied

- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a city master plan, where applicable.
Satisfied
- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.
Satisfied
- i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.
N/A
- j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).
N/A
- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.
N/A
- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Satisfied
- m. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.
N/A
- n. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.
Satisfied

CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION EVALUATION CRITERIA

Section 2.13.7(d)(vi)(4) of the Land Development Regulations provides criteria by which the Historic Preservation Board evaluates requests for a Certificate of Appropriateness for Demolition. The following is an analysis of the request based upon these criteria:

- a. The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense.
Not Applicable
The structure proposed for demolition is the non-contributing pool suites building, constructed in 2015 by ADD Inc. As a non-contributing structure, it is not of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense. This criterion does not apply to non-contributing structures.
- b. 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.
Not Applicable
The structure proposed for demolition is a non-contributing building constructed in 2015 and is not one of the last remaining examples of its kind, nor a distinctive example of an architectural or design style contributing to the character of the district. This criterion does not apply to non-contributing structures.
- c. 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.
Not Applicable
The structure proposed for demolition is the non-contributing pool suites building, constructed in 2015. Retention of this non-contributing structure is not required to promote the general welfare of the city by providing an opportunity for study of local history, architecture, or design. The demolition of this non-contributing building was approved as part of HPB23-0591.
- d. 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.
Not Applicable
- e. The county unsafe structures board has ordered the demolition of a structure without option.
Not Applicable
The Miami-Dade County Unsafe Structures Board has not ordered the demolition of any structure on the subject property. This criterion is not applicable.

STAFF ANALYSIS

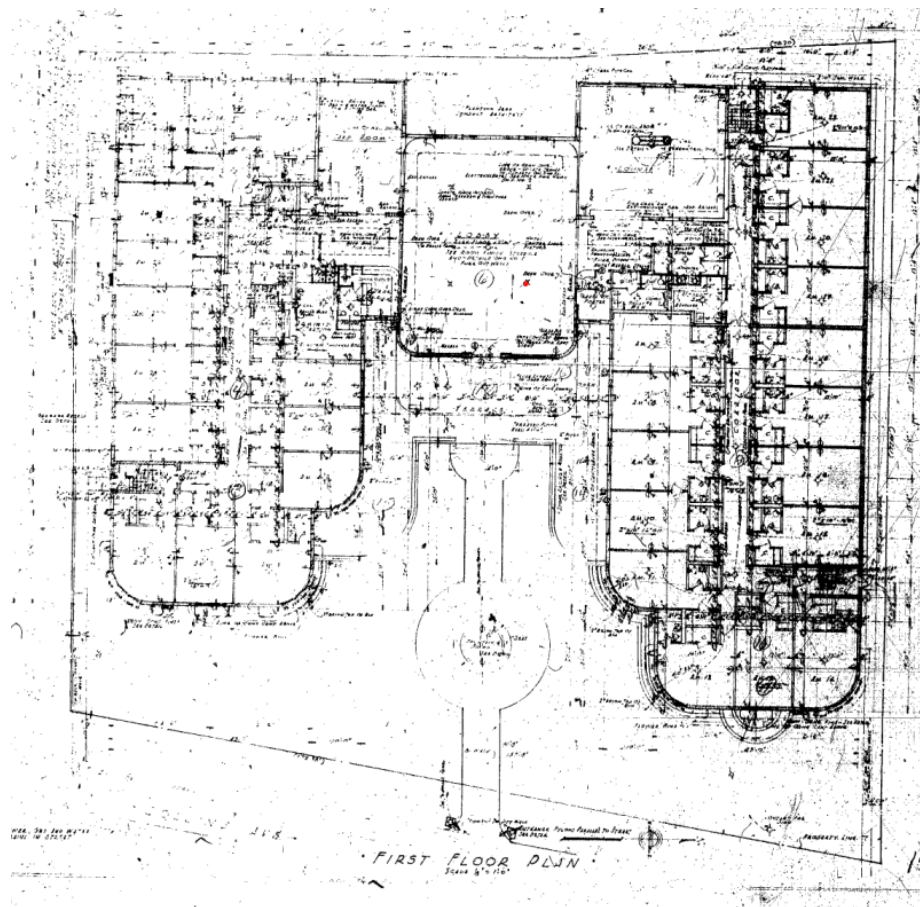
The subject unified development site contains four contributing buildings; the Haddon Hall Hotel located at 1500 Collins Avenue, the Campton Apartments located at 1455 Washington Avenue, and two commercial buildings located at 1509 and 1515 Washington Avenue. The new hotel development encompassing the entire site which will have frontage on both Collins and Washington Avenues.

1500 Collins Avenue – Haddon Hall Hotel

The Haddon Hall Hotel, designed by architect L. Murray Dixon and built in 1941, is an outstanding example of the Streamline Moderne style of architecture. In 2014, the Board approved the comprehensive renovation and restoration of the building, which incorporated significant improvements to the front yard area as well as the restoration of the lobby and ancillary public spaces.



Haddon Hall Hotel photograph, ca. 1941



Microfilm, First Floor Plan, 1941

1455 Washington Avenue – Campton Apartments

The Campton Apartments building was constructed in 1940 and designed by Architect Henry Hohausser in the Art Deco/Streamline Moderne style of architecture. In 2015, the building was renovated and restored and currently operates together with the adjacent Haddon Hall hotel. The building is composed of two 2-story wings connected by a 1-story lobby at the rear. The exterior of the building is proposed to be substantially retained and partially restored including the restoration of significant architectural details along the front façade and the courtyard.



Campton Apartments postcard, unknown date

1509-1515 Washington Avenue (new hotel tower) and site improvements

1509 Washington Avenue

The existing building located at 1509 Washington Avenue was constructed in 1949 and designed by Albert Anis. This 1-story building originally contained nine stores with individually configured vestibules, each containing a unique terrazzo floor design. The upper façade is dominated by a continuous signage band spanning nearly the entire width of the building surrounded by a travertine clad frame extending down to the ground. Numerous alterations to the storefronts have taken place over time, some of which obscure portions of the original terrazzo thresholds. No original microfilm plans have been located within the Building Department records but the building is generally intact with the exception of the noted storefront modifications.



1509 Washington Avenue Rendering, Miami Herald, 1950

1515 Washington Avenue

The existing building located at 1515 Washington Avenue consists of two separate structures each designed by Albert Anis and constructed in 1948, likely concurrently. The rear u-shaped building originally contained thirteen offices which were later converted to apartments. The front building is composed of two structures separated by a passage providing access to the rear building. Each of the front buildings incorporated an angular design and originally contained two retail bays. A continuous eyebrow spans both buildings and features a ziggurat-shaped vertical projection at the center. The upper façade is clad in square panels which currently have a painted finish. No original microfilm plans have been located within the Building Department records but the building remains generally intact with the exception of modifications to the southernmost

storefront.



1515 Washington Avenue, 1989 Photograph

Proposed Modifications

Modification 1 — Operable Glass Door (Haddon Hall Hotel)

The applicant proposes to install an operable glass door within an existing historic opening on the Haddon Hall Hotel building. The opening size, panel dimensions, and location are not proposed to be altered from what was approved under HPB23-0591. The introduction of an operable glass door within an existing approved opening is a minor change that does not alter the character of the contributing building or its approved treatment. As such, staff has no objection to this request.

II. Modification 2 — Egress Door (Haddon Hall Hotel)

The applicant proposes to introduce a new egress door within the Haddon Hall Hotel building to satisfy applicable life-safety egress requirements under the Florida Building Code. This will connect the existing outdoor terrace "Dixon Café", with the café's interior. Staff has no objection to the alterations in this location, considering the use is changing from apartments to a café, which will create a more active and accessible outdoor dining terrace.

III. Modification 3 — Outdoor Terrace Bar (Haddon Hall Hotel, West Façade)

The applicant proposes to add a new outdoor terrace bar at the ground level of the west façade of the Haddon Hall Hotel. The terrace bar is identified on Sheet A1-22 (Proposed West Haddon Hall Elevation) as the "New Exterior Terrace Bar" and "New Outdoor Terrace Bar," and is shown open to the interior pre-function bar through the operable glazing partition proposed under Modification 1. The plans also show a new eyebrow canopy associated with the terrace bar element. Staff has no objections to these alterations, which are internal to the site.

IV. Modification 4 — Dixon Cafe: Unit Conversion, Floor Lowering, and Opening Modifications (Haddon Hall Hotel, Southeast Side)

The original application included the conversion of hotel units on the southeast side of the ground level of the Haddon Hall Hotel to accommodate a new ground-floor cafe, designated "Dixon Cafe." The scope of work included: (1) conversion of existing hotel units to cafe use; (2) lowering of the existing floor slab to match the finished floor elevation of +9.24' NGVD, consistent with the historic

lobby level. The applicant is now proposing to enlarge the window openings for this area by lowering the window sills. Staff has no objection to this, provided that the size of the opening and design for the windows are consistent with openings on the north wing.

WAIVER ANALYSIS — NON-CONTRIBUTING STRUCTURE DEMOLITION WAIVER

Pursuant to Section 2.13.7.d.2.B.XVI.D.F of the Miami Beach Resiliency Code, a demolition permit for a structure within a historic district may not be issued prior to the issuance of a building permit for new construction without approval of a waiver by the Historic Preservation Board. The applicant is requesting such a waiver to allow the demolition of the non-contributing pool suites building (constructed 2015) located within the interior of the 1500 Collins Avenue parcel, prior to issuance of the building permit for the new hotel construction.

The structure proposed for demolition is the non-contributing pool suites building constructed in 2015, which is not visible from Collins Avenue or Washington Avenue. The demolition of this structure was already approved as part of HPB23-0591. The present waiver request is limited to the sequencing of demolition relative to building permit issuance, and staff is supportive of this request.

SUMMARY

Staff recommends that the Board approve the modification to the Certificate of Appropriateness, subject to the conditions set forth in the attached draft Order, including the requirement for staff review and approval of: the specific design, materials, and location of the egress door (Modification 2); the design, materials, and dimensions of the outdoor terrace bar and eyebrow canopy (Modification 3); and the design, dimensions, and materials of all new and modified openings associated with the Dixon Cafe (Modification 4).

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the requests for a Certificate of Appropriateness be **approved**, subject to the conditions enumerated in the attached draft Order, which address the inconsistencies with the aforementioned Certificate of Appropriateness and practical difficulty and hardship criteria, as applicable.

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: March 17, 2026; 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: HPB25-0680 (a.k.a. HPB23-0591)

APPLICANTS: 1515 Washington Acquisition LLC and Inverama USA Corp

IN RE: An application for modifications to a previously issued 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. Specifically, the application includes modifications to window/door openings, installation of an operable storefront, and other design modifications associated with adjustments to the accessory uses, including the construction of an outdoor bar counter. The applicant is also requesting a waiver to allow the demolition of an existing non-contributing structure, prior to the issuance of a building permit for the new construction.

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.

CONSOLIDATED ORDER

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

I. Certificate of Appropriateness

- A. The subject site is located within the Ocean Drive/Collins Avenue and Flamingo Park Local Historic Districts.
- B. On February 11, 2025, the Historic Preservation Board approved Certificate of Appropriateness HPB23-0591, authorizing the total demolition and partial reconstruction of two contributing buildings (1509 and 1515 Washington Avenue), the partial demolition and renovation of two contributing buildings with a 1-story rooftop addition (1500 Collins Avenue / Haddon Hall Hotel and 1455 Washington Avenue / Campton Apartments), the total demolition of a non-contributing building (pool suites, 1500 Collins Avenue interior), one or more waivers, and site improvements, all as part of a new hotel development.
- C. All conditions of approval set forth in Final Order HPB23-0591 have been incorporated into this order and remain in full force and effect except as expressly modified by this Order.
- D. The reconstructed facades of 1509 Washington Avenue and 1515 Washington Avenue shall retain a contributing classification.
- E. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
 - 1. Is consistent with Sea Level Rise and Resiliency Review Criteria in Section 7.1.2.4(a)(1) of the Land Development Regulations, subject to the conditions set forth herein.
 - 2. Is consistent with Certificate of Appropriateness Criteria in Section 2.13.7(d)(ii)(1) of the Land Development Regulations.
 - 3. Is consistent with Certificate of Appropriateness Criteria in Section 2.13.7(d)(ii)(2) of the Land Development Regulations, subject to the conditions set forth herein.
 - 4. Is consistent with Certificate of Appropriateness for Demolition Evaluation Criteria in Section 2.13.7(d)(vi)(4) of the Land Development Regulations, as applicable to the non-contributing structure proposed for demolition.
- F. 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 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. The design, dimensions, and materials of all new and modified window and door openings on the south façade associated with the Dixon Cafe shall be consistent with the historic character of the contributing building and compatible with the window openings on the north wing of 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.

- vii. The operable glass door proposed within the existing historic opening on the west façade of the Haddon Hall Hotel shall be installed within the existing approved opening without alteration to the opening size, panel dimensions, or location. The design, materials, glazing profiles, and finish of the operable door shall be consistent with the historic character of the contributing 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.
- viii. The final design, dimensions, materials, and finish of the new outdoor terrace bar proposed at the ground level west façade of the Haddon Hall Hotel terrace and the associated new eyebrow canopy shall be submitted for review and approval by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board, prior to the issuance of a building permit.
- ix. 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 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.
- 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. Pursuant to Section 2.13.7(d)(2)(B)(XVI)(D)(F) of the Miami Beach Resiliency Code, the Board hereby approves a waiver to allow the issuance of a demolition permit for the non-contributing pool suites building (constructed 2015, located within the interior of the 1500 Collins Avenue parcel) prior to the issuance of a building permit for the new hotel construction, subject to the submission and approval of a recycling and salvage plan as required by Condition 2 above.
8. 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.
 - 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.
- 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, and modified by the Board with plans entitled "**An Iconic Hotel, Miami Beach**", as prepared by **Norberto Rosenstein Architect, Inc and Rottet Studio Architecture and Design, dated January 4, 2026**,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 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.

Dated _____.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
Michael A. Belush, AICP
Planning & Design Officer
For the Chair

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

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by Michael A. Belush, Planning & Design Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

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HPB25-0680 (a.k.a. HPB23-0591)
Meeting Date: March 17, 2026

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: _____

Approved As To Form:
City Attorney's Office: _____ ()

Filed with the Clerk of the
Historic Preservation Board on _____ ()