

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: November 10, 2015

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **File No. 7571, 3201 Collins Avenue – Saxony Hotel.**

The applicants, 3201 Hotel LLC and 3315 Tower Condominium Association, Inc., are requesting a Certificate of Appropriateness for the installation of a building identification sign located on the west façade, the relocation of the original terrazzo medallion from the west entrance to an entrance along 32nd street and the installation of a new Faena medallion within the west entrance, including variances to exceed the maximum size for a projecting sign, to relocate a permitted flat sign from the first floor to the second floor and to exceed its maximum size.

STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness with conditions
Approval of the Variances with conditions

EXISTING STRUCTURE

| | |
|-----------------------------|--------------------|
| Local Historic District: | Collins Waterfront |
| Status: | Contributing |
| Original Construction Date: | 1948 |
| Original Architect: | Roy France |

ZONING / SITE DATA

Legal Description: All of Block 17 of Ocean Front Property on the Miami Beach Improvement Company's Subdivision according to the plat recorded in plat book 5, pages 7 & 8 of the Official Records of Miami-Dade County, and also all of that part of a strip of land formerly a public alley, which lies between lots 1, 2, 3, & 4 of Block 17 on the east side thereof and lots 5, 6, 7, & 8 on the west side thereof, together with all of lots 1, 2, 5, and 6 in block 19 of Ocean Front Property on the Miami Beach Improvement Company's Subdivision according to the plat recorded in plat book 5, pages 7 & 8 of the Official Records of Miami-Dade County.

| | |
|------------------------------|--|
| Zoning: | RM-3, Residential Multi-Family, high intensity |
| Future Land Use Designation: | RM-3, Residential Multi-Family, high intensity |

Existing Use/Condition: Hotel
Proposed Use: Hotel

THE PROJECT

The applicant has submitted plans entitled “Faena Miami Beach” as prepared by Faena in House Design and Creo Industrial Arts, undated.

The applicants are requesting a Certificate of Appropriateness for the installation of a building identification sign located on the west façade, the relocation of the original terrazzo medallion from the west entrance to an entrance along 32nd street and the installation of a new Faena medallion within the west entrance, including variances to exceed the maximum size for a projecting sign, to relocate a permitted flat sign from the first floor to the second floor and to exceed its maximum size.

The applicant is requesting the following variance(s):

1. A variance to exceed by 8.3 s.f. the maximum area allowed of 15 s.f. for a projecting sign in order to construct a sign on top of the entry canopy facing Collins Avenue with 23.3 s.f.
 - Variance requested from:

Section 138-172. Schedule of sign regulations for principal and accessory use signs.

Zoning District, RM-3 – Projecting: 15 square feet.

A new illuminated projecting sign is proposed at the top of the entry structure of the historic Saxony Hotel. The sign classified as a projecting sign has an area of 23.3 s.f. which exceeds the maximum 15 s.f. allowed. The location of this sign will identify the main entry point of the hotel. The building entry is setback more than 30 feet from the front property line and considering the highly traffic along Collins Avenue, a smaller sign would not provide appropriate identification of the hotel for drivers and pedestrians. The size of the proposed sign is compatible with the massing of the existing multistory building and does not detract from its architecture or from the urban context of the Historic District. Staff believes that the granting of this variance will not negatively affect the adjacent properties. The existing massing of the historic building as well as the surrounding context along Collins Avenue is not the result of the applicant’s actions. The historic structure creates the practical difficulty requiring the variance. Staff is supportive of this variance as requested.

2. A variance to relocate a flat sign which is allowed on the first floor, to the second floor of the building at the southwest corner of the site.
 - Variance requested from:

Section 138-172. Schedule of sign regulations for principal and accessory use signs.

Zoning District, RM-3 – Flat:

One per street frontage; 20 square feet for every 50 feet of linear frontage, or fraction thereof, up to maximum of 30 square feet. Flat signs shall not be located above the

ground floor, except in hotels and apartment buildings within the RM-3 district. Flat signs in hotels and apartment buildings within the RM-3 district shall be limited to the name of the building or the use that encompasses the largest amount of floor area in the building.

A 'FAENA' flat sign is proposed at the top of the second floor of the southwest corner of the site. A variance would not be necessary if the sign were located at the first floor. However, this side of the building has a large fenestration, a cantilever slab and wall stone cladding that do not provide enough space to place a sign in a cohesive manner with the existing architectural elements of the facade. A smaller sign at the first floor would not be noticeable at pedestrian level and would have a more negative impact on the architecture of the building. The existing contributing building and the dense urban context of Collins Avenue are existing conditions that reduce the visibility of the sign if placed at the first floor. The historic structure creates the practical difficulty requiring the variance. Staff is supportive of the relocation of the sign as it will not negatively affect the adjacent properties.

3. A variance to exceed by 115.1 s.f. the maximum permitted area of 30 s.f. for flat signs in order to permit one sign located on the southwest side of the building with a total area of 145.1 s.f.

- Variance requested from:

Section 138-172. Schedule of sign regulations for principal and accessory use signs.

Zoning District, RM-3 – Flat:

One per street frontage; 20 square feet for every 50 feet of linear frontage, or fraction thereof, up to maximum of 30 square feet.

A new flat sign is proposed at the top of the southwest corner of the site to identify primarily the new FAENA residential tower and district that will include several properties in the area. Although the proposed sign exceeds substantially the maximum 30 s.f. allowed by the Code, it is important to note that this requirement also applies to other residential districts, such as RM-1, and RM-2 and R-PS, where the size of the properties and building heights are much lower than the properties located in the RM-3 district, and where a maximum of 30 s.f. of sign is more compatible with the size and intensity of those residential districts. Most of the lots in the RM-3 district, as the subject property are located Oceanfront where larger buildings reaching up to 200 feet in height are allowed. The site is surrounded by three streets and could have a sign up to 30 s.f. fronting on each street. The proposed sign is at the corner of 32nd Street and Collins Avenue where the sign has maximum visibility from Collins Avenue and only the historic Saxony hotel sign is located. The proposed sign size is compatible with the massing of the existing building and surrounding context. The historic structure creates the practical difficulty requiring the variance. Staff is supportive of this variance as requested.

PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA

The applicant has submitted plans and documents with the application that staff has concluded satisfy Article 1, Section 2 of the Related Special Acts.

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

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- That the special conditions and circumstances do not result from the action of the applicant;
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;
- That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

COMPLIANCE WITH ZONING CODE

A preliminary review of the project indicates that the application, with the exception of the variances requested herein, appears to be consistent with the City Code.

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

CONSISTENCY WITH 2025 COMPREHENSIVE PLAN

A preliminary review of the project indicates that the proposed **hotel use** appears to be **consistent** with the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA

A decision on an application for a Certificate of Appropriateness shall be based upon the following:

- I. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to Section 118-564(a)(1) of the Miami Beach Code (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 as revised from time to time.
Satisfied
 - b. Other guidelines/policies/plans adopted or approved by Resolution or Ordinance by the City Commission.
Satisfied
- II. In determining whether a particular application is compatible with surrounding properties, the Board shall consider the following criteria pursuant to Section 118-564(a)(2) of the Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
- a. Exterior architectural features.
Satisfied
 - b. General design, scale, massing and arrangement.
Not Applicable
 - c. Texture and material and color.
Satisfied
 - d. The relationship of a, b, c, above, to other structures and features of the district.
Not Applicable
 - e. The purpose for which the district was created.
Satisfied
 - f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.
Not Applicable
 - g. An historic resources report, containing all available data and historic documentation regarding the building, site or feature.
Not Applicable
 - h. The original architectural design or any subsequent modifications that have acquired significance.
Satisfied
- III. The examination of architectural drawings for consistency with the criteria pursuant to Section 118-564(a)(3) of the Miami Beach Code and stated below, with regard to the aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The 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.
Not applicable
- 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 in areas of the city identified in section 118-503.
Satisfied
- d. The proposed structure, and/or additions to an existing structure is appropriate to and compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties, or the purposes for which the district was created.
Not Applicable
- 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.
Not Applicable
- 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.
Not Applicable
- 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.
Not Applicable

- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.
Not Applicable
- 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.
Not Applicable
- 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).
Not Applicable
- 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.
Not Applicable
- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Not Applicable
- m. Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).
Not Applicable
- n. 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.
Not Applicable
- o. 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.
Not Applicable

STAFF ANALYSIS

Staff is pleased to report that the renovation of the historic Saxony Hotel is nearing completion. As part of a previous approval, the applicant will be reinstalling the historic Saxony sign which was located on the south elevation at the southwestern portion of the parapet. The applicant is currently requesting approval for additional signage in order to identify the new name of the hotel.

The applicant is proposing to install a building identification sign, which reads “Faena”, at the parapet within the central portion of the west façade. Staff has no objection to this sign as the font design is consistent with the historic signage and does not distract from the original architecture. Further, staff would note that the proposed location historically had a building identification sign.

Additionally, the applicant is proposing to relocate the original terrazzo “Saxony” medallion from the main entrance steps along Collins Avenue to the entrance to the Saxony Theater which is located along 32nd Street. Further, the applicant is proposing to install a new mosaic tile “Faena” medallion in the current “Saxony” medallion location. If the Board finds the relocation of the “Saxony” medallion appropriate, staff has no objection to the installation the proposed mosaic tile medallion as it has been designed in a manner consistent to the mosaic tile art installation located around the perimeter of the lobby floor which was approved by the Board on December 9, 2014 (HPB 7499).

VARIANCE ANALYSIS

The site is composed of two blocks containing the historic Saxony Hotel and a new residential tower. The property is also part of the recently created FAENA district that includes other properties in the area. The applicant is proposing several signs to identify the historic hotel and the new residential building. Due to the location and size of the proposed signs three variances are required. Although the proposed signs are non-conforming with the Code, they are compatible in size with the massing of the building and its architecture. All signs are well integrated in the surrounding context of the Historic District. The proposed variances are the minimum necessary to provide convenient and clear identification of the site and comply with the certificate of appropriateness criteria. The existing context and architectural elements of the building impose limitations on the desired identification of the buildings. These factors are not the result of actions taken by the applicant and the granting of these variances are in keeping with the general intent of the Ordinance. There is no negative impact on the surrounding properties with the proposed signs. In summary, staff recommends the approval of all variances as proposed and detailed in the variance description portion of this report.

RECOMMENDATION

In view of the foregoing analysis, staff recommends the application be **approved** subject to the conditions enumerated in the attached draft Order, which address the inconsistencies with the aforementioned Certificate of Appropriateness criteria and Practical Difficulty and Hardship criteria, as applicable.

TRM:DJT:JS:IV

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: November 10, 2015

FILE NO: 7571

PROPERTY: 3201 Collins Avenue

APPLICANTS: 3201 Hotel LLC and 3315 Tower
Condominium Association, Inc.

LEGAL: All of Block 17 of Ocean Front Property on the Miami Beach Improvement Company's Subdivision according to the plat recorded in plat book 5, pages 7 & 8 of the Official Records of Miami-Dade County, and also all of that part of a strip of land formerly a public alley, which lies between lots 1, 2, 3, & 4 of Block 17 on the east side thereof and lots 5, 6, 7, & 8 on the west side thereof, together with all of lots 1, 2, 5, and 6 in block 19 of Ocean Front Property on the Miami Beach Improvement Company's Subdivision according to the plat recorded in plat book 5, pages 7 & 8 of the Official Records of Miami-Dade County.

IN RE: The application for a Certificate of Appropriateness for the installation of a building identification sign located on the west façade, the relocation of the original terrazzo medallion from the west entrance to an entrance along 32nd street and the installation of a new Faena medallion within the west entrance, including variances to exceed the maximum size for a projecting sign, to relocate a permitted flat sign from the first floor to the second floor and to exceed its maximum size.

ORDER

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

I. Certificate of Appropriateness

A. The subject site is located within the Collins Waterfront Local Historic District.

- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 2. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.
 3. Is not consistent with Certificate of Appropriateness Criteria 'b' in Section 118-564(a)(3) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. Final design and details of the proposed signage shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. Final design and details of the proposed medallion relocation and the new proposed medallion shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s):
1. A variance to exceed by 8.3 s.f. the maximum area allowed of 15 s.f. for a projecting sign in order to construct a sign on top of the entry canopy facing Collins Avenue with 23.3 s.f.
 2. A variance to relocate a flat sign which is allowed on the first floor, to the second floor of the building at the southwest corner of the site.
 3. A variance to exceed by 115.1 s.f. the maximum permitted area of 30 s.f. for flat signs in order to permit one sign located on the southwest side of the building with a total area of 145.1 s.f.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

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

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

C. The Board hereby grants the requested variance(s) and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

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

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

- A. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- B. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- C. 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.
- D. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- E. 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.
- F. 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.
- G. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- H. 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.

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 "Faena Miami Beach" as prepared by Faena in House Design and Creo Industrial Arts, undated, 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 set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this _____ day of _____, 20____.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
DEBORAH TACKETT
PRESERVATION AND DESIGN MANAGER
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

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 _____ ()

F:\PLAN\HPB\15HPB\11-10-2015\Draft Orders\HPB 7571_3201 Collins Av.Nov15.FO.DRAFT.docx

DRAFT