Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 12(A)(1)
04-24-07

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

RESOLUTION NO. R-484-07

RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION TO THE CADILLAC HOTEL, 3925 COLLINS AVENUE, MIAMI BEACH, FLORIDA, PURSUANT TO SECTION 196.1997, AND 196.1998 FLORIDA STATUTE AND SECTION 16A-18, MIAMI-DADE COUNTY CODE

WHEREAS, the Florida Legislature has authorized counties and local governments to grant tax exemptions to historic properties for the incremental value added by approved restoration work, provided that the owner covenants to maintain the historic nature of the property during the term of the tax exemption; and Miami-Dade County has enacted enabling legislation to provide such exemption, codified at section 16A-18, Miami-Dade County code; and

WHEREAS, 3925 Collins Avenue, Miami Beach, Florida is a property of architectural and historic significance; and

WHEREAS, the Miami-Dade County Historic Preservation Board recommended that the exemption be allowed and certified to the Board of County Commissioners that the Cadillac Hotel, 3925 Collins Avenue, Miami Beach, Florida is a historically contributing property within the Miami Beach designated "Collins Waterfront" historic district and listed in the National Register of Historic Places and that the proposed improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and meet the criteria established in the rules adopted by the Department of State; and

WHEREAS, the property owner(s) have executed the necessary covenant, which is attached and made part of this resolution,

MEMORANDUM
(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: April 24, 2007

FROM: Murray A. Greenberg County Attorney

SUBJECT: Agenda Item No. 12(A)(1)

Please note any items checked.

_____ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board finds that this property meets the requirements of section 16A-18, Miami-Dade County code and therefore the application for a historic preservation tax exemption, pursuant to those provisions, is hereby granted to Beta Epsilon/Cadillac, LLC, as the owners of the Cadillac Hotel, 3925 Collins Avenue, Miami Beach, Florida. The owners shall have recorded the original of the attached covenant with the deed for the property in the official records of Miami-Dade County and Miami-Dade County hereby accepts the covenant. The exemption shall run for ten years beginning on January 1st following substantial completion of the improvements. The County Mayor, or his designee, is hereby authorized and directed to sign the attached covenant on behalf of Miami-Dade County. If any section, subsection, sentence, clause or provision of this resolution is held invalid, the remainder of this resolution shall not be affected by such invalidity.

The foregoing resolution was offered by Commissioner Carlos A. Gimenez, who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

	Bruno A. Barreiro, Chairman	aye	
	Barbara J. Jordan, Vice Chairwoman	aye	
Jose "Pepe" Diaz	aye	Audrey Edmonson	absent
Carlos A. Gimenez	aye	Sally Heyman	absent
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 24th day of April, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By KAY SULLIVAN
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas W. Logue

Memorandum

MIAMI-DADE COUNTY

Date: April 24, 2007

Agenda Item No. 12(A)(1)

To: Honorable Chairman Bruno A. Barreiro
And Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Historic Preservation Ad Valorem Tax Exemption for the Cadillac Hotel, 3925 Collins Avenue, Miami Beach

RECOMMENDATION

It is recommended that pursuant to the provisions of Florida Statute Section 196.1997 and 196.1998 and Dade County Ordinance 16A-18 that the Board approve the resolution for the Ad Valorem Tax Exemption for the following property: The Cadillac Hotel, 3925 Collins Avenue, Miami Beach, Florida.

BACKGROUND

In 1993, the State legislature approved Tax Exemptions for historic properties thereby providing local option property tax exemption for historic properties. Miami-Dade County adopted an ordinance allowing tax exemption in March 1993. The purpose of this legislation is to encourage historic preservation by removing from the assessment the incremental value added by the authorized improvements. This exemption does not apply to assessed land value, only to the value of the "improvements." This exemption applies only to Miami-Dade County's portion of the taxes. Under the rules set forth by the Florida Department of State, Division of Historical Resources, certain criteria must be met for a tax exemption to be allowed:

1. Certification that the property is a historic property.
2. Certification that the property qualifies for the improvement.
3. Determination that the planned improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation.

The tax exemption takes effect on January 1 following substantial completion of the improvement and extends for a ten-year period. Miami-Dade Historic Preservation staff or the Preservation Officer of the municipality in which the property is located will conduct periodic reviews of the property to insure that the improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation. Failure by the owners to adhere to these standards would result in revocation of the exemption. The following property has met the criteria established for the Ad Valorem Tax Exemption:

1. The property located at 3925 Collins Avenue, Miami Beach, Florida, meets the criteria set forth by the State of Florida. The City of Miami Beach Historic Preservation Board and the Miami-Dade County Historic Preservation Board approved the application for the tax exemption which certifies that the property does qualify for the exemption and that improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation. The Cadillac Hotel was designated as a historically contributing property within the "Collins Waterfront Historic District," a municipal historic district since 2001 and listed in the National Register of Historic Places.. The hotel was built in 1940 and designed by architect Roy France in the Streamline style of Art Deco design. The Cadillac, as well as the corridor of hotels between 24th and 42nd Streets along Collins Avenue, was devoted to "R&R" for combat veterans while they were discharged or redeployed. The Cadillac was distinctive in that it was built at a larger scale than the typical 'Deco' era hotels to the south of it. A major addition to the hotel was added in 1957. The improvement project involved a total rehabilitation of the hotel to remove post 1957 alterations and restore as much as possible the original historic appearance along public areas and exteriors as well as updating the facility for accessibility, code compliance and modern use. Extensive details regarding the scope of work are provided within the historic preservation property tax exemption application.

2. The total revenue foregone for the current fiscal year if the exemption applied for is granted is estimated at $21,295.00 by the County's Property Appraiser (see attached "Revenue Implications" report).

Attachments

Alex Muñoz
Assistant County Manager

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION
PART 1—PRECONSTRUCTION APPLICATION

Instructions: Read the attached instruction carefully before completing this application. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

I. PROPERTY IDENTIFICATION AND LOCATION

Historic/Site Name: **Cadillac Hotel**

Property Address: **3925 Collins Avenue, Miami Beach**

Legal Description (subdivision, lot, block and folio number): **folio # 02-3226-001-1850**
Attach Public Value Inquiry, which can be obtained at Dade County Property Appraiser Office, 111 NW 1st Street, Miami, Florida.

( ) Designated as a local historic landmark

(X) Designated as a contributing structure within a local district

( ) Listed in the Nation Register of Historic Places
Individual Listing ( )
As a contributing structure in a district ( )
Attach the local designation report or the National Register Nomination

II. OWNER INFORMATION

Name of individual(s) or organization owning the property:

Beta Epsilon/Cadillac, LLC,

Mailing Address: **c/o Gary A> Appel, Bates-Appel, Inc., 19495 Biscayne Blvd., Suite 301,**

City: **Aventura** State: **Florida** Zip: **33180**

Daytime Telephone Number: **(305) 935-4424**

Contact Person: **Gary A. Appel, Esq.**
If property is in multiple ownership please attach a list of all owners and their mailing addresses.

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY

A. General Information

Date of Construction: **1940 and major addition in 1957**

Alterations: Provide date and description of physical alterations to the property. (For example, "casement windows replaced with jalousie type, approximately 1974")

- **See attached historic building card from City of Miami Beach as well as below**

Additions: Provide date and description of any additions, which may have been made. (For example, "rear bedroom added, 1974").

1957 addition – see attached information and below.

B. Exterior

Exterior Construction Materials:

Concrete Block

Type of Roof and Material (e.g., hipped, gable, flat, etc./ composition shingle, barrel tile):

Flat with setbacks, concrete block

Number of Stories: **14**

Basic Floor Plan:

Rectangular (X) Square ( ) "L" –shaped ( ) "H" – shaped ( )

"U" –shaped ( ) Irregular ( ) Other ( )

Distinguishing Architectural Features (e.g., placement and type of windows; chimneys; porches, etc.):

The Cadillac Hotel, located on the ocean at 3925 Collins Avenue in Miami Beach, Florida is a 14-story Art Deco/Streamline Moderne resort hotel, constructed in 1940. The hotel, as it appears today, consists of the original 14-story tower at the northern end of the property, and an 8-story 1957 addition at the southern end. The Cadillac has been used as a hotel since its construction, except for three years from 1942-1945 when it was leased by the US military. It has been empty for the last several years, pending rehabilitation.

The original tower of the Cadillac Hotel is 14-stories tall. The west-facing primary façade is symmetrical and seven bays wide. A wide vertical panel provides a strong central element with each flanking bay slightly further set back from the road. A centrally located finial is the highest point, the building height steps down on either side of it, creating partial 13th and 14th floors used as penthouse units. The stepped façade creates an illusion of momentum, both forward and upward.

Vertical bands of windows alternate with plain smooth vertical panels. There are three windows at each level within each vertical row. The central bay consists of small 1/1 windows set into the wide central panel. The two bays on either side of the central vertical panel are rounded, while the other four bays have two windows facing west and one facing either north or south, with a mullion at the corner. This is the historic window configuration. Currently, the vertical panels are white, while the window bands are purple and green, though historically, the whole hotel was white (or shades thereof).

The north elevation features vertical rows of windows visible from the west stepped-back elevation. There are also two bays of small 1/1 windows covered by wide rectangular concrete eyebrows. There is also an original 1-story portion with multi-paned windows and beyond this, a non-historic more recent 1-story addition. The east elevation faces the ocean and is not visible from the public way as traditionally defined to include visibility from the street. Even from the beach and boardwalk, palm trees and other natural vegetation largely obscure the hotel. This elevation is simple with double and triple 1/1 windows arranged in vertical bays in the historic portion of the hotel.

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In 1957, an 8-story addition was constructed along the south elevation of the original tower. The 1940 south elevation was plain and was characterized only by vertical banks of windows. Thus no character-defining features were lost by the construction of the addition. The non-historic addition is roughly L-shaped, with one corridor running parallel to 39th Street (east-west), and the other adjoining the corridor in the original building, and running north-south. The addition significantly rearranged the street-level appearance of the hotel, moving the main entrance into the addition, under a new porte cochere. A two-story open concrete wall was also constructed in front of the original entrance covering the original entrance stairs and first two (2) stories of windows. The 1957 addition is simple, not historically sensitive with horizontal window bays along Collins Avenue and 39th Street.

The Cadillac Hotel is significant on the local level for its distinct Art Deco/Streamline Moderne style as well as its place in the evolution of Miami Beach resort architecture. The Cadillac was built in 1940 on Collins Avenue between 39th and 40th Streets. **The hotel is located in the local Collins Waterfront Historic District on Miami Beach, north of the famed 'Art Deco District'.** Like many other structures on Miami Beach at the time, the U.S. Army-Air Forces leased the Cadillac Hotel during World War II. The Cadillac is also significant as the work of a prominent architect of the time, Roy F. France.

France designed more than twenty hotels and apartment buildings on Miami Beach between 1935 and 1950, such as The National Hotel, The Versailles Hotel, and the Sans Souci Hotel. France was a hotel architect in Chicago, birthplace of the skyscraper, prior to moving to Miami Beach. He brought his experience with skyscraper design to the beach and began adapting hotel towers to the scale and style of Miami Beach architecture. France had a tremendous impact on the skyline of the beach, particularly in the neighborhood of the Cadillac. Between 1938 and 1949, he designed nine different buildings along Collins Avenue between 30th and 40th Streets. Many of these were beachfront hotel towers. France created a hotel prototype that he used on the beach, making slight modifications for each hotel. The Cadillac, like his Versailles and the Sea Isle, is a variation of this prototype. These seven-bay hotels are 12 to 14 stories high, and are each topped with unique finial elements emphasizing their verticality.

The Cadillac Hotel is described as Art Deco/Streamline Moderne in the City of Miami Beach's Collins Waterfront Historic District Designation Report. The vertical orientation of the hotel, accented by the central parapet and crowning finial, create an upward thrust that is commonly associated with the influence of technology upon architecture – a common theme in 1930s Deco and Moderne buildings. The very name of the Cadillac Hotel clearly associates it with mechanical technology, specifically, the Cadillac Car Company. Making the association even more obvious is the Cadillac Company trademark, the Cadillac coat of arms, represented in terrazzo in front of the main entrance.

From 1942 to 1945, the United States Army and Air Force leased over 300 properties on Miami Beach for various military uses. The Cadillac Hotel was used as part of a Redistribution Center where soldiers returning from war rested and underwent evaluations before returning home. After the war, the beach properties returned to providing recreation for visitors.

By the 1950s, tourism was again booming. New hotels and apartment buildings were constructed, often requiring the demolition of older properties. Those hotels that remained standing kept up with the changing times by installing central air-conditioning and constructing new post-war additions. These additions created resort hotels that allowed guests to have a complete vacation without leaving the premises and to disembark comfortably from the new dominant mode of transportation, the automobile. Restaurants, bars, sundry items, guestrooms, pools, cabanas, and beach access were all provided. The Cadillac installed air conditioning in 1953 and a new addition was constructed to the south of the original tower in 1957. The addition introduced a new main entrance to the Cadillac and obscured the original entrance with a wall. However, it is only the fact that an addition with the above character traits was built, as opposed the specific architectural details that is character defining as evidencing the evolution of the development of the City of Miami Beach in general and its architecture in particular.

The Cadillac Hotel is significant for its architect, its architectural style, its role in military history, and its role in the evolution of Miami Beach resort architecture.

C. Interior

Distinguishing features (e.g., decorative molding – dining room; limestone fireplace – living room; etc.):

The main lobby was relocated to the new building as well. The only historically significant details remaining on the interior are the damaged and faded partial terrazzo floor, the two-story columns, and the mezzanine with decorative railing, all in the 1940 lobby.

At the commencement of this rehabilitation by the current ownership, the building's non-historic interior was already gutted of its non-historic, non-character defining features. A major partner in the ownership corporation passed away shortly after demolition and the hotel sat vacant for over a year while the estate was settled. (The roof and windows were still intact, protecting the structural stability of the hotel.) No historic features were lost in this process, as the hotel was remodeled in 1993. Even prior to the remodeling, the interior was entirely comprised of post-1957 details and features (except for the three lobby features described above). The interior finishes had not (and would never have) gained significance as character defining features. The rehabilitation is now resuming effectively under new ownership (estate bought out), with an emphasis on preserving and **restoring the hotel's historic features.**

D. Auxiliary Structures

Describe the present appearance of any auxiliary structures on the property (e.g. out buildings; garage; walls; etc).

Some non-historic additions in rear that will be removed as they took away from the historic appearance of the building and the City of Miami Beach Historic Preservation Board approved.

IV. DESCRIPTION OF PROPOSED IMPROVEMENTS

All improvements to historic properties will be evaluated for their consistency with the current Secretary of the Interior Standards for Rehabilitation, which are appended to this application. Applications must contain sufficient information to enable those judgments and will be returned for insufficient documentation. The application must include labeled photographs of both the interior and exterior of the property, which describe the property and its characteristics. Black and white or color photography is acceptable; minimum size of photograph is 3 ½"x 5".

Use of building before improvements: **Hotel**

Use of building after improvements: **Hotel**

Estimated project start date: **November 2002**

Estimated project completion date: **April, 2004 though Property Appraiser may deem it substantially complete and assess as improved for the 2004 tax year (substantially complete as of January 1, 2004 (the applicant may differ with the Property Appraiser if they reach this conclusion and file VAB or legal appeals).**

Estimated value of improvements/restoration: **$8,000,000**

Type of work proposed:

Addition ( ) Alteration (X) Upgrade (X) Restoration ( ) Rehabilitation (X)

A. EXTERIOR ARCHITECTURAL FEATURES

The following represents an itemization of work to be accomplished. List each principal elevation affected and describe the impact to the existing features. Use additional pages if necessary. Include a numbered photograph of each elevation or detail and plans or drawings. Please attach additional sheets if necessary.

1. **Architectural feature:** Two Story front entrance – West Elevation of the original 1940 historic building.

Approximate date of feature: 1940, 1957.

Describe existing feature and condition: The original entrance was centrally located in the 1940 tower and included a front porch partially covered by a canopy with a "Cadillac" sign above it. The porch rail had a geometric design and the floor and stairs were covered in terrazzo. The front door was glass and included a large plate window above it, both flanked by sidelights. Stone panels with a marbleized finish flanked either side of the door, culminating in a fluted vertical detail on each side joined with a gentle arch in the center, over the base of the canopy behind the "Cadillac" sign. On either side of the stone panels were two bays of large multi-paned windows on both the first and second level. Concrete eyebrows protruded above the second level windows (at the interior mezzanine level). This two-story five-bay entranceway stretched across the entire west façade of the 1940 building. As the upper floors of the hotel are stepped back, a shallow flat roof tops this second (mezzanine) level.

This entrance was dramatically altered by an architecturally insensitive addition in 1957. The addition included the removal of the canopy and the construction of an open lattice-like concrete wall directly in front of the entranceway, concealing the entire two-story entrance area. Although a door was left in the location of the original main entrance, the primary entrance was moved to the southern addition. A solid concrete wall was constructed just south of the original entrance door, protruding from the exterior wall of the hotel westward toward the road, dividing the porch in two. The portion to the south of this wall was enclosed and converted into an office. The Cadillac sign, entrance canopy and railing were removed.

Describe work and impact on existing feature: The 1957 changes hid but did not destroy many of the original character defining features. The City of Miami Beach Historic Preservation Board Staff is directly involved in the process of removing the 1957 addition in order to save all traces of the concealed 1940 original architecture. The non-historic changes to the entranceway will be removed. The concrete walls and office will be demolished, re-opening the original porch.

The original steps and the marbleized keystone panels, though damaged, still remain beneath the later additions. They will be repaired and preserved based on the existing physical evidence. Due to regarding over time, the exposed stairs will stop short of reaching the ground. Rather than extending these stairs to the road, the owners will enact a more historically appropriate plan and slope the front drive to meet the stairs in their historic location. The original entrance doorway has been uncovered and will be re-introduced as the hotel's main entrance. The original door and window openings remain and will be filled with new code compliant windows that match the original fenestration pattern. (The only exception being above the door, where code compliance will not allow a single plate of glass. Structural horizontal mullions will be added to line up with the score lines on the stone panels.) The two (2) northernmost eyebrows remain over the second story windows and the two (2) southern eyebrows will be reintroduced to match. The horizontal stucco reveal and fluted vertical details will also be maintained, preserved and re-built as necessary based on physical evidence. The terrace will be curved, as it was historically and as re-discovered with the removal of the 1957 addition.

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Three (3) additional character-defining features of the 1940 building will be re-introduced: the canopy, the "Cadillac" sign and the railing. Though the old pre-1957 photo shows the existence of a canopy, sign and railing, the photo is quite blurry. In consultation with the City of Miami Beach Historic Preservation Staff, the canopy design is based on a physical inspection after the 1957 façade removal (particularly the shape of the re-discovered eyebrows), interviews with people familiar with the original hotel (Roy France's granddaughter was contacted for example) and designed to be compatible with the remaining character defining features. Likewise, the Cadillac sign design is based on the familiar "Cadillac" script writing associated with the automobile and used in the Hotel's advertisements. The new railing will be a replication of the original one. Microfiche drawings confirm that a piece of railing found surrounding a non-historic tool shed addition on the rear of the hotel is actually a piece of the original west terrace railing.

In sum, the appearance of the 1940 hotel will be restored. Any minor differences are the result of the stringent demands of the Florida Building Code and are based on best available physical and documentary evidence and compatibility with the historic character of the building.

Photo no: 1, 2, 3, 4, 5, 27, 28, 30, 31.

Drawing no: A1.102, A1.201, A2.201, A2.202, A4.102, historic site plan microfiche, entrance stairs/railing microfiche, old photo and old hotel emblem.

2. **Architectural feature:** Cadillac coat of arms at 1940 entrance, and terrazzo flooring.

Approximate date of feature: 1940.

Describe existing feature and condition: On the porch floor, just in front of the original front door, the Cadillac coat of arms (the symbol for the Cadillac Car Company) is displayed in pink, green and white terrazzo. This feature is original and though dirty and somewhat obscured by the 1957 concrete wall, is in fairly good condition. The entire porch floor is terrazzo and is in similar condition.

Describe work and impact on existing feature: The coat of arms will be retained in its historic location, cleaned and repaired as necessary. The re-introduction of the 1940 doorway as the primary entrance will make this terrazzo detail a prominent feature again. The terrazzo on the porch floor will be uncovered where obstructed by the 1957 addition, and will be fully restored.

Photo no: 6.

Drawing no: A2.102 and see note on pg. A1.102

3. **Architectural feature:** Upper floor fenestration pattern and building shape, west elevation of 1940 building

Approximate date of feature: 1940.

Describe existing feature and condition: The original tower of the Cadillac Hotel is 14-stories tall. The symmetrical west-facing primary façade is seven bays wide. A wide vertical panel provides a strong central element with each flanking bay set slightly further back from the road. To accommodate this unusual building shape, France used rounded and L-shaped banks of windows to turn the corner of each bay. Currently, within each vertical bay of windows, there are three 1/1 windows on each floor. A small 1/1 window sits in the middle of the vertical panel on each floor level as well. None of the windows are original (the 1/1 windows mostly date from

just after Hurricane Andrew and are not character defining). The windows are in poor condition and are not code compliant. In addition to the windows, the concrete of the façade including the rebar and window opening surrounds are in a decayed condition based on age, lack of proper maintenance and salt in the air and possibly the concrete.

Describe work and impact on existing feature: The unique 'stepped' shape of the Cadillac's west façade will be preserved. The non-original windows will be replaced with code-compliant windows that fit into the historic masonry openings and will continue to turn the corners. According to the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (orange book p18), "when the historic windows (frame, sash and glazing) are completely missing(, t)he replacement windows may be.... a new design that is compatible with the window openings and the historic character of the building." Therefore, casement windows with four (4) horizontal lights (see microfiche drawings) will be used. Casement windows were the prevalent mode of windows in Miami Beach pre-war buildings due to their ability to adjust and maximize fresh airflow and direction prior to the advent of air-conditioning. Please note that the pre-1957 photo is blurry and confusing and that the U.S. Army occupied the Hotel during and after the war. The Army was notorious for undertaking work without pulling permits. The 1957 addition's use of this window configuration was also probably based on the original building's window design as well. The small windows situated in the central vertical panel will be 1/1 as small bathroom windows were usually non-casement 1/1.

Photo no: 2, 3, 27, 30, 31.

Drawing no: A1.201, A2.201, A4.102, historic microfiche of north elevation and historic microfiche of south elevation (both showing 4 panes as no west elevation microfiche was found).

4. **Architectural feature:** Finial.

Approximate date of feature: 1940.

Describe existing feature and condition: A centrally located finial is the highest point on the 1940 tower with the building height stepping down on either side. The stepped façade creates an illusion of momentum, both forward and upward. The two-tiered finial is made up of three recessed vertical panels. At the base of each panel is a semi-circular feature. Decorative detailing is featured along the top of the parapet. The finial and stepped parapet are currently painted green and purple, but are in fairly good condition.

Describe work and impact on existing feature: The finial and stepped parapet with detailing will be retained in their historic locations, repaired and preserved. These features (and the entire building) will be repainted in the original white/cream color scheme. Early on in the rehabilitation, it was thought that bas-relief details existed within the finial and plans were made to reintroduced this feature. However, building research suggests that the bas-relief details were never incorporated into the finial, and thus these details will not be added (old picture and physical inspection).

Photo no: 7, 27, 30, 31.

Drawing no: A1.201, A2.201 (ignore bas relief detail-not built).

5. **Architectural feature:** North Elevation.

Approximate date of feature: 1940.

Describe existing feature and condition: The north elevation features vertical rows of 1/1 windows visible from the west stepped-back elevation. There are also two bays of small 1/1 windows covered by wide rectangular concrete eyebrows. The windows in the tower are not original. To the east of the tower, there is an original 1-story portion with decorative detailing at the parapet line. This portion of the building includes three small 1/1 windows and three large multi-light fixed windows. These windows are in very poor, non-restorable condition but mostly original (missing glass and some muntins (top parts, side lights). Above the windows is a continuous eyebrow. Beyond the original 1-story portion is a non-historic, utilitarian 1-story addition with no defining characteristics built in the mid-50s (after the period of significance).

Describe work and impact on existing feature: The windows on the north elevation of the tower will be replaced with new code-compliant casement windows with four horizontal lights. These new windows will fit within the existing masonry openings (see #3, above). The non-historic addition will be removed from the east of this elevation as it is intrusive and detracts from the overall historic character (Orange Book p6). This addition is modest in design, has no character-defining features and was never visible from the public way. Its removal (and that of another non-historic addition on the east elevation, mentioned below) will accommodate the restoration of the original rear terrace. The historic 1-story portion of the building will be retained in its historic location. The parapet detailing and the eyebrow will be retained and preserved. The damaged window frames are too deteriorated to repair, missing muntins and could never meet code requirements. The existing physical evidence will be used to create new code-compliant windows of the same configuration. The replacements will have the original symmetrical configuration of three (3) horizontal columns and five (5) vertical columns. Symmetry in either threes (3) or fives (5) was a major design feature of Miami Beach art deco/streamline moderne architecture and the Cadillac Hotel. The windows will be fitted into the existing masonry openings.

Photo no: 8, 9.

Drawing no: A1.201, A2.201, A4.102, historic microfiche of north elevation.

6. **Architectural feature:** East elevation.

Approximate date of feature: 1940.

Describe existing feature and condition: The east elevation, facing the beach, is significantly obscured from view by dunes and vegetation. Even from the boardwalk, this elevation cannot be seen clearly. The 1940 portion of the building features non-original double and triple vertically oriented 1/1 windows. Under the top row of windows there is a decorative 'balconette'. This elevation is marked by piercings in the masonry where air conditioning units were housed. A small, non-historic addition with no character defining features sits to the east of the original 1940 tower (a small portion of the original front terrace railing was recovered from this location). Decorative masonry details at the parapet on both the tower and the original one (1) story portion of the building are in worn but restorable condition.

Describe work and impact on existing feature: The masonry piercings will be filled in with the addition of central air as a part of the rehabilitation. The non-historic addition will be removed. This addition is modest in design, has no character-defining features and was never visible from the public way. The removal of this addition (and another on the north elevation, mentioned in #5 above) will reveal the east elevation of the historic 1-story portion of the hotel described above in #5. The decorative parapet detailing is found on this elevation as well, and will be retained. The removal of the two additions will accommodate the restoration of the original rear terrace on the east elevation, as is evidenced by microfiche, an interior picture and a physical inspection (the original covered terrace was rectangular shaped, not an "L" as evidenced by the decorative parapet on the surrounding 1940 roof, the interior terrazzo, the interior picture and existing

condition). The windows being added on this elevation will match the original multi-paned fixed windows found around the corner on the north elevation of this 1-story portion of the building. This is believed to be the original design. At the very least, the window configuration on this secondary elevation will be compatible with the window openings and the historic character of the building, in accordance with the Secretary of the Interior's Standards.

Traditionally, the street front elevation, rather than the eastern beach elevation, is considered the building's primary elevation for purposes of determining what is visible from the "public view". The secondary eastern elevation faces the beach and the sea breezes, thus, as per modern-day guest expectations and economics, balconies are being added to the upper-level rooms with east-facing (oceanfront) windows. The addition of balconies is necessary for an efficient contemporary use as ocean front hotel rooms are the most valuable and are not nearly as desirable without balconies. As the east elevation is largely obscured, the addition of balconies will have no adverse impact on the historic character of the building. The Secretary's Guidelines (Orange book p20) recommend that when installing additional porches (in this case balconies), they should be limited to non-character defining elevations.

The owners have worked extensively with the City of Miami Beach in designing balconies with a minimum presence that will be compatible with the historic character of the hotel, even on this secondary elevation with view blockage. The maximum amount of glass is used to maintain transparency and minimize presence ("turtle glass" is also required by the State on the windows to minimize the adverse impact on sea turtles). To further minimize the impact of these balconies, they are not being added on the corner units, to avoid visibility from the north or south. Code-compliant glass doors accessing the balconies will be installed where the non-historic windows are now. In accordance with the Secretary of the Interior's Guidelines (see #3, above), the glass doors that were chosen are compatible with the historic character of the building, and with the windows on the other elevations. No balconies will be added to the rooms above the original balconette. The balconies below the balconette are compatible with the character of the hotel and they maintain the three (3) bay length.

As per the Secretary's Standards and Guidelines (orange book, page 39), the east elevation is a non-character defining elevation and the specific design elements (doors and balconies) limit their sizes and scale in relationship to the historic building. The design of the new elements is also clearly differentiated yet compatible with the historic building.

As previously noted, many pre-war hotels evolved after the war to meet the desires of guests and embrace new technologies; thus the evolution of Miami Beach architecture and the Cadillac Hotel. Balconies continue this evolution and the design, which makes a visual distinction between the old and new, preserves the significant historic materials, features and character of the Cadillac Hotel including those identified by the City of Miami Beach when they designated the Cadillac Hotel as a contributing structure to the Collins Avenue Waterfront Historic District.

Photo no: 10, 11, 12, 14, 32, 33, postcards

Drawing no: A1.100, A1.102, A1.201, A2.100, A2.201, A4.102.

7. **Architectural feature:** 1957 Addition –Elevations.

Approximate date of feature: 1957.

Describe existing feature and condition: All three elevations of the 1957 addition (there is no north elevation as the north side of the addition adjoins the 1940 tower) feature piercings in the concrete from the former location of air conditioning units. All three elevations also feature horizontally oriented double and tripartite windows. The double windows feature four (4)

horizontal lights, while the tripartites have this same four (4) light configuration on either side of a single fixed light. As the 1940 tower originally had similar window configurations (though vertically oriented), it is reasonable to assume that the window design in the addition was taken from the 1940 windows. The windows are damaged and are not code compliant.

On the primary (west) elevation, the main body of the 1957 addition is connected to the 1940 tower with a recessed wall with horizontal rows of windows. This recessed portion of the addition clearly distinguishes the historic hotel from the later addition. On the main body of this elevation, there is an eyebrow above the top row of windows that turns downward at the southernmost window, and runs vertically down the side of the southernmost bay of windows. The plain stucco wall on the other side of this eyebrow features vertical score lines. The upper-floors of the addition project out over the ground-level driveway, creating a covered drop-off area in front of the 1957 entrance. Simple round columns support the upper floors and an extending canopy. A glass curtain wall faces the drive.

There are non-descript cabanas by the pool that the building card indicates were constructed in 1957. They are in worn condition and the interiors were gutted previously.

Describe work and impact on existing feature: The masonry piercings will be filled in with the addition of central air as a part of the rehabilitation. The windows will be replaced with new code-compliant windows of the same design. Balconies will be added to the secondary (south and east) elevations of this non-historic addition (see #6 above). In addition, there will be no corner balconies (not viewable from the primary west elevation) and the south elevation balconies will soon be screened from the street even further with the development of the lot to the immediate south of the Cadillac. Because the addition is not architecturally significant (only that it was built showing the evolution of Miami Beach, see #6 above), adding balconies here complies with the Secretary's Standards.

Few other changes will occur on this non-historic addition. The eyebrow and scored wall will be retained and preserved and the colors will be painted over in historically appropriate whites and creams. On the entry level, the canopy and covered drop-off will be retained as they evidence the evolution of Miami Beach architecture toward compatibility with automobiles. The 1957 addition will house the restaurant after the rehabilitation, thus the door and curtain wall will be retained as the entrance to this amenity. The treatment of this non-historic addition respects the integrity of the building as a whole and does not distract from the historic significance of the original building.

Photo no: 20, 21, 22, 30, 31, 32, 33.

Drawing no: A1.201, A2.201, A4.102

B. Interior Architectural Features:

8. Architectural feature: Original lobby.

Approximate date of feature: 1940, 1957, and 2000.

Describe existing feature and condition: Interior demolition took place prior to the death of the major partner and subsequent buyout of the estate's interest by the current owners. However, in accordance with the requirements of the City of Miami Beach Planning Department, the remaining character defining features were not demolished but were retained and preserved.

Even after the extensive non-historic changes dating from 1957, some historic features endure from the original 1940 lobby. The original pink, green and white terrazzo still exists in a faded and slightly damaged condition and is partially hidden beneath the darker 1950s terrazzo and plain tile. Also, just inside the original entrance are four two-story columns (slightly altered), with a curved mezzanine beyond them. The mezzanine features a distinctive railing with a sawgrass pattern. Part of the railing is missing. These are the only original features remaining in the interior of the building.

Describe work and impact on existing feature: The lobby is being fully restored and returned to its 1940 dimensions. The original terrazzo will be uncovered and repaired. The columns will be restored, as will the horseshoe-shaped mezzanine, inclusive of the original railing. Pieces of this railing will be removed for safekeeping and repair during the rehabilitation. The existing pieces will be replicated to fill in the missing areas.

Photo no: 15, 16, 17, 18, 19, 29.

Drawing no: A1.102, A1.103, A2.102, A2.103, historic microfiche of mezzanine, historic microfiche of site plan.

9. **Architectural feature:** 1940 Lounge.

Approximate date of feature: 1940, 1957, 2000.

Describe existing feature and condition: The original lounge area (behind the lobby) contained a wall of glass windows and doors facing east toward the beach and on the south wall, a non-functioning fireplace (a popular feature in south Florida hotels of the time). There was also a cove ceiling in some areas. East of the lounge there was originally a rear terrace. The terrace has since been enclosed and an addition was constructed to the rear of it.

Describe work and impact on existing feature: The fireplace will be re-introduced based on photographic evidence. A piece of the cove ceiling was saved allowing this feature to be reconstructed. The non-historic additions to the rear are being removed, as discussed above. This will allow the historic rear terrace to be reopened.

Photo no: 15, 16, 17, 18, 19, 29.

Drawing no: A1.102, A1.103, A2.102, A2.103, historic microfiche of mezzanine, historic microfiche of site plan.

10. **Architectural feature:** Lobby of 1957 addition.

Approximate date of feature: 1957, 2000

Describe existing feature and condition: The lobby of the 1957 addition to the building has been remodeled extensively. The east, west and south walls are all glass curtain walls. Currently, offices are located along the south wall, and a 'water feature' sits nearly in the center of the space. This feature houses a flight of stairs behind a fountain. The floor is terrazzo, some remaining non-descript tile and many larger patches of bare concrete where there was tile.

Describe work and impact on existing feature: This non-historic area will be reconfigured during the rehabilitation. The lobby functions are being returned to their historic location in the 1940 portion of the hotel. This 1957 addition will house the restaurant as well as the kitchen and restrooms. The offices will be removed from the south, revealing all three of the glass walls (the

glass will be replaced with code-compliant panes). The water feature will remain and the stairs will be used to create a new fire corridor exiting to the south. The terrazzo will be restored. The 1957 addition will house functions that are expected by guests and are necessary for the financial feasibility of the project, but were not contained in the historic hotel. This will free the historic spaces to serve their historic functions. The work on the non-historic portion of the building will not harm the integrity of the historic lobby.

Photo no: 23, 24.

Drawing no: A1.102, A1.103, A2.102, A2.103.

11. Architectural feature: Upper floors, interiors.

Approximate date of feature: 1940, 1957, 2000.

Describe existing feature and condition: As mentioned above, the previous major partner in the ownership corporation, (who has since passed away), gutted the interior of the hotel prior to the commencement of this rehabilitation. His death ended the proposed project and the hotel sat empty for over a year while the estate was settled (the windows and roof remained, protecting the building from the elements during this transitional period). Thus, at the commencement of this rehabilitation, the interior had already been demolished. The upper floors have been stripped to the concrete floors, walls, and support columns.

Miami Beach hotel rooms of this era were small and were used for sleeping only, thus they were almost invariably very simple and devoid of any character-defining features. Accordingly, the guest rooms and corridors of the Cadillac never contained any significant architectural features. The Cadillac also underwent an interior renovation in 1993 just after Hurricane Andrew.

Describe work and impact on existing feature: This rehabilitation will reintroduce the double loaded corridors and guestrooms in their approximate original locations and dimensions in accordance with the Secretary of the Interior's Standards for Rehabilitation. The windows will remain in their historic locations and no historic features will be damaged by this work.

Photo no: 25, 26.

Drawing no: A1.103, A1.104, A1.105, A1.106, A2.103, A2.104, A2.104a, A2.105, A2.106.

12. Architectural feature: HVAC, plumbing, electrical, mechanical, ADA access, code compliance,

Approximate date of feature:

Describe existing feature and condition: The building systems are old and in poor condition.

Describe work and impact on existing feature: The systems will be replaced. This work will be done in compliance with the Secretary of the Interior's Standards and will not harm the historic integrity of the hotel. An ADA lift is being installed just to the south of the original entrance porch, accessing the lobby. From the lobby, the elevators will access additional spaces and levels. Any slight variation from the original appearance of the hotel is due to code restrictions.

Photo no: N/A.

Drawing no: A2.102, A2.201.

C. Landscape Features

Landscape plan e.g., trees and shrubbery, path, walls, fountains, etc.

Site sketch and/or landscape plan number: _____

Describe work:

Please see above as well as attached plans.

**Attach additional sheets if necessary*

OWNER ATTESTATION: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Dade County Historic Preservation Division or representatives of the appropriate official in which the property is located, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the municipality and Dade County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Dan Economos _____ _____
Name Signature Date

Complete the following if signing for an organization.

Vice President _____ Beta Epsilon/Cadillac LLC
Title Organization Name

Social Security or Taxpayer Identification Number 65-1020016

Mailing Address c/o Gary A. Appel, One Turnberry Place, 19495 Biscayne Blvd, Ste 301

City Aventura State Florida Zip Code 33180

Daytime Phone Number (305) 935-4424

Multiple owners must provide the same information as above. Use additional sheets if necessary.

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PRECONSTRUCTION APPLICATION REVIEW
FOR HISTORIC PRESERVATION OFFICE USE ONLY

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Street Address of property TEH CADILLAC HOTEL - 3925 Collins Ave., Miami Beach

Folio number: 02-3226-001-1850

The Historic Preservation Officer has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

(✓) Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

( ) Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

(✓) Determines that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and guidelines for Rehabilitating Historic buildings and the criteria set forth in Chapter 1A-38, F.A.C.

( ) Determines that improvements to the above referenced property are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C. all work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments.

Review Comments:

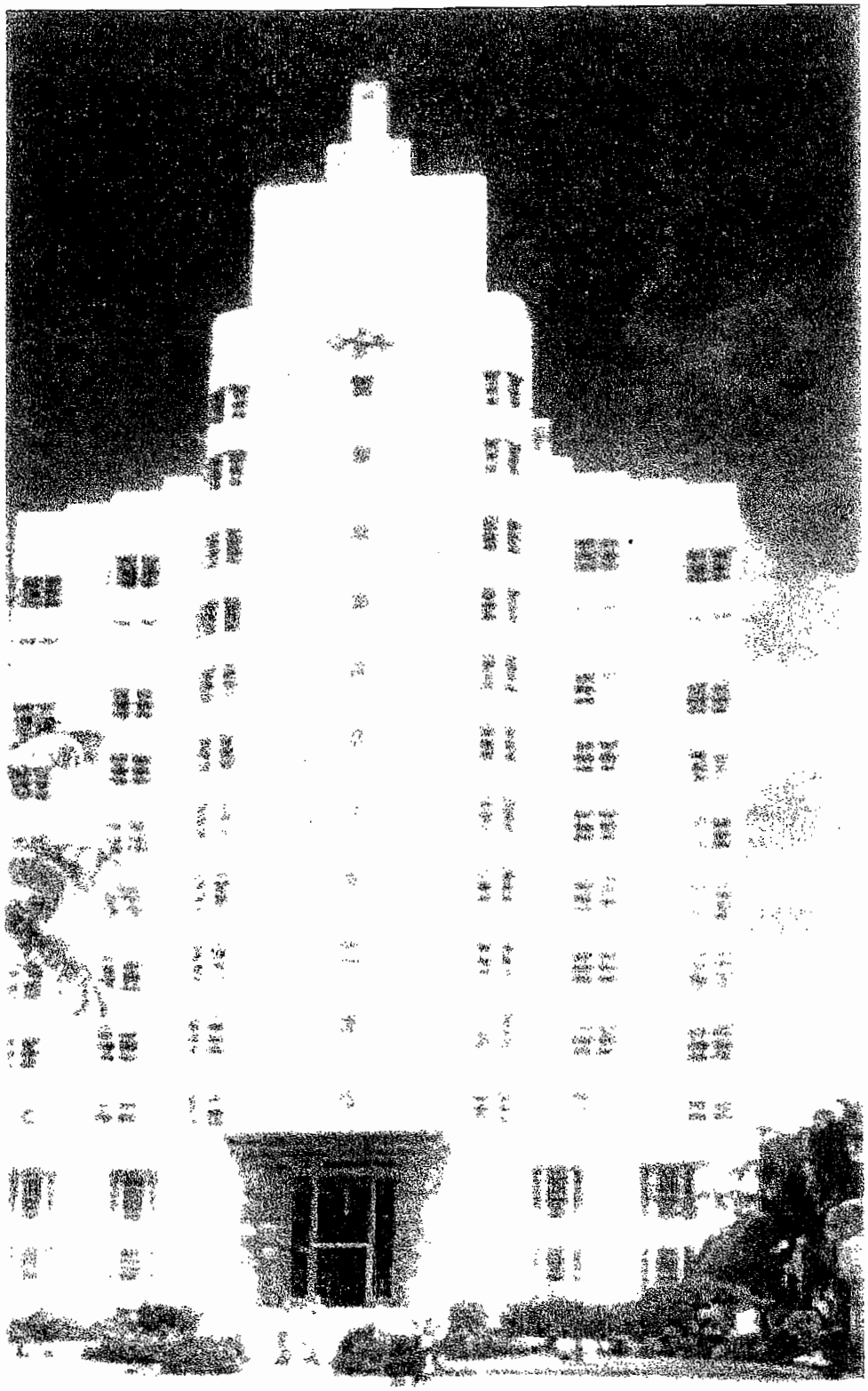
Additional Review Comments attached? Yes( ) No ( )

Signature: T. Mooney

Typed or printed name: THOMAS MOONEY

Title: Design ad Preservation Manager

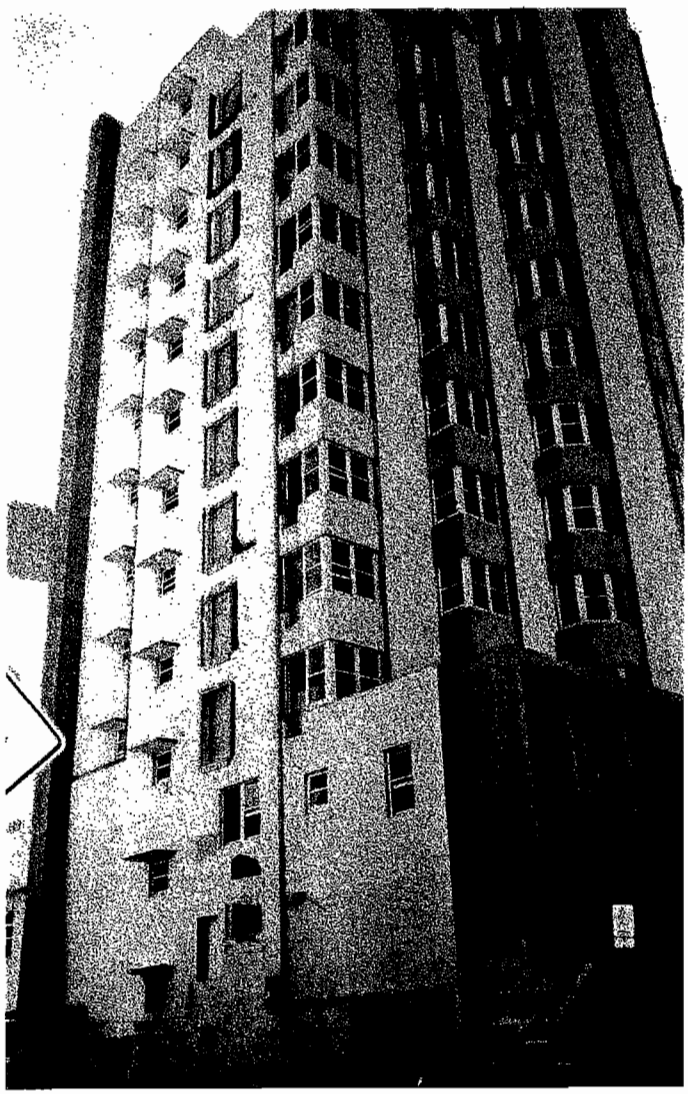
Date 11-21-05



Pre 1951 Photo

Historic Photo 1940

Florida Historical Museum Research Center



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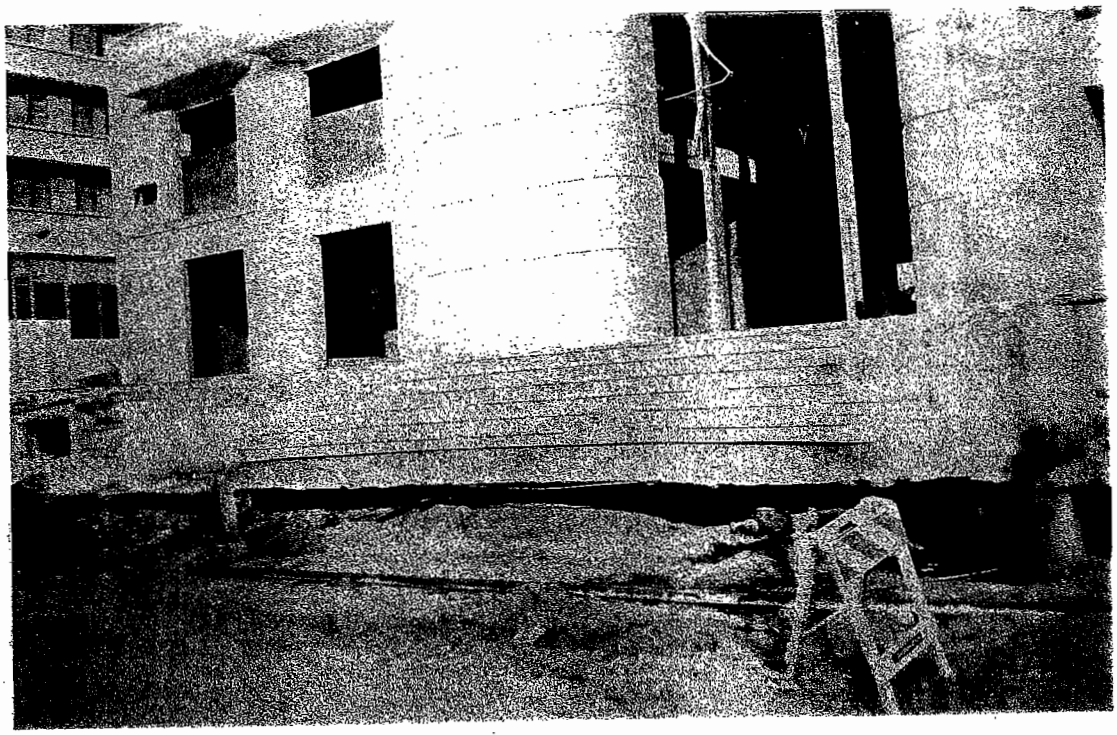

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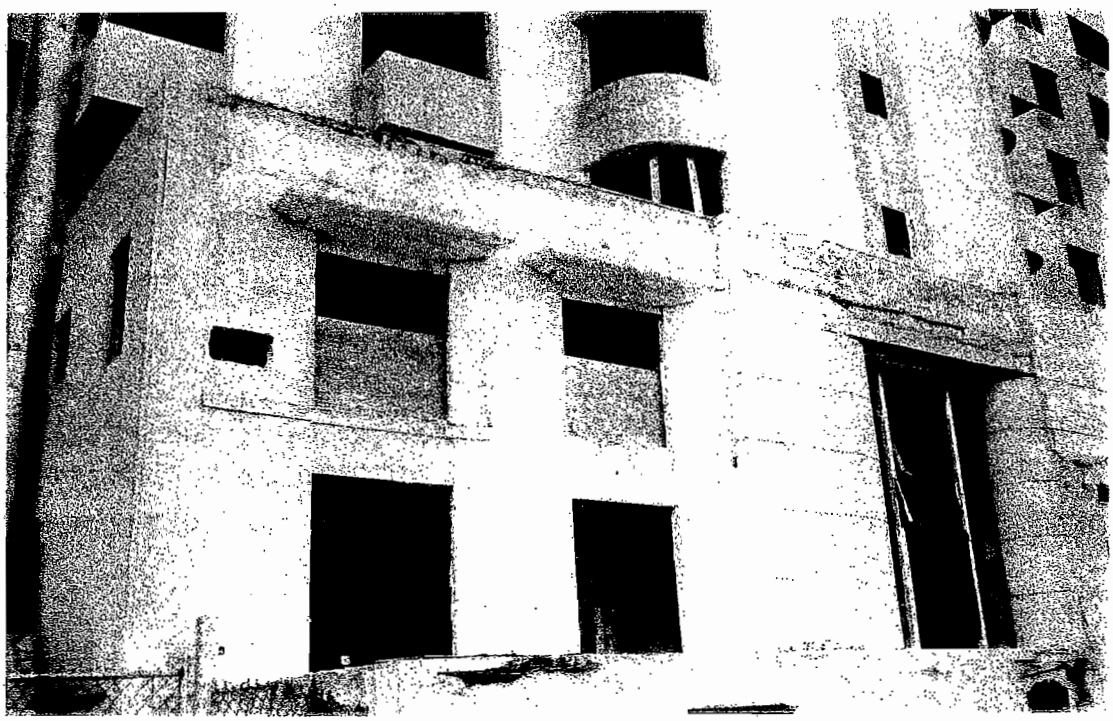

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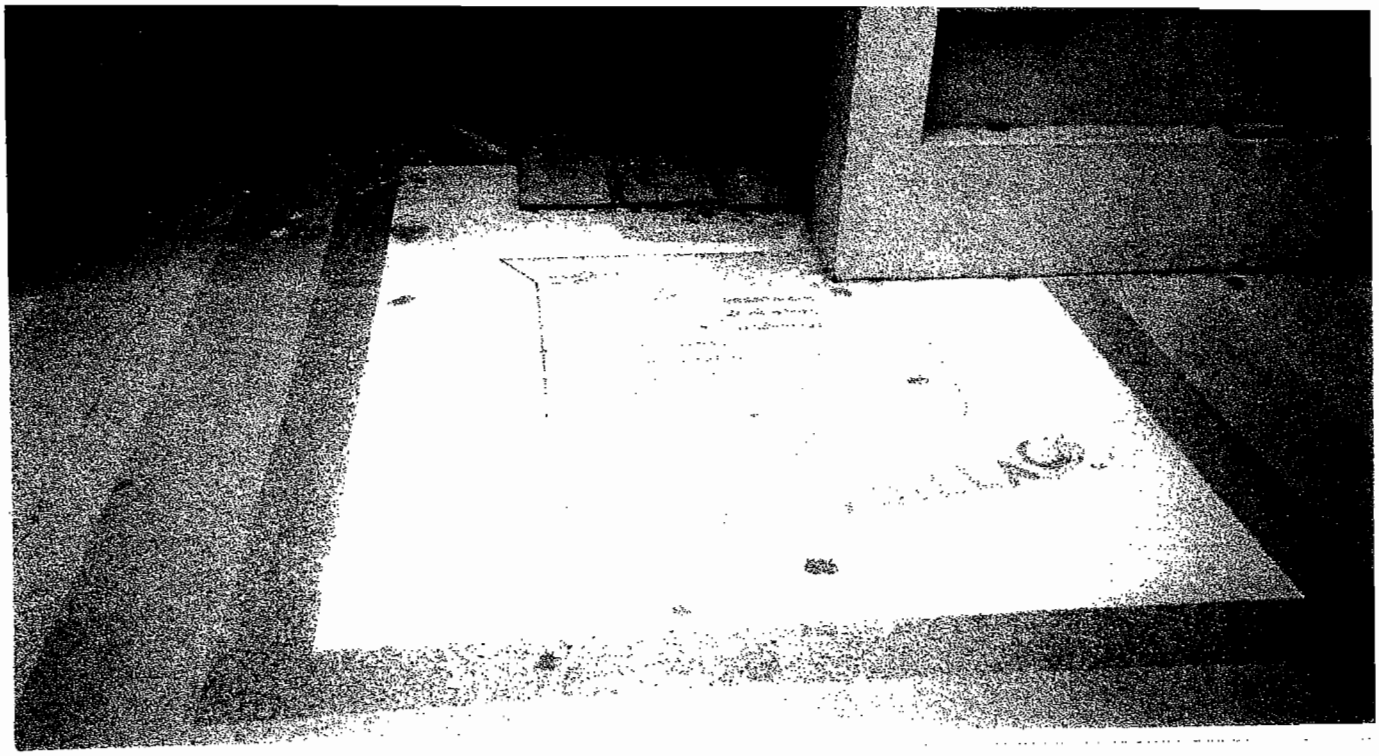

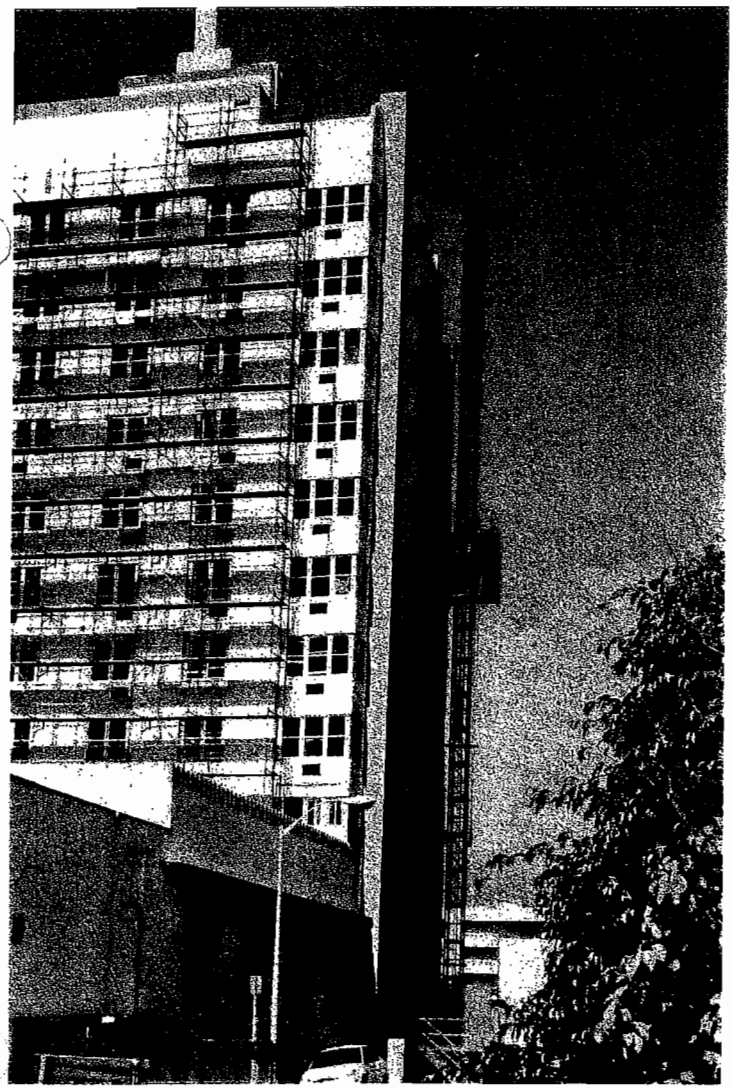

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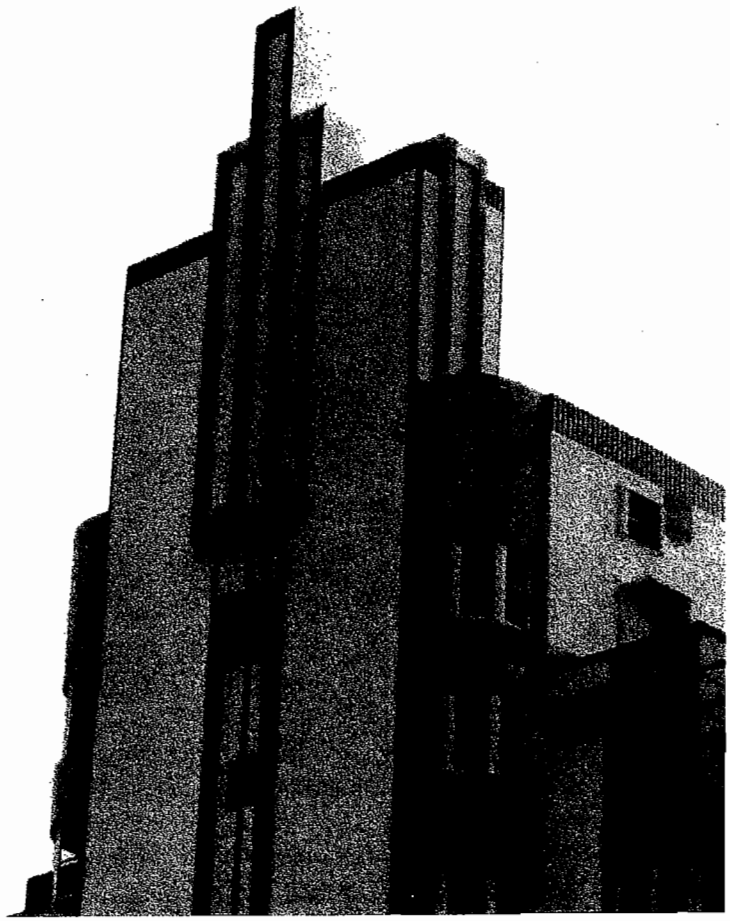

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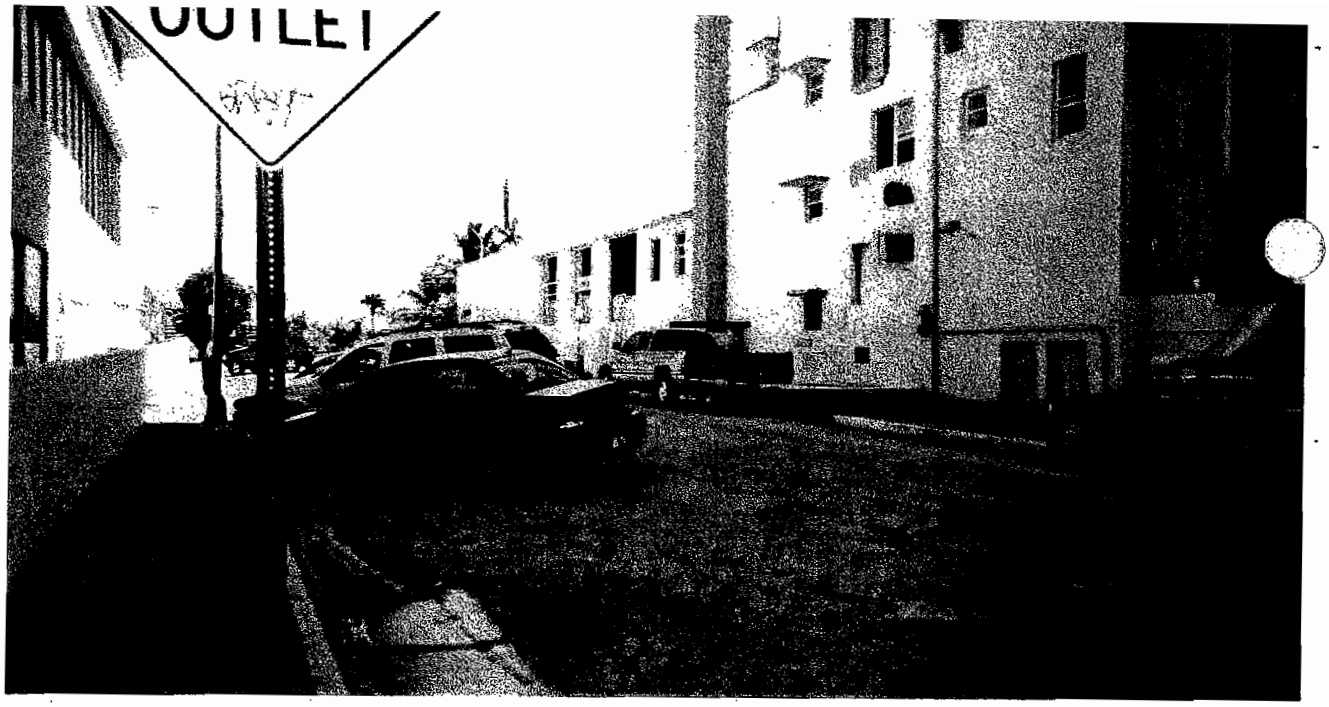

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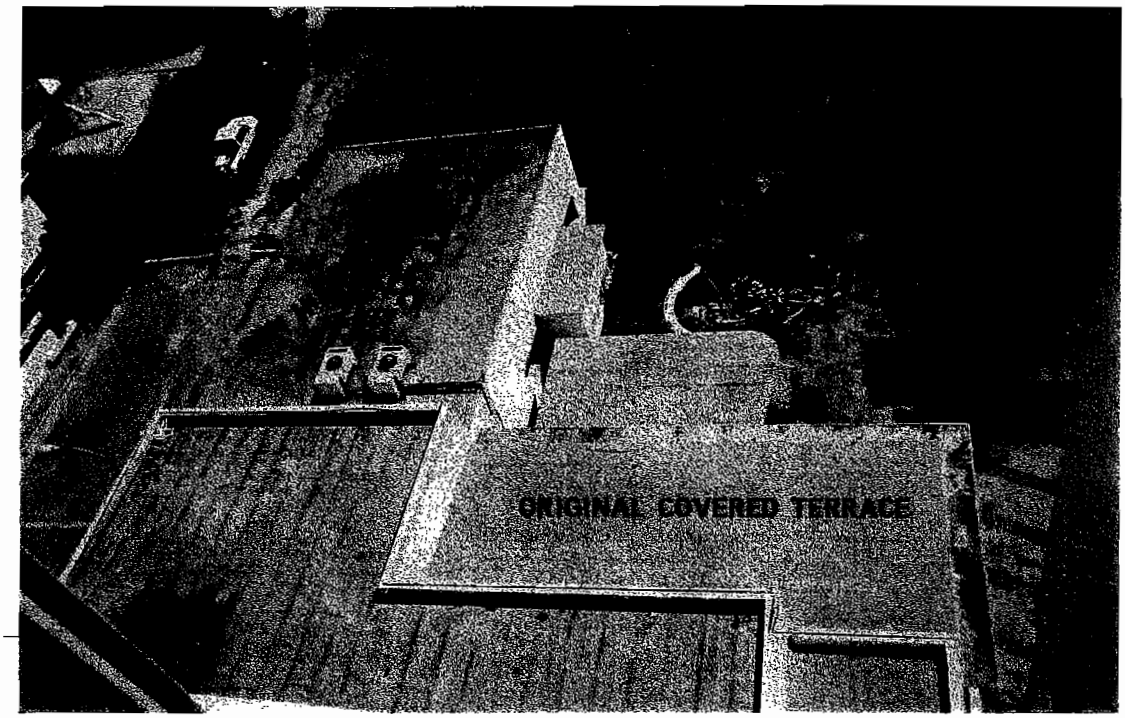

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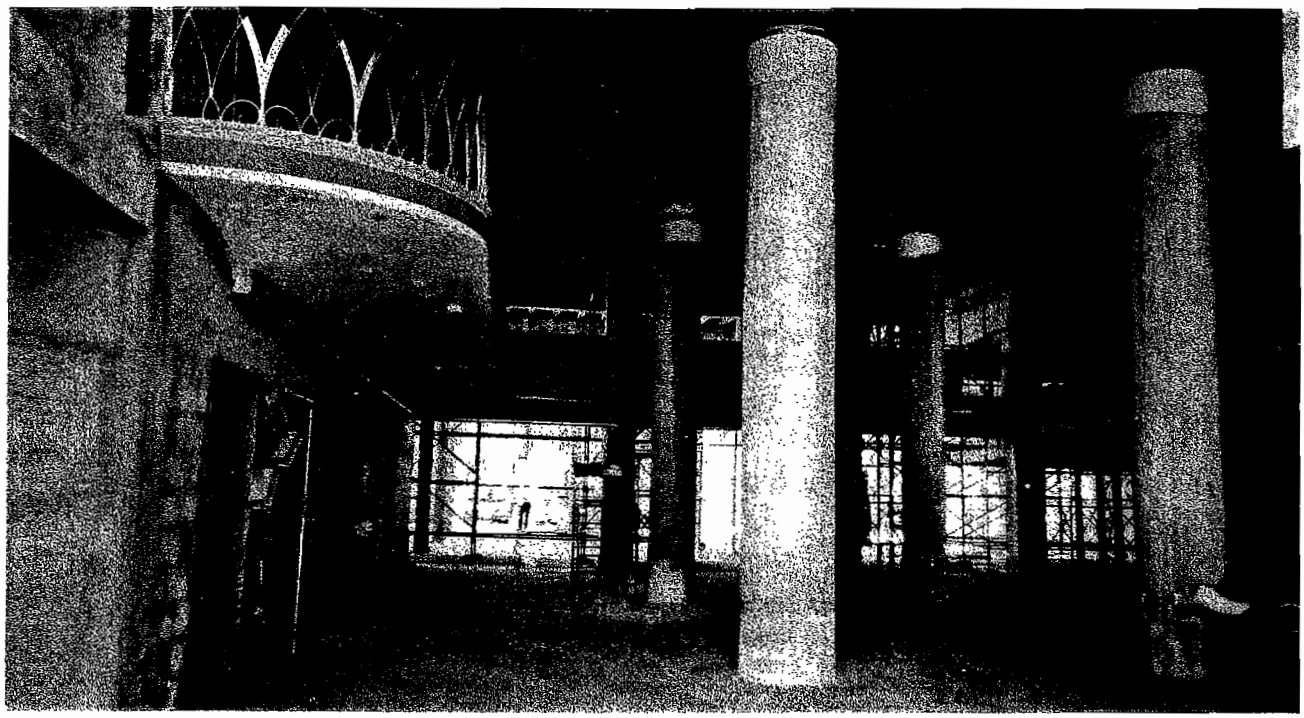

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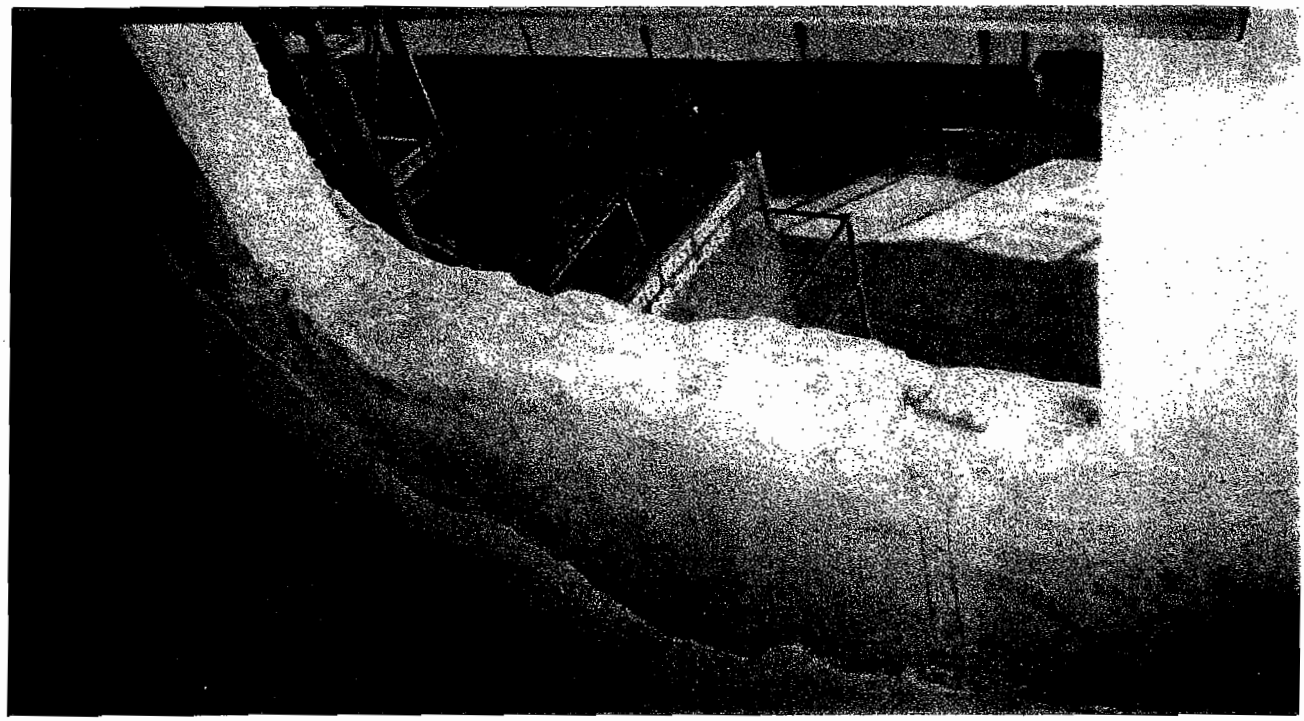

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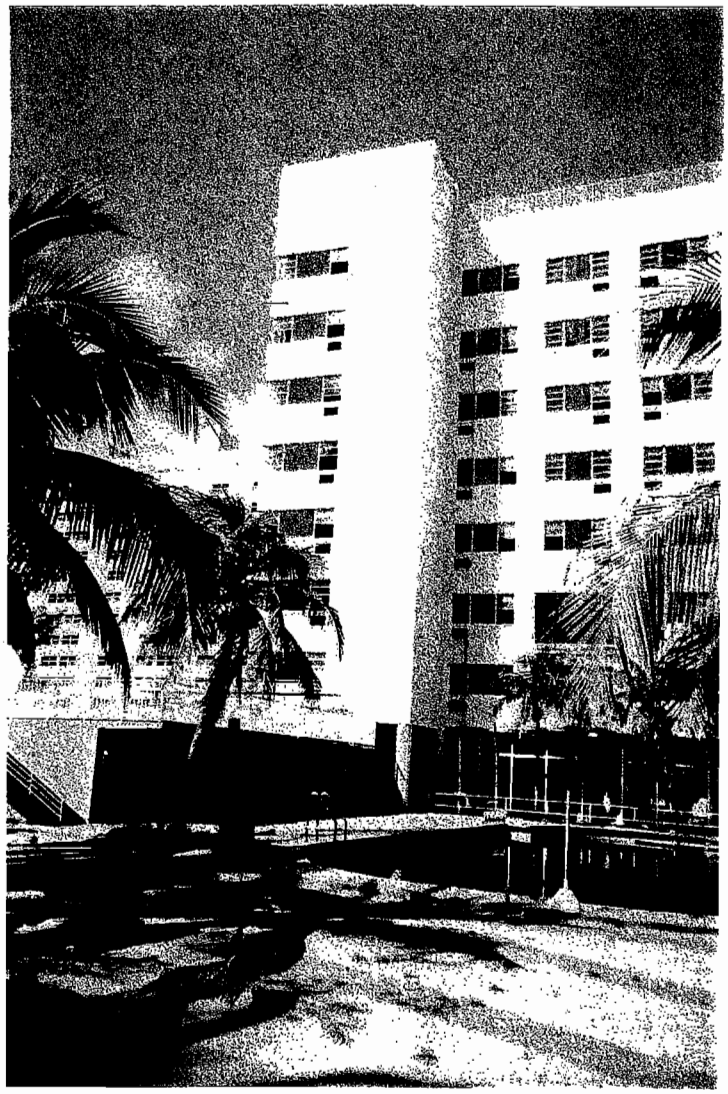

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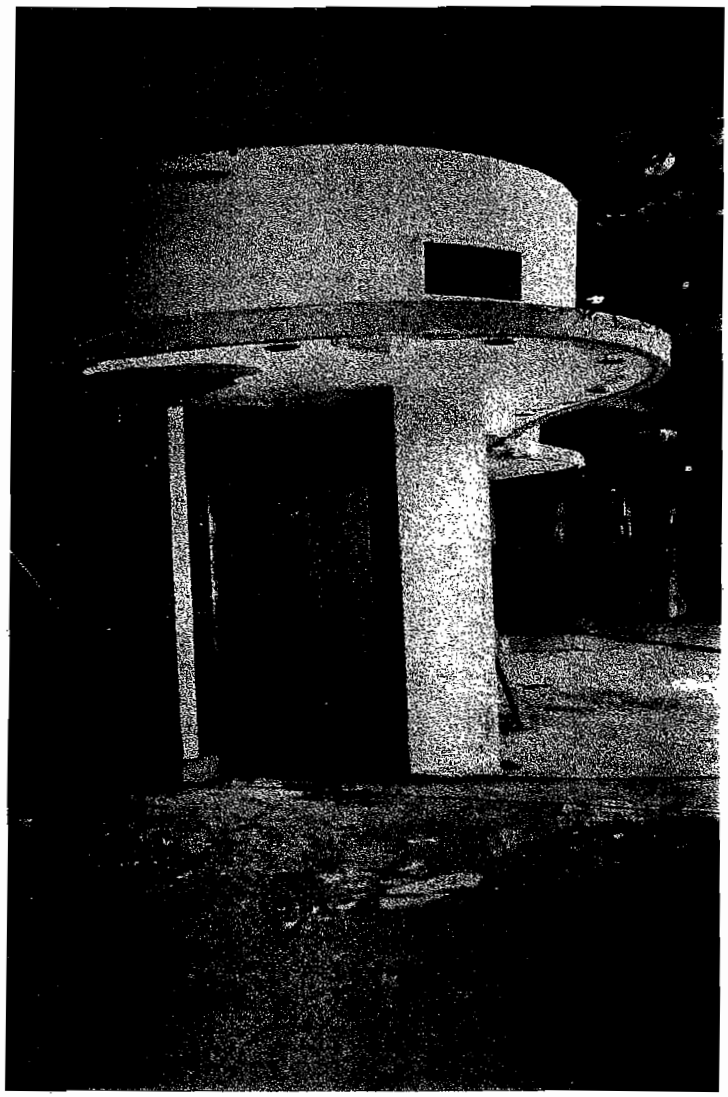

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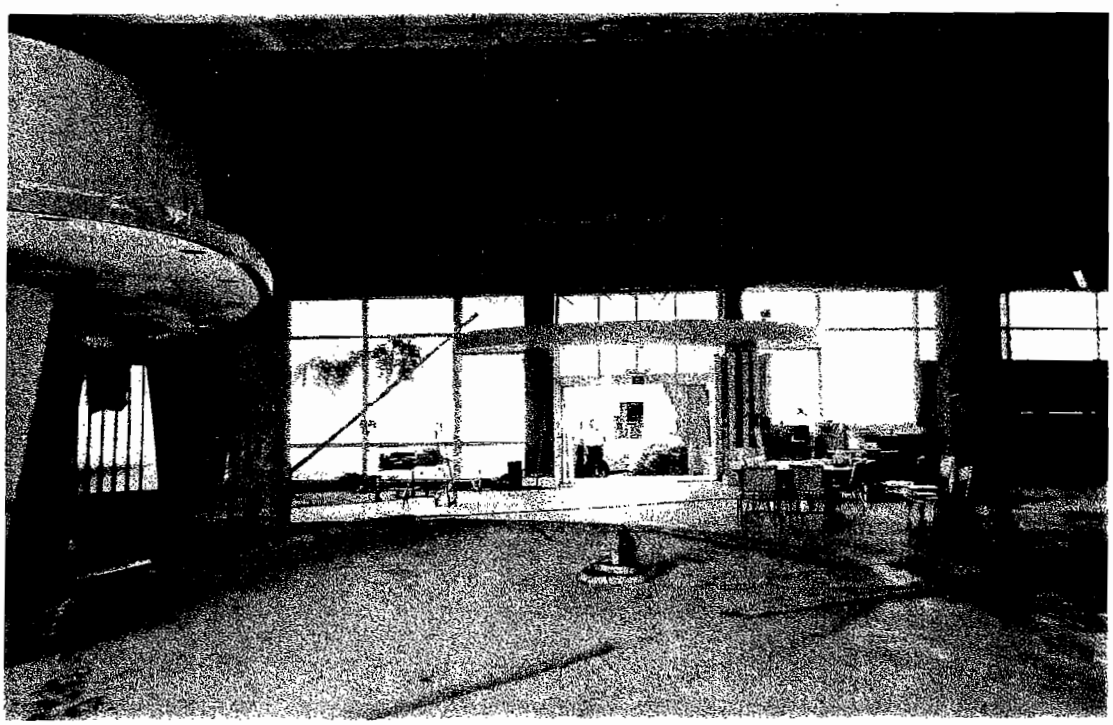

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HISTORIC PRESERVATION PROPERTY TAX EXEMPTION
PART 2 – REQUEST FOR REVIEW OF COMPLETED WORK

INSTRUCTIONS: Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (both exterior and interior views of the building) to the local Historic Preservation Office. These photographs must provide a comprehensive description of the completed work. They should be the same views as the before photographs included in the Preconstruction Application. Type or print clearly in black ink. The final recommendation of the local Historic Preservation Office with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Folio Number: 02-3226-001-1850

Street Address: 3925 Collins Avenue, Miami Beach

2. Data on restoration, rehabilitation or renovation project:

Project starting date: November 2002 Project completion date: January 2004

Estimated cost of entire project: $20,000,000

Estimated costs attributed solely to work on historic buildings: $23,000,000

3. Owner attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on _____ _____, 20_____. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the local Historic Preservation Office and the Dade County Appraiser's Office, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with Dade County granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. A also understand that falsification of factual representation s in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Beta Epsilon/Cadillac, LLC. _____
Name Signature Date

VP, Beta Epsilon Cad. llc.

3 c/

Complete the following if signing for an organization.

3925 Collins Avenue, Miami Beach, Beta Epsilon/Cadillac, LLC
Title Organization Name

Social Security or Taxpayer Identification Number #65-1020016

Mailing Address c/o Gary A. Appel, Bates-Appel, Inc. 19495 Biscayne Blvd., #301,

City Aventura State Florida Zip Code 33180

Daytime Phone Number (305) 935-4424

Multiple owners must provide the same information as above. Use additional sheets if necessary.

****

REVIEW OF COMPLETED WORK
FOR HISTORIC PRESERVATION OFFICE USE ONLY

****

Folio Number 02-3226-001-1850

Street Address: THE CADILLAC HOTEL 3925 Collins Ave., Miami Beach

The Historic Preservation Officer has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

(✓) Determines that the completed improvements to the above referenced property are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic buildings and the criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends approval of the requested historic preservation tax exemption.

( ) Determines that the completed improvements to the above referenced property are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends denial of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review comments:

Additional Review Comments attached? Yes ( ) No ( )

Signature [signature]

Typed or printed name THOMAS MOONEY

Title Design and Preservation Manager

Date 11-21-05

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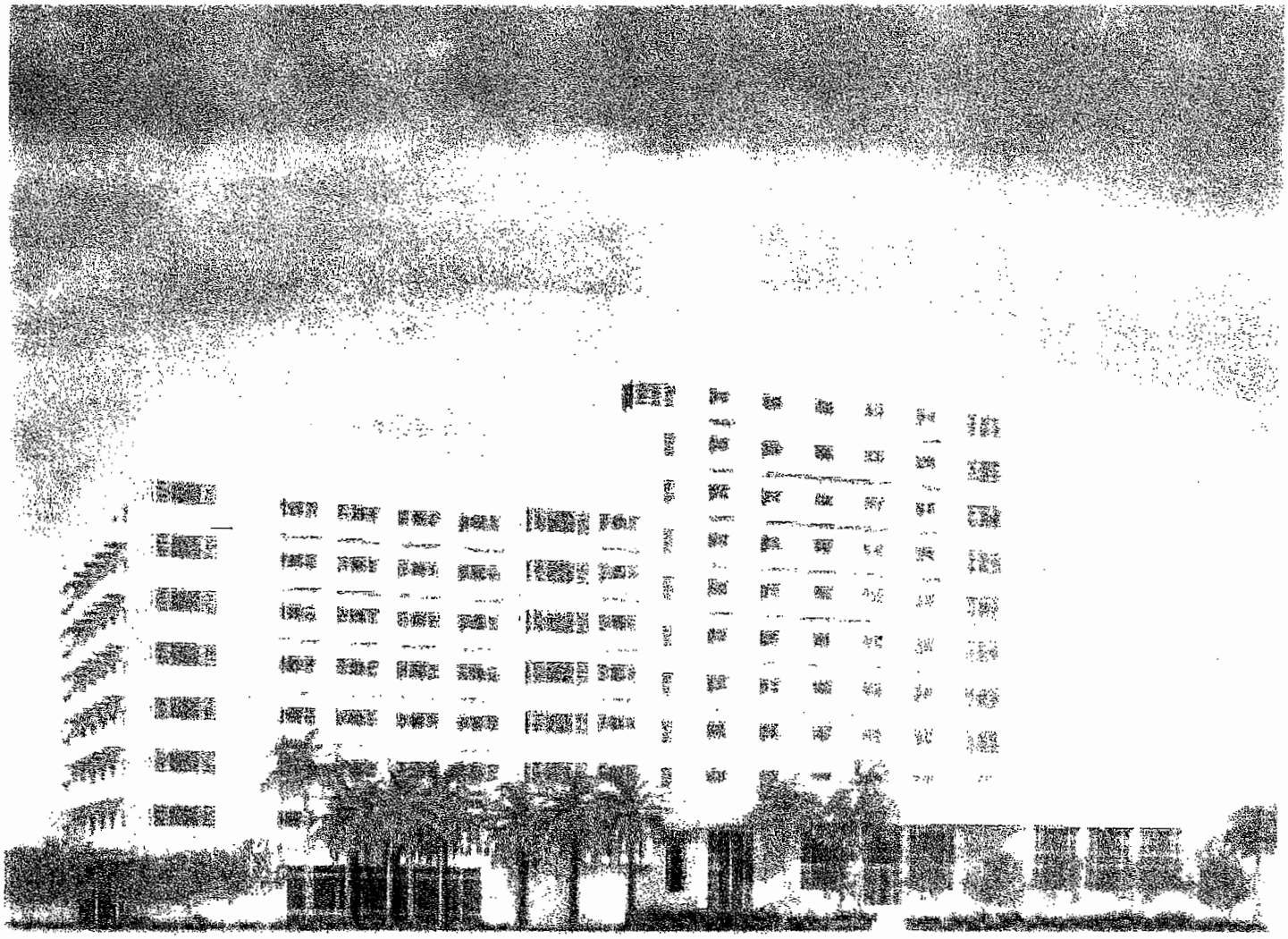

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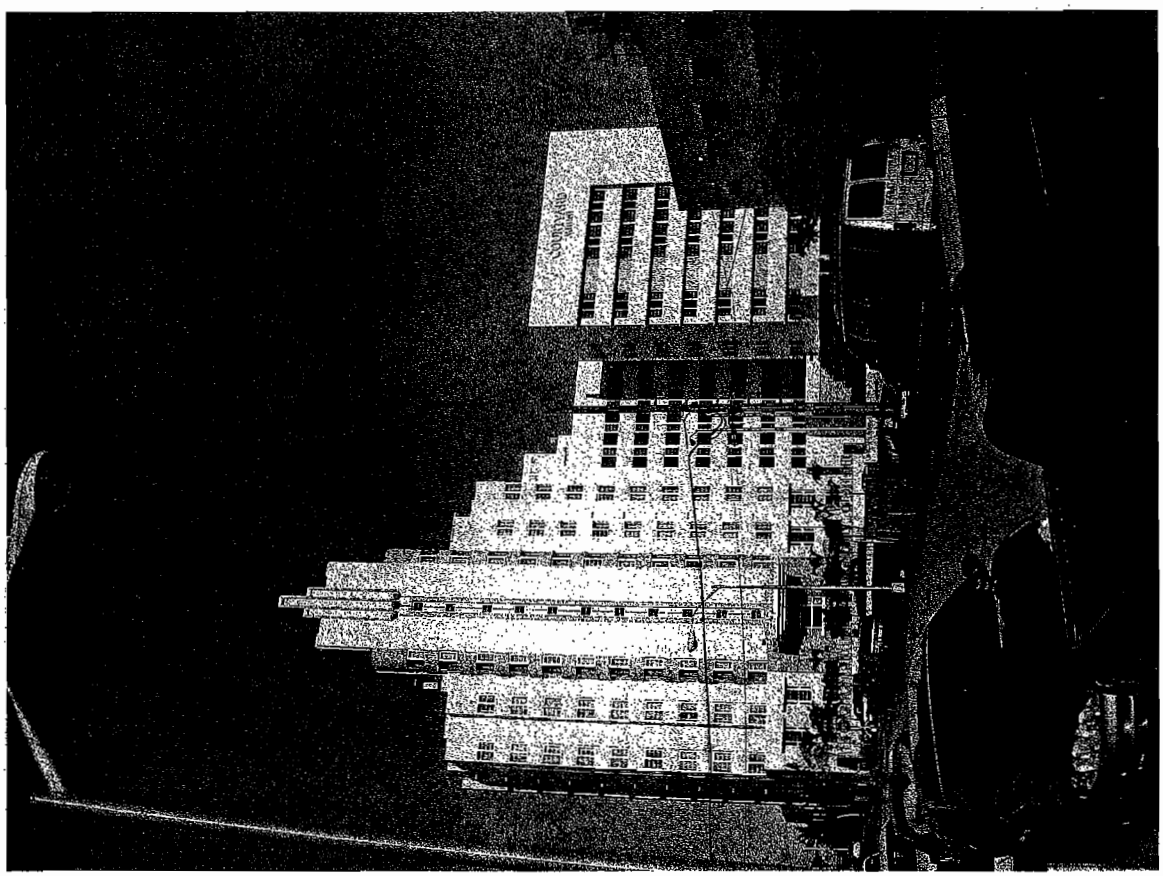
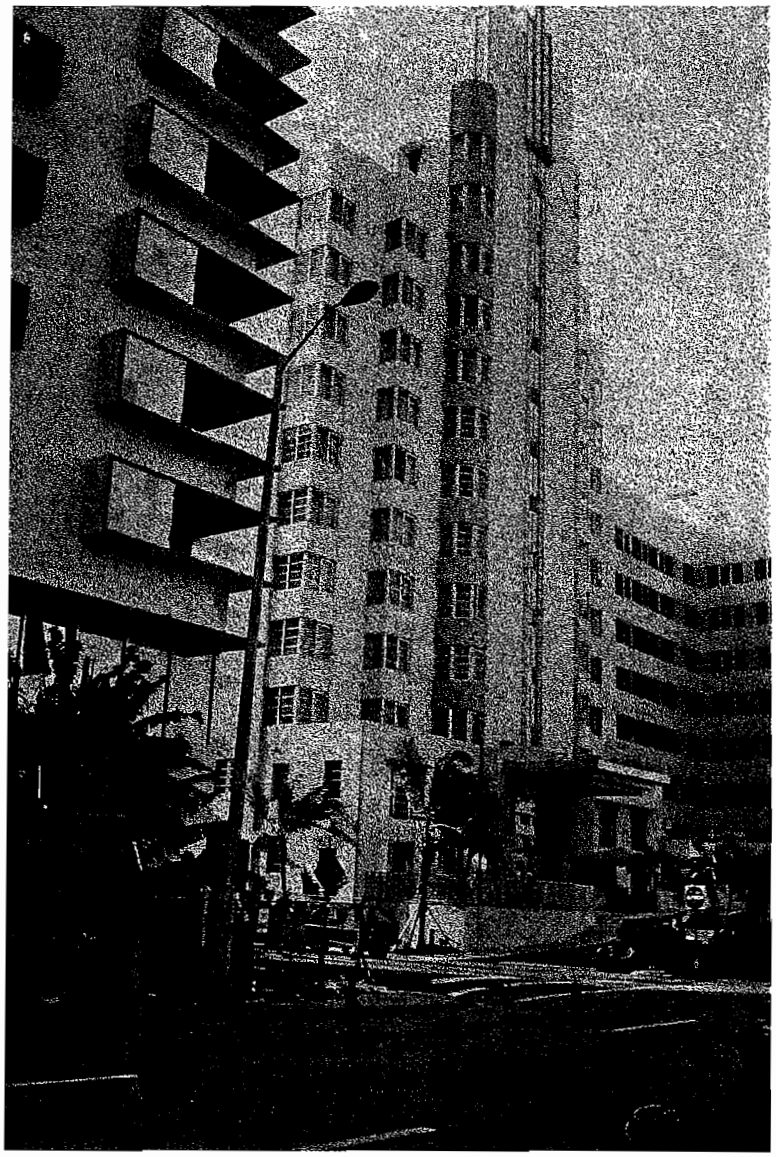
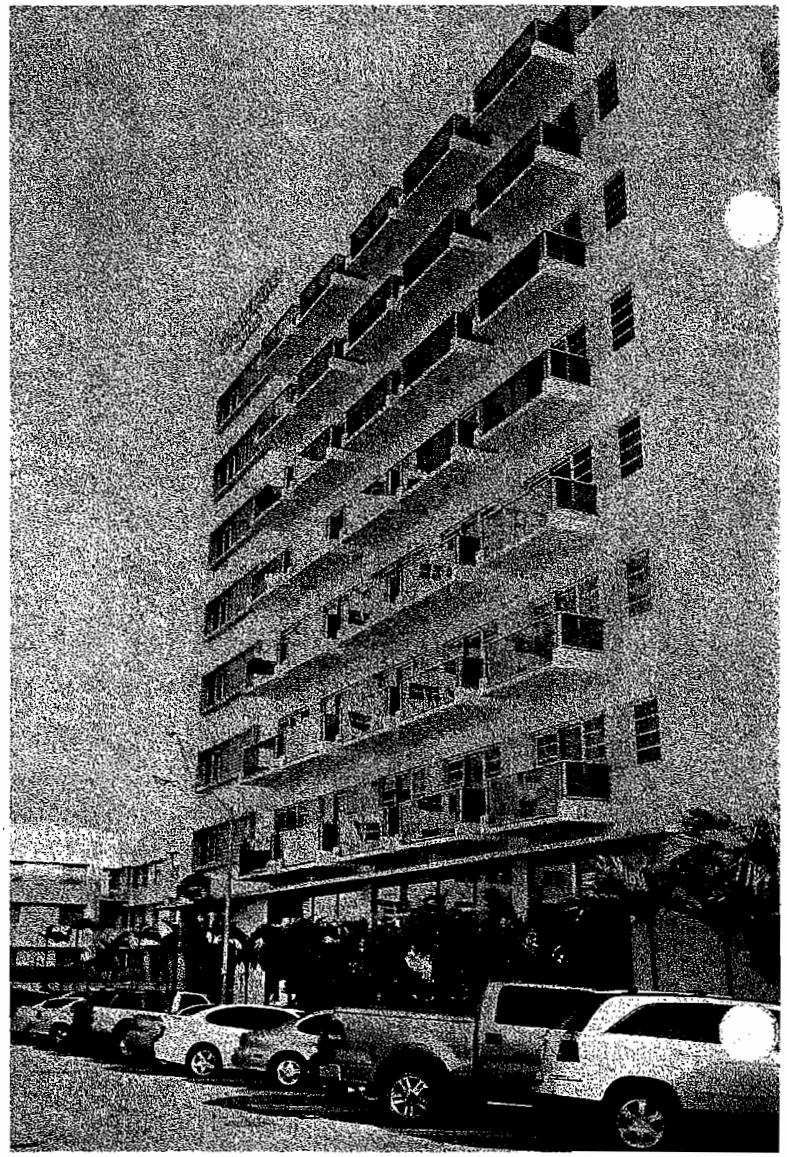
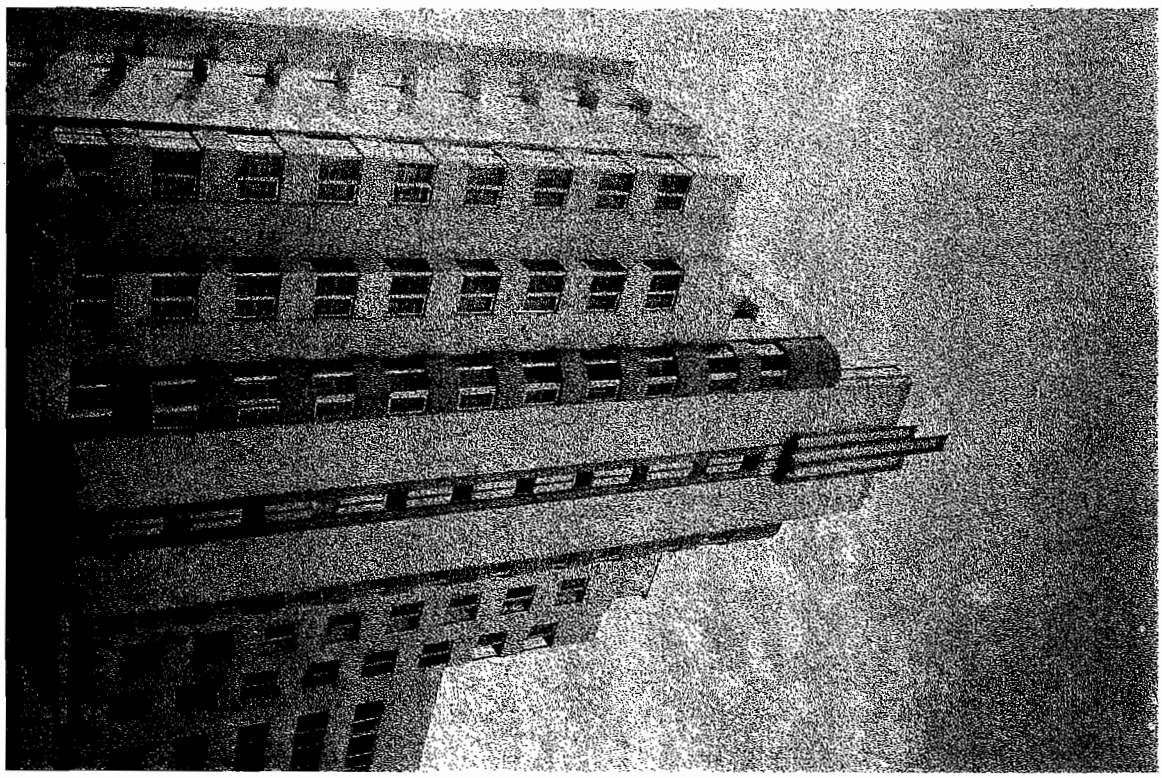
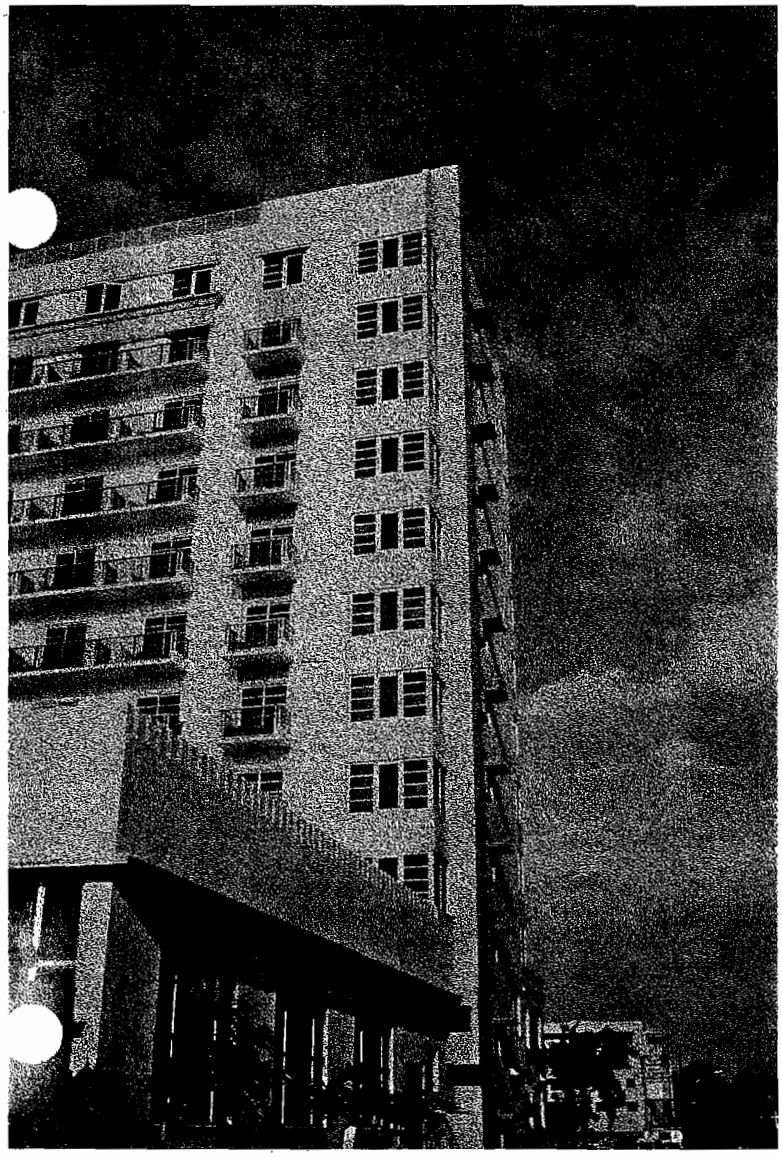
Fig. 12

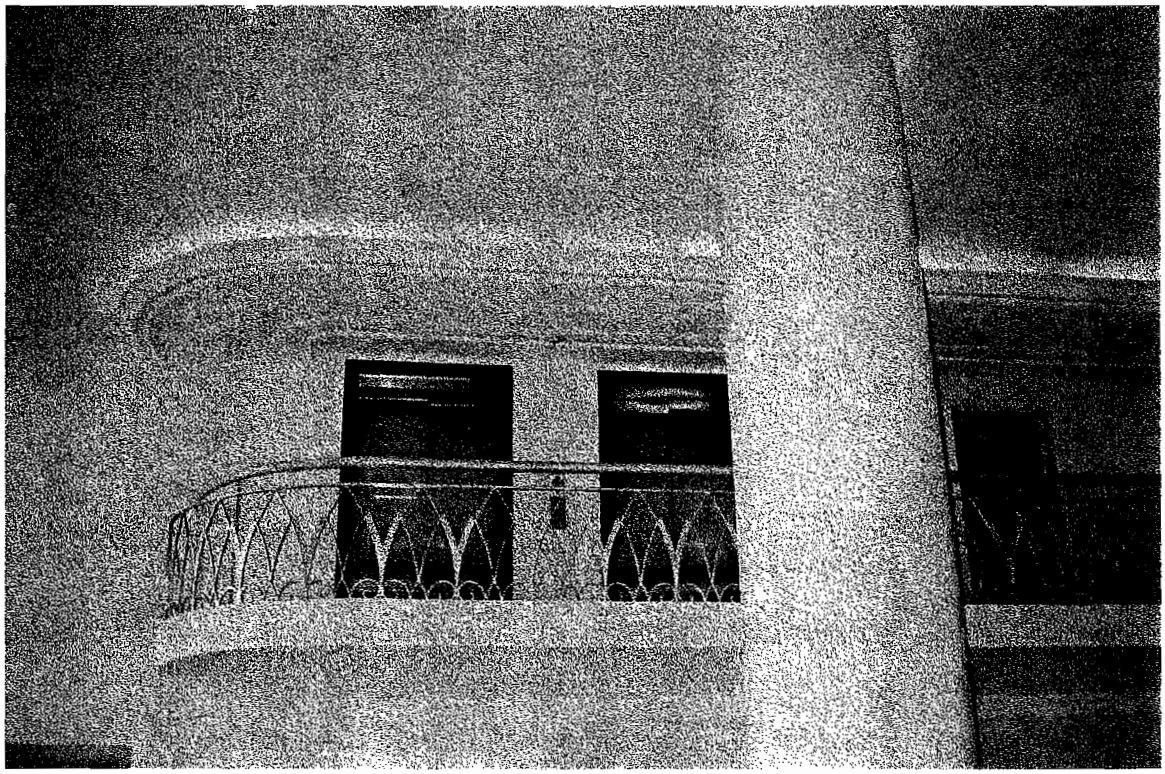


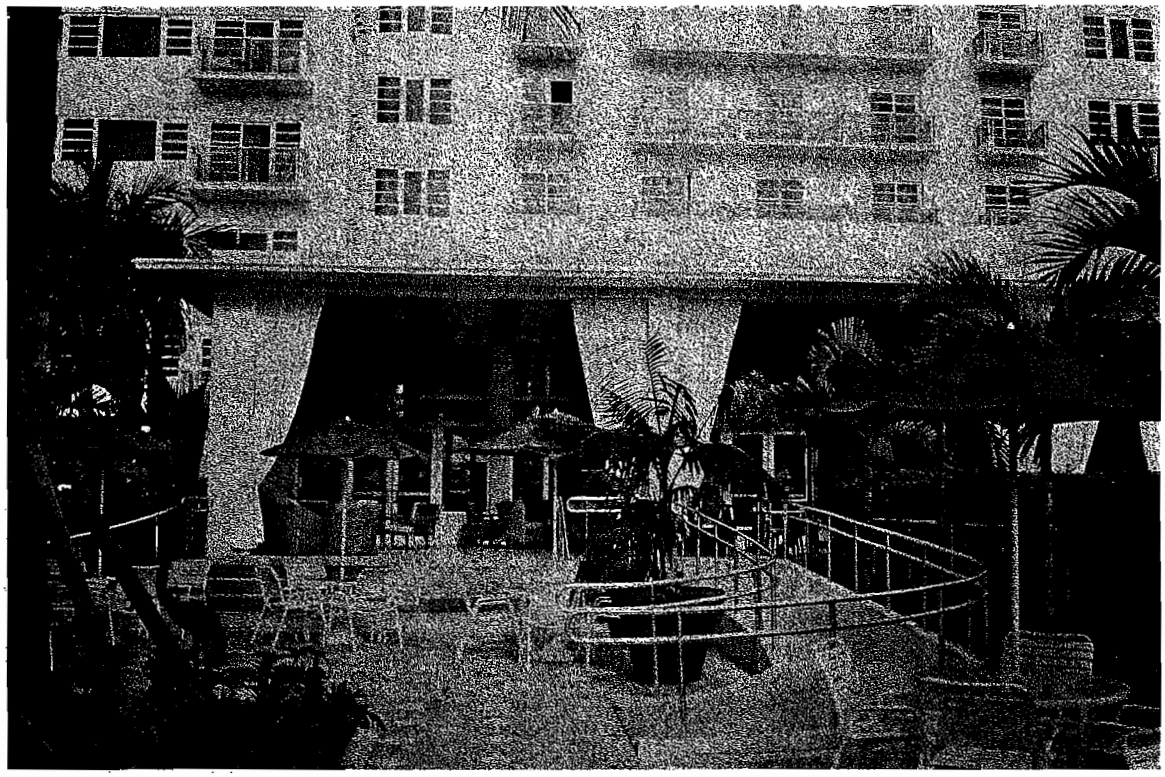


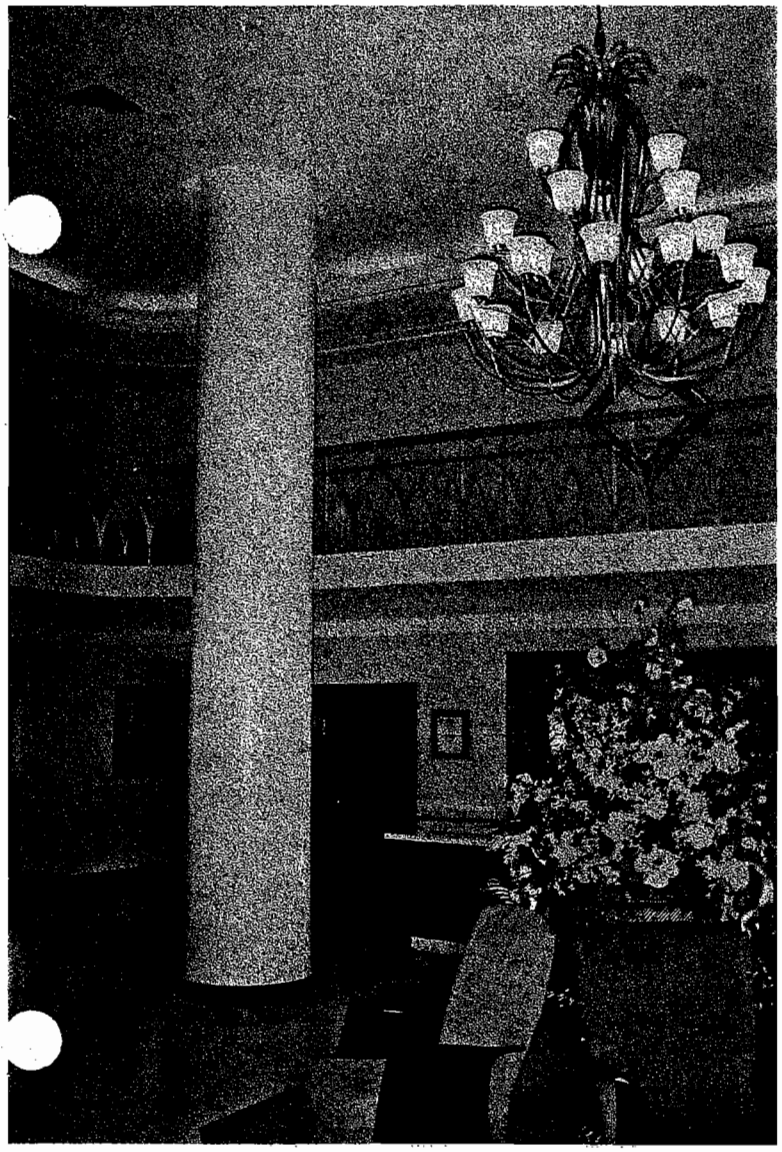


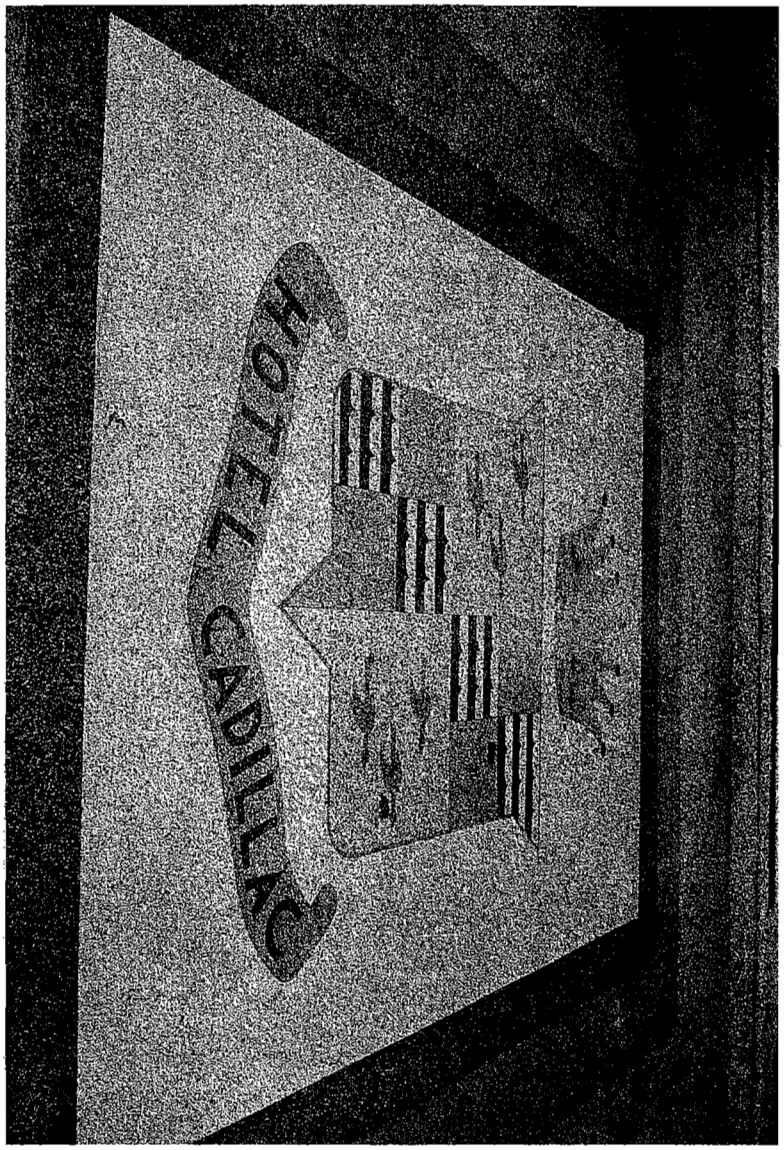








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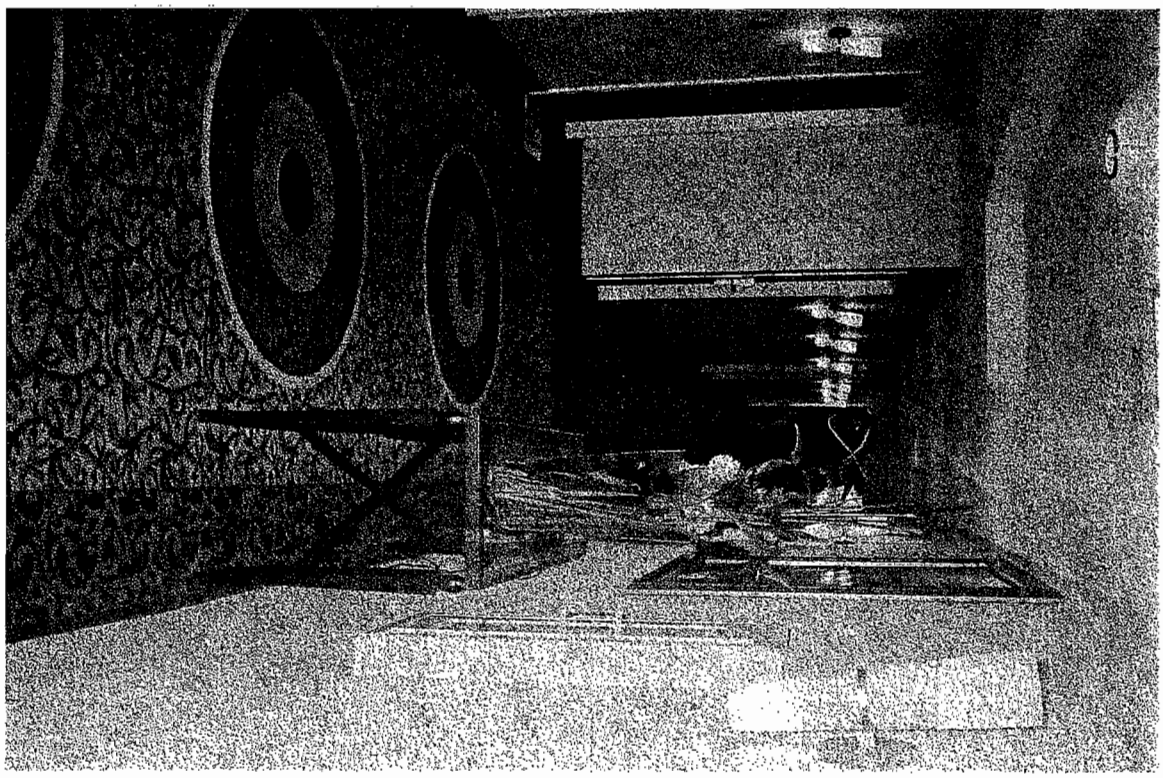

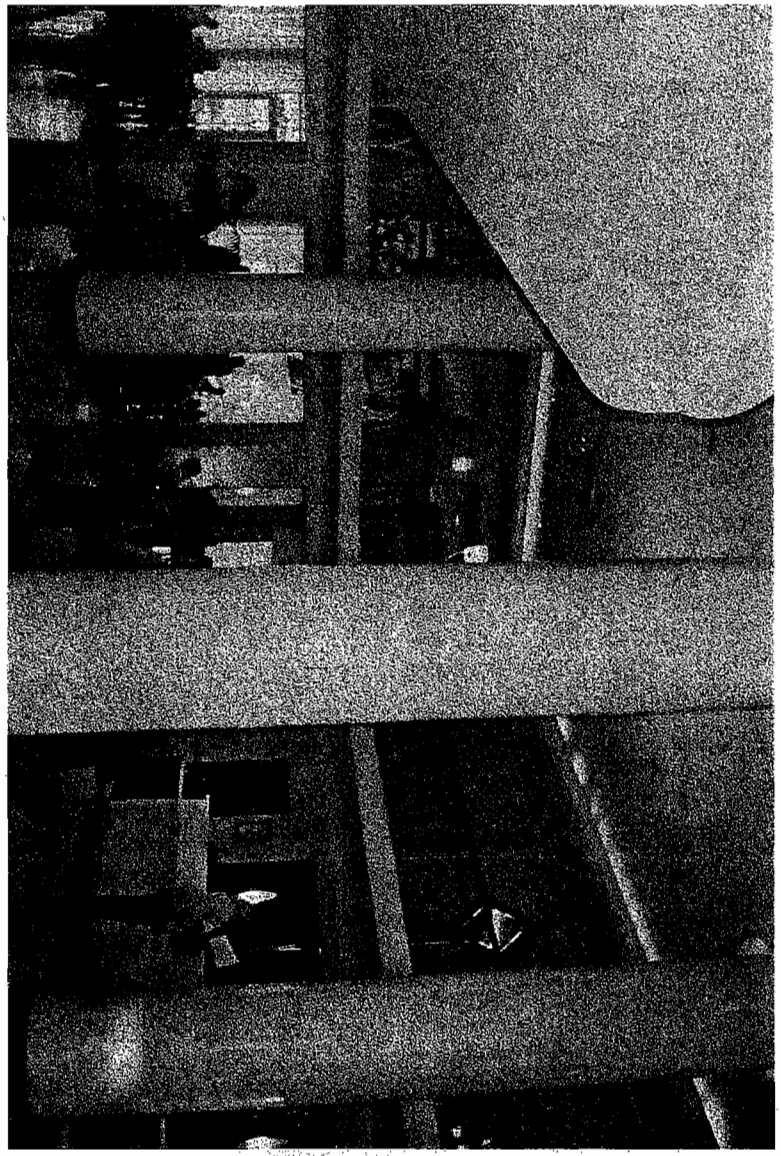

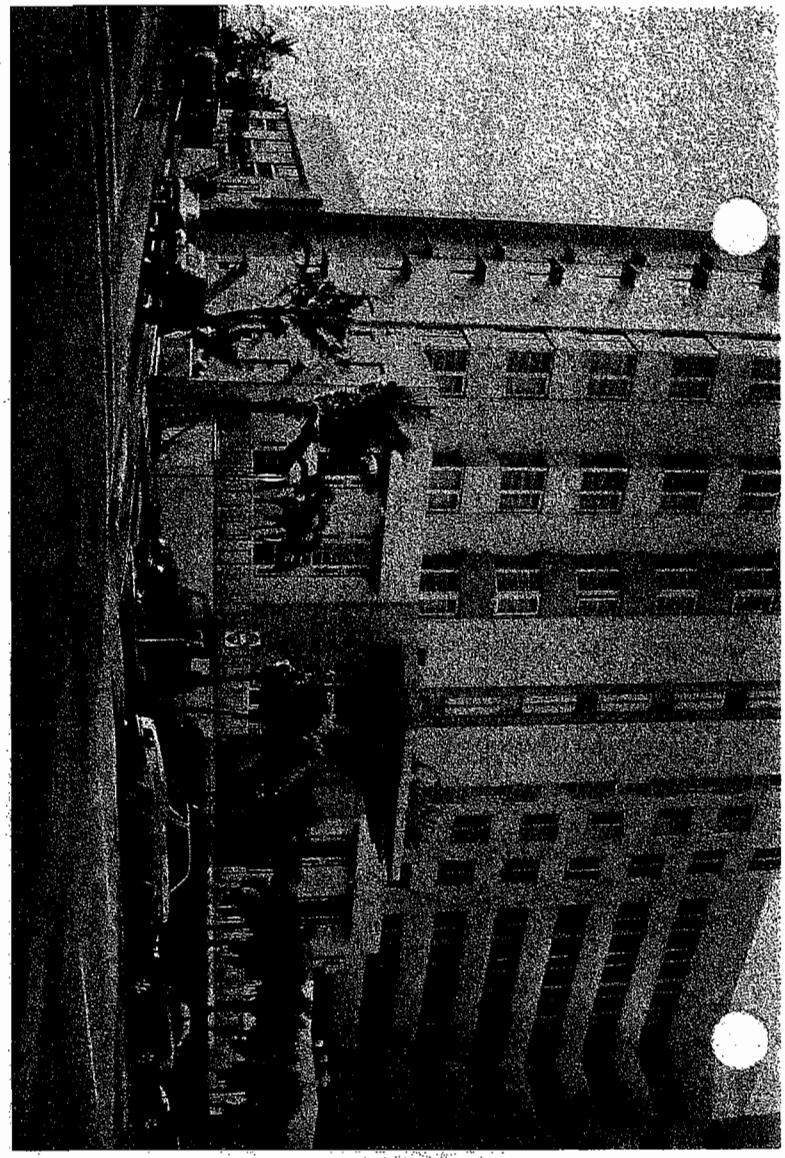

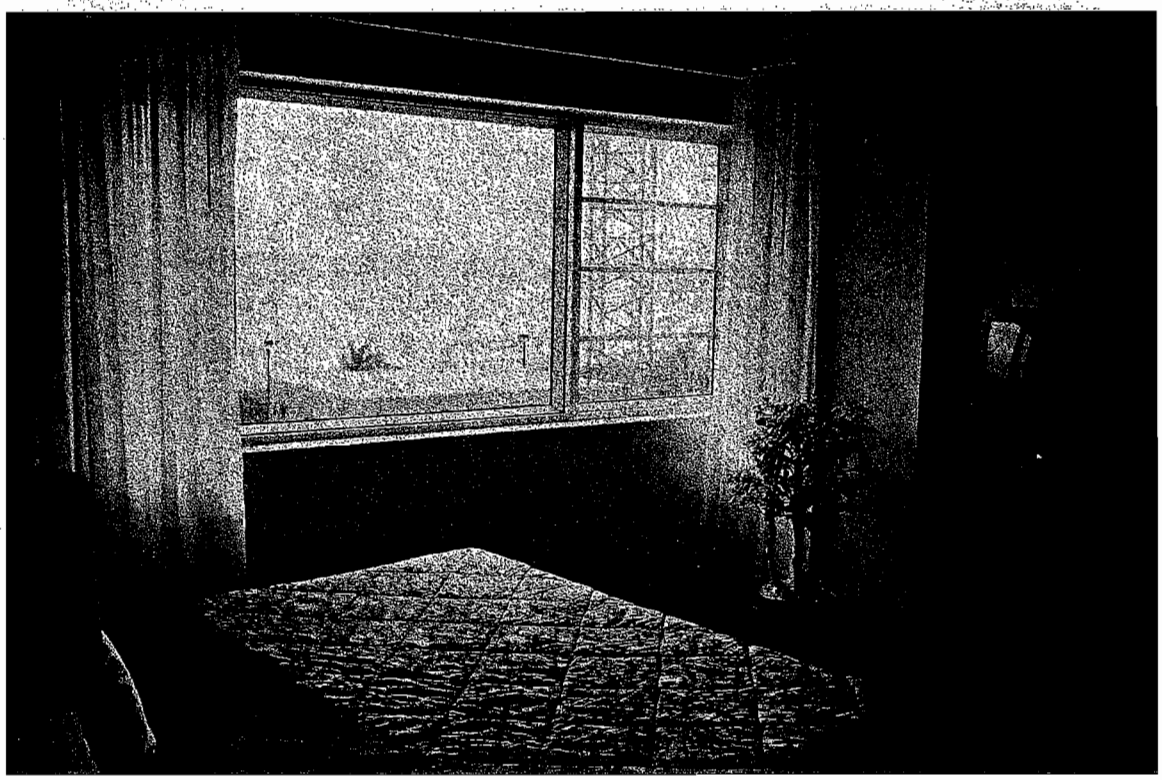

FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF HISTORICAL RESOURCES

Mr. Gary A. Appel, P.A.
Bay Point Office Tower
4770 Biscayne Boulevard, Suite 670
Miami, FL 33137

November 16, 2005

Dear Mr. Appel:

Congratulations! It is a pleasure to forward the enclosed certificate honoring the official listing of the Cadillac Hotel in the National Register of Historic Places on October 5, 2005. This is a proper tribute to the historic significance of this property.

We hope that you will display this certificate in an appropriate location as a permanent reminder of the historical significance of this property. We will be happy to answer any questions you may have regarding the National Register program, and to work with you in any way we can to preserve this important cultural resource.

On behalf of Secretary of State Glenda E. Hood and our historic preservation staff, I salute you on achieving this formal acknowledgement. We appreciate your interest in preserving this important element of Florida's cultural resources.

With every good wish and warm regards,

Sincerely,

Barbara E. Mattick

Mrs. Barbara E. Mattick
Deputy State Historic Preservation Officer
for Survey and Registration

JrN
Enclosure

500 S. Bronough Street • Tallahassee, FL 32399-0250 • http://www.flheritage.com

☐ Director's Office (850) 245-6300 • FAX: 245-6435
☐ Archaeological Research (850) 245-6444 • FAX: 245-6436
☒ Historic Preservation (850) 245-6333 • FAX: 245-6437
☐ Historical Museums (850) 245-6400 • FAX: 245-6433
☐ Palm Beach Regional Office (561) 279-1475 • FAX: 279-1476
☐ St. Augustine Regional Office (904) 825-5045 • FAX: 825-5044
☐ Tampa Regional Office (813) 272-3843 • FAX: 272-2340

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CITY OF MIAMI BEACH
PLANNING DEPARTMENT
CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139
TELEPHONE: (305) 673-7550
FACSIMILE: (305) 673-7559

March 22, 2001

Ms. Barbara E. Mattick
Deputy State Historic Preservation Officer for Survey & Registration
Florida Department of State
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Re: Collins Waterfront Historic District, Miami Beach

Dear Ms. Mattick:

We are pleased to advise you that the Miami Beach City Commission formally adopted the Collins Waterfront Historic District on January 31, 2001. Thank you for your comments regarding the possible nomination of this historic district to the National Register of Historic Places. We believe the Collins Waterfront Historic District would be an excellent candidate for the National Register, and it would be a natural extension of the Miami Beach Architectural District located immediately to the south.

At this time, however, it is necessary for us to discuss the proposed nomination with the City Manager and the Planning Director before we can proceed with the proposal application. We are currently in the process of surveying a large area located in the northern part of the City in order to identify potential local historic districts. Although it would be an honor to have the Collins Waterfront Historic District listed on the National Register, it is important to devote our limited staff at this time to affording historic preservation protection for those resources in the City which are presently not designated. We will review our position with Gary Appel who has been extremely helpful with historic preservation issues.

If you have any questions or concerns, please do not hesitate to contact myself or Shannon Anderton, Senior Planner, at (305) 673-7550.

Sincerely,

Thomas R. Mooney, AICP
Design and Preservation Manager

MIAMI-DADE COUNTY

HISTORIC PRESERVATION TAX EXEMPTION COVENANT

This Covenant is made the 21 day of December, ~~19~~2003, by Beta Epsilon / Cadillac, LLC (hereinafter referred to as the owner) and in favor of Miami-Dade County (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 3925 Collins Ave, Miami Beach, Fl. #02-3226-001-1850 a/k/a The Cadillac Hotel

which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local historic preservation ordinance. The areas of significance of this property, as identified in the National Register nomination or local designation report for the property or the district in which it is located are ✓ architecture, ✓ history, ____ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The Property is more particulary described as follows (include city reference, consisting of repository, book, and page numbers): Tax Parcel 02-3226-001-1850

In consideration of the exemption granted by the Local Government, the Owner hereby agrees to the following for the ten year period beginning on January 1st after the improvements are substantially completed:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

Name of Office/Agency: Miami-Dade Historic Preservation

Address: _____

City: Miami Zip Code: _____

Telephone: (305) 375-4958 Fax: (305) 372-6394

3. (Only for properties of archaeological significance) The Owner agrees to ensure the protection of the site against willful

damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The owner agrees that the Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the owner or any successor-in-interest during the term of the Covenant, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s.196.1997 (7), F.S.. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s.212.12(3), F.S..

6. If the Property is damaged by accidental or natural causes

during the Covenant period, the Owner will inform the Local Historic Preservation Office in writing of the damage of the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, maerials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local historic preservation ordinance have been lost or so damaged that restoration is not feasible, the owner will notify the Local Historic Preservation Office in writing of the loss. The Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the property fronm eligibility for tax exemption. If the Local Historic Preservation Office determines that the property should be removed from eligibility for tax

exemption, it will notify the Property Appraiser of the county in which the property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the owner in writing. The owner shall have 30 days to respond indicating any extenuating circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such extenuating circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who

shall take action pursuant to s.196.1997 (7), F.S.. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s.212.12(3). F.S..

9. The terms shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER(S):

Dan Economos, VP - Beta Epsilon Cadillac, LLC — 12/23/03

Name — Signature — Date

LOCAL GOVERNMENT: City of Miami Beach

Local Official — Signature — 1/31/07 Date

Director
Miami-Dade County
Historic Preservation

County Manager — Signature — Date

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map

Aerial Photography - AirPhoto USA 2004 0 139 ft

This map was created on 11/16/2004 2:06:57 PM for reference purposes only.

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Close

Summary Details:

Folio No.:	02-3226-001-1850
Property:	3925 COLLINS AVE
Mailing Address:	BETA EPSILON/CADILLAC LLC 4000 N FEDERAL HWY SUITE 206 BOCA RATON FL 33431-

Property Information:

Primary Zone:	4100 RESIDENTIAL MULTI-FAMILY, HIGH DENSITY
CLUC:	0021 HOTEL
Beds/Baths:	277/277
Floors:	13
Living Units:	277
Adj Sq Footage:	156,393
Lot Size:	65,800 SQ FT
Year Built:	1940
Legal Description:	MIAMI BEACH IMPROVEMENT CO SUB PB 5-8 LOTS 1 TO 8 INC BLK 31 LOT SIZE 200.000 X 139 OR 19260-0085 0800 5

Sale Information:

Sale O/R:	17536-1587
Sale Date:	2/1997
Sale Amount:	$7,440,000

Assessment Information:

Year:	2004	2003
Land Value:	$7,896,000	$6,251,000
Building Value:	$1,659,840	$0
Market Value:	$9,555,840	$6,251,000
Assessed Value:	$9,555,840	$6,251,000
Total Exemptions:	$0	$0
Taxable Value:	$9,555,840	$6,251,000

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MIAMI-DADE

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
SUITE 695
MIAMI, FLORIDA 33128
305-375-4958
Facsimile 305- 372-6394

MIAMI-DADE HISTORIC PRESERVATION BOARD

RESOLUTION NO. 04-12

"THE CADILLAC HOTEL"
3925 COLLINS AVENUE, CITY OF MIAMI BEACH
A CONTRIBUTING STRUCTURE IN A HISTORIC DISTRICT

WHEREAS, the Miami-Dade Historic Preservation Board has determined that the property located at 3925 Collins Avenue, Miami Beach, Florida, is of architectural and historic significance and is a contributing structure within a City of Miami Beach historic district; and,

WHEREAS, the proposed improvements to this property meet with the Secretary of the Interior's Standards for Rehabilitation to the satisfaction of this Board; and,

WHEREAS, the property is located at:

Legal Description: Improvement Co. Sub., PB 5-8, Lots 1 to 8 inc. Blk. 31

Folio Numbers: 02-3226-001-1850

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on May 19, 2004, voted to approve the Ad Valorem Tax Exemption for 3925 Collins Avenue, Miami Beach, Florida and, therefore, recommends to the Board of County Commissioners of Miami-Dade County, Florida, that the property receive the tax exemption for historic properties for the County's portion of the millage pursuant to 16A-18 Miami-Dade County Code. This recommendation is conditioned upon:

1. The completed rehabilitation project is reviewed and approved by the municipal Historic Preservation Officer and is in accordance with the documents and plans presented to and approved by this Board.

MIAMI-DADE

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
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MIAMI, FLORIDA 33128
305-375-4958
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2. The filing of an appropriate covenant approved by the County Attorney.

   The Historic Preservation Board recommends that this tax exemption be in effect beginning January 1 after the City of Miami Beach Historic Preseration Officer certifies to the Miami-Dade County Property Appraiser that the rehabilitation is complete and in accordance with the plans approved by this Board.

3. The rehabilitation project is reviewed and evaluated by the county Property Appraiser with the completion of a "Historic Preservation Tax Assessment / Revenue Implications" report.

Robert L McKinney
Robert McKinney, Chair
Miami-Dade County Historic Preservation Board

November 29, 2004
Date

Prepared by:

Ivan Rodriguez, Director
Office of Historic Preservation

MIAMI-DADE

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
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MIAMI, FLORIDA 33128
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Resolution No. 04-12

Board Members	Vote
Ruth Campbell	yes
Richard Cohen	yes
Alberta Godfrey	yes
Armando Gutierrez, Jr.	yes
Paul George	yes
Robert McKinney, Chair	yes
Hyacinth Johnson	excused
JoEllen Phillips	yes
Enid Pinkney	yes
Dennis Wilhelm	excused

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this November 29, 2004 by, Robert McKinney, Chair, Miami-Dade County Historic Preservation Board.

David J. Hertzberg

David J Hertzberg
My Commission DD267882
Expires January 09, 2008

David J Hertzberg
My Commission DD267882
Expires January 09, 2008

Personally Known Yes
OR Produced Identification N/A Type of Identification Produced N/A.

HISTORIC PRESERVATION EXEMPTION
PROPERTY TAX ASSESSMENTS / REVENUE IMPLICATIONS

Property Address: 3925 Collins Ave
Folio # 02-3226-001-1850

				2005 Estimate
1.	Assessed Value of Improvements : (excluding land)			$3,649,500
2.	Total Taxes Levied on Improvements and Additions to : (based on 2005 millage)			$77,794
	1)	Countywide Operating	$21,295	
	2)	Unincorporated Municipal Service Area	$0	
	3)	Debt Service	$1,040	
	4)	City Operating	$27,302	
	5)	All other property taxes	$28,157	

Revenue Implications

3.	Total revenue foregone for the current fiscal year by virtue of exemptions previously granted under this section.		
	a)	County	$166,456
	b)	Municipal	$43,739
4.	Total revenue foregone for the current fiscal year if exemption applied for is granted.		
	a)	County	$21,295
	b)	Municipal	$0
5.	Taxable value foregone if the exemption applied for was granted on improvements to Real Property.		$3,649,500

Date: 2/21/06 Signed: Property Appraiser

RECEIVED
FEB 21 2006
Miami Dade County
Office of Historic Preservation