



June 27, 2021

**PHOTO STUDY & SITE HISTORY ON THE RELATIONSHIP
BETWEEN**

THE CHAMPLAIN TOWERS SOUTH, SURFSIDE, FLORIDA

&

8701 COLLINS AVE, MIAMI BEACH, FLORIDA

THE ADJACENT PROPERTY TO THE SOUTH
THE FORMER BILTMORE TERRACE/DEZERLAND HOTEL – *DEMOLISHED JAN 2015*

CURRENTLY THE EIGHT-SEVEN PARK CONDO DEVELOPMENT – TERRA GROUP





NORTH BEACH MIAMI STAR ARCHITECTURE

Demolition Begins at the Lapidus-Designed Biltmore Terrace

JAN 6, 2015

By Sean McCaughan | Jan 6, 2015, 3:48pm EST

One of **Morris Lapidus'** last remaining unrestored oceanfront hotels, the **Biltmore Terrace**, lost its porte cochere today as demolition began on the building. A Curbed tipster sent in photos. Although certainly historic, the hotel was never actually historically designated, meaning that its fate was sealed when developer **Terra Group** applied for a demolition permit, with plans to replace it with a **Renzo Piano**-designed luxury condo project (the plans for which have not actually been submitted to the city yet for approval, but when your building's not historically designated all you've gotta do is pull an administrative permit, badda bing badda boom). The upside to this tragic demise: at least there's demolition porn.



North Shore Historic District
Jan 17, 2015 · 🌐

Mayor's Blue Ribbon Panel on North Beach's public meeting will be held this coming Thursday, Jan. 22 at 6pm at the Normandy Shores Golf Club (2401 Biarritz Drive, Miami Beach). The Terra Group, the developer who misled the public on renovating the historic Morris Lapidus-designed Biltmore Terrace hotel (at 87th and Collins) and instead tore it down, will be giving a presentation on their plans to build a luxury condo tower.

👍 10 💬 11 Comments

👍 Like 💬 Comment ➦ Share



FORMER DEZERLAND / BILTMORE TERRACE HOTEL
8701 COLLINS AVE, Above



TERRA GROUP DEVELOPMENT – Eighty-Seven Park
Demolition begins Jan 6th, without fencing and protective green mesh. By Jan 12th, they added the fence

DEMOLITION OF AN ICONIC
NORTH BEACH MIMO HOTEL



| REAL ESTATE |

Residents Livid as Developer Demolishes Historic Hotel After Promises to Renovate

TREVOR BACH | JANUARY 26, 2015 | 8:30AM



The list of architects who worked on North Beach's Biltmore Terrace Hotel reads like a dean's list of Miami greats: Albert Anis, Melvin Grossman -- and the biggest name of all, Morris Lapidus, the man behind the Fontainebleau and the Eden Roc. The rectangular beachfront space at 87th Street and Collins Avenue, built in 1951, once advertised itself as "the hotel with the wholesome family atmosphere"; today it still wins over fans as an iconic example of MiMo architecture.

If nothing else, he says, North Beach should "have the assurance that at least a portion of our character will be protected."

Melvin Grossman -- and the biggest name of all, Morris Lapidus, the man behind the Fontainebleau and the Eden Roc. The rectangular beachfront space at 87th Street and Collins Avenue, built in 1951, once advertised itself as "the hotel with the wholesome family atmosphere"; today it still wins over fans as an iconic example of MiMo architecture.

"That's what North Beach is all about," says Kirk Paskal, who lives nearby and founded the North Shore Historic District Neighborhood Association.

But now community members are livid after a developer that promised to restore the building abruptly began demolishing it instead.

"They misled everyone in the community," Paskal says. "We're all sick about it."

The historic hotel, which is now the Howard Johnson Plaza Miami Beach North, was bought in December 2013 by the Terra Group, a Pembroke Pines developer. (Terra did not return a phone call requesting comment from *New Times*.)

Last year, Terra created a buzz by announcing its intention to restore the building in conjunction with its plan to add a condo tower on the property. The group then presented its designs at various community meetings and won approval from the Design Review Board. It was also granted a zoning change, from 60 feet to 200 feet, so the new condo could be built.

But in late November, the developers' plans changed. Instead of following through with the renovation of the historic building, Terra applied for a demolition permit, which is not subject to review because the building doesn't have historic designation. By last week, the firm had already begun destroying the structure.

The same community members who applauded the renovation idea were shocked, deriding the developer's promises as an underhanded, profit-oriented tactic to secure a zoning change. At a panel last Thursday, Terra presented plans for the new luxury tower, and community members showed up to "impress upon the developer that this bait and switch is not what North Beach deserves."

Paskal says he's not sure if anything can be done at this point to preserve the building, which is already partially razed, but he hopes attention can at least help save other structures in the neighborhood.

North Beach Nouveau

Reporting on the revitalization.

FEBRUARY 21, 2015 FEBRUARY 27, 2015 / LYSSA

TAGGED WITH DEZERLAND

Why People are Unhappy About Historic NoBe Hotel's Demolition



Residents Livid as Developer Demolishes Historic Hotel After Promises to Renovate

TREVOR BACH | JANUARY 26, 2015 | 8:30AM

ARCHITECT & DEVELOPER MISLEAD RESIDENTS ON NEW DEVELOPMENT

Crime & Safety

WATCH: Oceanfront Building Demolition Goes 'Terribly Wrong'

Cellphone video captured the collapse of a Miami Beach high-rise that was undergoing demolition.

Paul Scicchitano, Patch Staff
Posted Mon, Jul 23, 2018 at 10:35 am ET | Updated Tue, Jul 24, 2018 at 10:26 am ET
Like 76 Share Reply



MIAMI BEACH, FL — The former oceanfront Marlborough House condominium building collapsed Monday when a planned demolition went horribly wrong, sending one person to the hospital. Witnesses described hearing a thunderous crash as the high-rise building came tumbling down like a house of cards. The building was located at 5775 Collins Avenue.



A dog (bottom left) searches the rubble on Monday for possible victims in the collapse of Marlborough House on Miami Beach. Photo by Paul Scicchitano.

"This is now a criminal investigation led by the Miami Beach Police Department," Rodriguez said late Monday afternoon. "As such, no additional information is currently available."

A small group of passionate North Beach residents gathered at 87th Street and Collins Avenue on Feb. 7 in protest of the demolition of the historic Biltmore Terrace Hotel by Terra Group, the developer.

While it may be too late to stop Terra Group's 87th Street project, they hope to bring awareness to the historic nature of that area of North Beach and ensure that it is preserved in the future.

SEE ALSO: [Why People are Unhappy About Historic Nobe Hotel's Demolition](https://northbeachsource.com/news/2015/01/27/why-people-are-unhappy-about-historic-nobe-hotel-demolition/)

Kirk Paskal, head of the North Shore Historic District Neighborhood Association, said that he and the association are trying to do their part to make sure this does not happen again.

"I hope the neighborhood isn't just wiped out to make way for Sunny Isles," Paskal said, referring to the coastal city northward along Collins Avenue, which is lined with high-rise buildings.

Paskal explained that he and other community members are upset, both because of the historic nature of the building and because the developer was untruthful in what was presented to the community.

"There was community outreach, but I don't think there was very much transparency with the way that went about," he said.

He also thinks that the new 20-story luxury condominium would tower over its surroundings, including North Shore Open Space Park, the largest natural area in the city of Miami Beach.

"I think it will infringe to a large extent on the park experience," Paskal said.

Along with preserving buildings, Paskal hopes to preserve the diversity of the community.

"Multi-million dollar condos that people don't necessarily stay in certainly don't contribute to the vibrancy of the community as much," he said.

North Beach needs nice, renovated hotels, and the neighborhood essentially gave one away, he said.

Paskal pointed to the progress of Miami's Upper East Side, which is also known for its Miami Modernist (MiMo) architecture, and said that it's an example that "has been really great for moving that area forward."

Paskal, who has been living in North Beach for almost 16 years, loves the charm of the great people, great community and great interactions with neighbors. He hopes that remains the same.

"The fact of the matter is, I absolutely love my neighborhood. The quality of life is really something special, and I don't want to see that disappear," he said.

Categories: [News](#) Tags: [87th Street Project](#), [Biltmore Terrace Hotel](#), [MiMo](#), [North Shore Historic District](#), [Terra Group](#)

One thought on "Residents protest Terra Group's demolition of historic Biltmore Terrace Hotel"

North Beach Nouveau

Reporting on the revitalization.

Residents protest Terra Group's demolition of historic Biltmore Terrace Hotel



NORTH BEACH RESIDENTS PROTEST DEVELOPER'S SHADY DEMOLITION OF SIGNIFIGANT MIMO HOTEL - 2015

From: [Jennifer McConney](#)
To: [Tackett, Deborah](#)
Subject: 8701 Collins
Date: Wednesday, June 05, 2013 2:18:11 PM

Hello Debbie,
Is it possible to demolish 8701 Collins Avenue. Dezerland Hotel? Is it a contributing building? Please let me know, thanks.

Jennifer McConney Gayoso R.A., LEED® AP
Director
Kobi Karp Architecture
and Interior Design, Inc.
2915 Biscayne Blvd, Suite 200
Miami, Florida 33137
T: (305) 573-1818
F: (305) 573-3766
C: (305) 606-4105
E: jmccconney@kobikarp.com
www.kobikarp.com

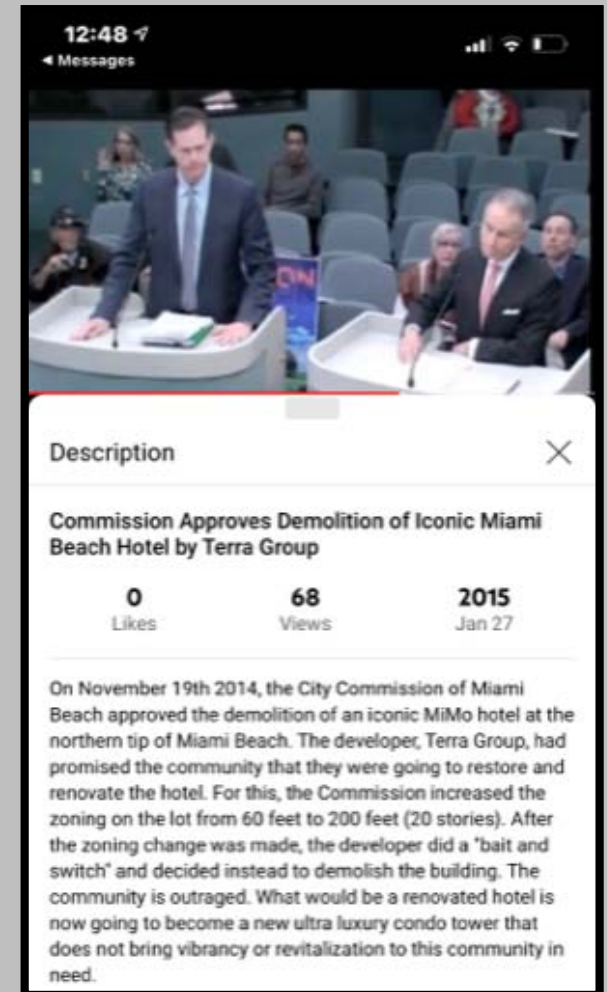
CITY OF MIAMI BEACH - As a result of saving the significant existing Hotel

ALLOWED DEVELOPER TO PURCHASING THE 87TH TERRACE 50' W X 360' = 18,000 SF.

- ALLOWING MORE FAR – FLOOR AREA RESULTING IN ADDITIONAL HEIGHT AND SELLABLE SQUARE FEET
- ADDITIONAL PARKING REQUIRED – ADDITIONAL LAND
- ALLOW FOR BIGGER BASEMENT PARKING



NOV 19, 2014
DEVELOPMENT APPROVAL
Purchase of 87th Terrace for additional
FAR – 180,000 SQ. FT



MIAMI BEACH PUBLIC HEARING – 2014
KOBI KARP'S DEMO REQUEST - 2013

REAL ESTATE NEWS

Luxury condo tower begins to rise in working-class North Beach

By Nicholas Nehamas

nnehamas@miamiherald.com

NOVEMBER 18, 2015 05:55 PM,

UPDATED NOVEMBER 19, 2015 01:45 PM

The 18-story tower has just 10 units. The three-story penthouse sold for \$20 million last month. Because of zoning restrictions and the number of historically protected buildings in the area, Glass will likely be the last high-rise tower in South of Fifth.

"We built the last tower in South of Fifth," Martin said. "Now we're building the first one in North Beach."



Developer David Martin is photographed in Coconut Grove with his new Grove at Grand Bay project behind him on March 25, 2015. CARL JUSTE MIAMI HERALD STAFF

The site used to be the old Biltmore Terrace Hotel, designed by revered local architects Morris Lapidus and Albert Anis in 1951. For many years, it was a Howard Johnson's. Martin bought the three-acre property from the Dezer family, who had restyled the hotel as the Dezerland, for \$65 million in 2013.

Originally, Martin proposed restoring the aging 10-story hotel, which was not historically protected, and building a condo tower nearby on the same lot. But he eventually decided to demolish the old structure.

That surprised city leaders at the time. "I'm just not sure how we ended up at the last minute with the hotel being demolished," Mayor Philip Levine said at a city commission meeting [late last year](#). "It's kind of like a curve ball."

Martin defended the demolition, saying after further study his team realized the project wasn't viable with two buildings.



A rendering of the 18-story tower in North Beach designed by Renzo Piano. TERRA

Listen to this article now
05:32 Powered by Trinity Audio

In a working-class neighborhood in Miami Beach, on a desolate stretch of Collins Avenue just shy of Surfside, Italian architect Renzo Piano is designing a luxury condo tower, one of just two residential projects the Pritzker Prize-winner has worked on in the U.S.

The 18-story glass-and-steel building will stand out from the modest low- and mid-rise apartments of North Beach. But in this quiet spot nestled just to the north of a popular public park, developer David Martin says he's found an "undiscovered gem."

"It's a place where I can unlock hidden value," said Martin, president of Miami-based developer Terra. "This is a 35-acre park on the ocean. How many cities can offer that connected to an urban grid?"

Martin said he plans to pitch buyers on the project's proximity to North Shore Open Space Park. "This can be the Central Park for Miami Beach," he said. The building, at 8701 Collins Ave., will be called Eighty Seven Park.

Last year, Terra gave the city of Miami Beach \$10.5 million to redesign and improve North Shore park, which includes a running trail, dog run, playground and pavilion with tables and charcoal grills, and is used by locals and tourists alike. The city set aside \$6.5 million for the project and will solicit bids from landscape and design firms to lead the renovation. (The remaining \$4 million of Terra's payment will be used for infrastructure improvements in the neighborhood.)

"This part of the beach is uncharted territory for luxury," said Peter Zalewski, a local condo market analyst (he is also a contributor to Business Monday), although he said the success of projects in nearby Surfside and Bal Harbour were a positive sign. "The location and the fact that they hired Piano will probably help sales, too."

The site used to be the old Biltmore Terrace Hotel, designed by revered local architects Morris Lapidus and Albert Anis in 1951. For many years, it was a Howard Johnson's. Martin bought the three-acre property from the Dezer family, who had restyled the hotel as the Dezerland, for \$65 million in 2013.

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Martin defended the demolition, saying after further study his team realized the project wasn't viable with two buildings.

"It was ultimately Renzo's decision," he said. "He felt like we were squeezing these two buildings in when there was only room for one... It was claustrophobic."

He also said the ceilings in the Dezerland weren't high enough to attract a high-end hotel operator. But feelings were bruised in the community.

"Don't get me wrong, we're all very excited about a Renzo Piano building in North Beach," said Kirk Paskal, president of the North Shore Historic District Neighborhood Association. "But it would have been different if it had been a vacant piece of land and not a Morris Lapidus building... It did feel like a bait-and-switch because at first they presented us with this shining picture of a renovated MiMo hotel. It's not great when you promise one thing to the community and then do the exact opposite."

The city commission ultimately approved the plan.

Foundation work has since started on the site, with the building scheduled to open in the first quarter of 2018. The brokerage Douglas Elliman is handling sales.

Piano, who in 1998 won the Pritzker, considered the Nobel Prize of architecture, is known for his work on the Pompidou Center in Paris, the New York Times Building in Times Square and the Parco della Musica in Rome. He's also working on a condo tower in New York City's SoHo district.

In a [video](#) produced by Terra, Piano said the North Beach site feels like "you're in the middle of nowhere. You're in the middle of Miami but it feels like [you're] on a little island, lost."



Condos at the 68-unit project will start at \$2 million, with square-foot prices ranging from \$1,600 to \$3,500. The average unit size is 2,600 square feet. That's smaller than you'd find for most new construction in established luxury markets like Sunny Isles Beach and South Beach.

"In this market, people don't necessarily need so much space for a second or third home," Martin said. "You have to know what's right for the area you're working in."

He added that apartments offer significant outdoor living space (with summer kitchen terraces and outdoor dining rooms) that equal about 70 percent of the interior space.

Terra is partnering on the project with developers New Valley and Bizzi & Partners.

Amenities will include concierge and butler service, a hair and makeup salon, and an outdoor juice bar. The luxury Bal Harbour Shops are just a mile up the road. And a full time botanist will work on the building's staff to tend to residents' balcony gardens and a private park designed by Dutch firm West 8.

The park will be stocked with coconut palms, seagrape trees and gumbo-limbos, said Daniel Vasini, who's in charge of designing the park for West 8.

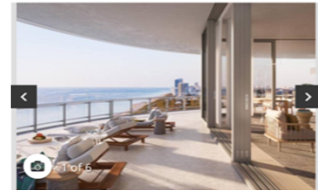
"The design is inspired by Japanese imperi gardens but we wanted to claim the tropical identity of the area," Vasini said.

Terra is planning a retail project in a small lot it owns across Collins Avenue, although it hasn't announced any details.

The company also recently finished Glass, a luxury condo building designed by local architect Rene Gonzalez in Miami Beach's South of Fifth neighborhood.

The 18-story tower has just 10 units. The three-story penthouse sold for \$20 million last month. Because of zoning restrictions and the number of historically protected buildings in the area, Glass will likely be the last high-rise tower in South of Fifth.

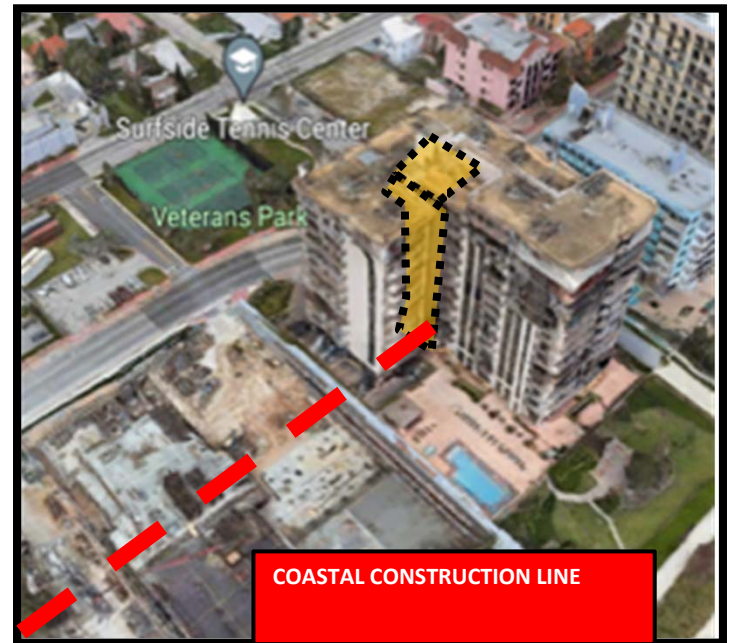
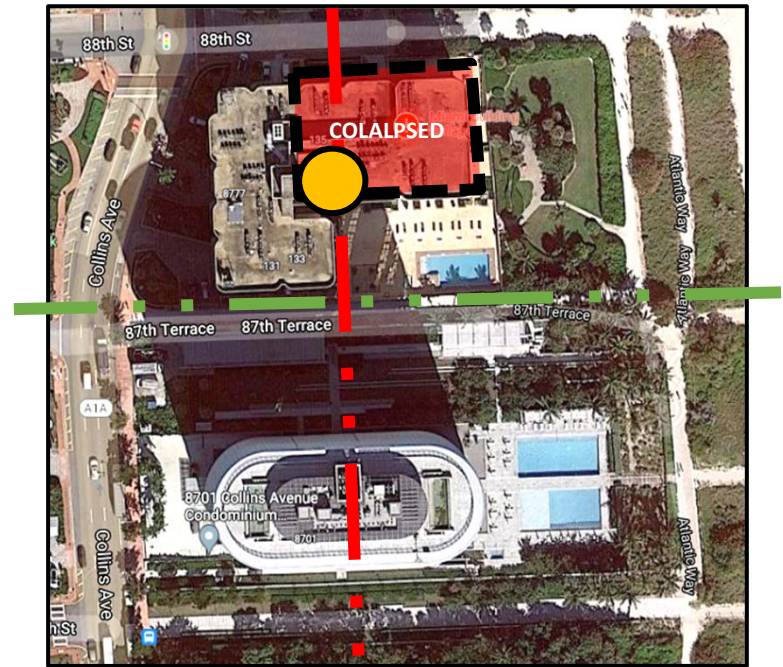
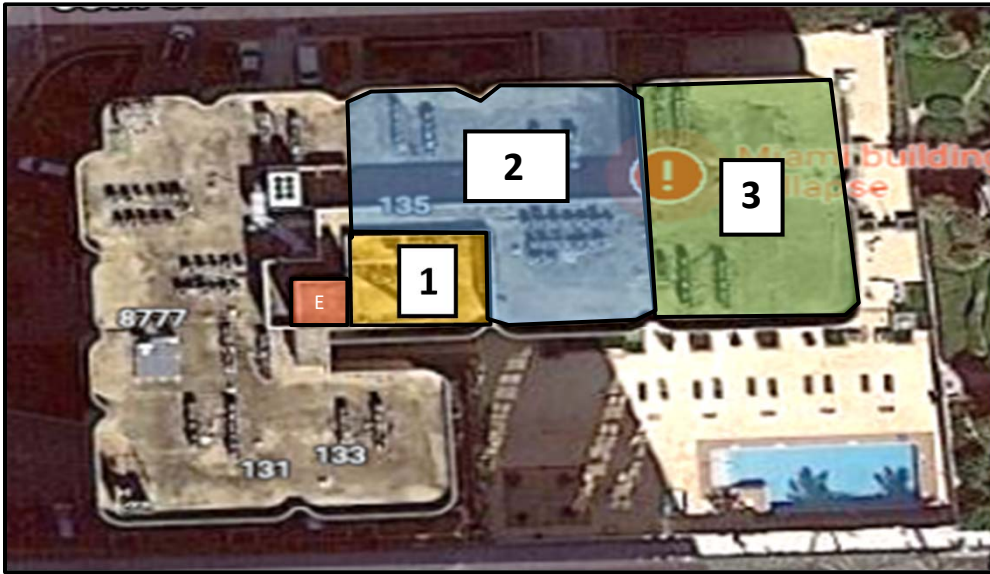
"We built the last tower in South of Fifth," Martin said. "Now we're building the first one in North Beach."



MIAMI HERALD LUXURY CONDO IN NORTH BEACH



DECONSTRUCTION – Section 1,2,3
Footage from 8701 Collins Ave, Miami Beach, FL



DECONSTRUCTION –
Section 1,2,3 in the order they fell



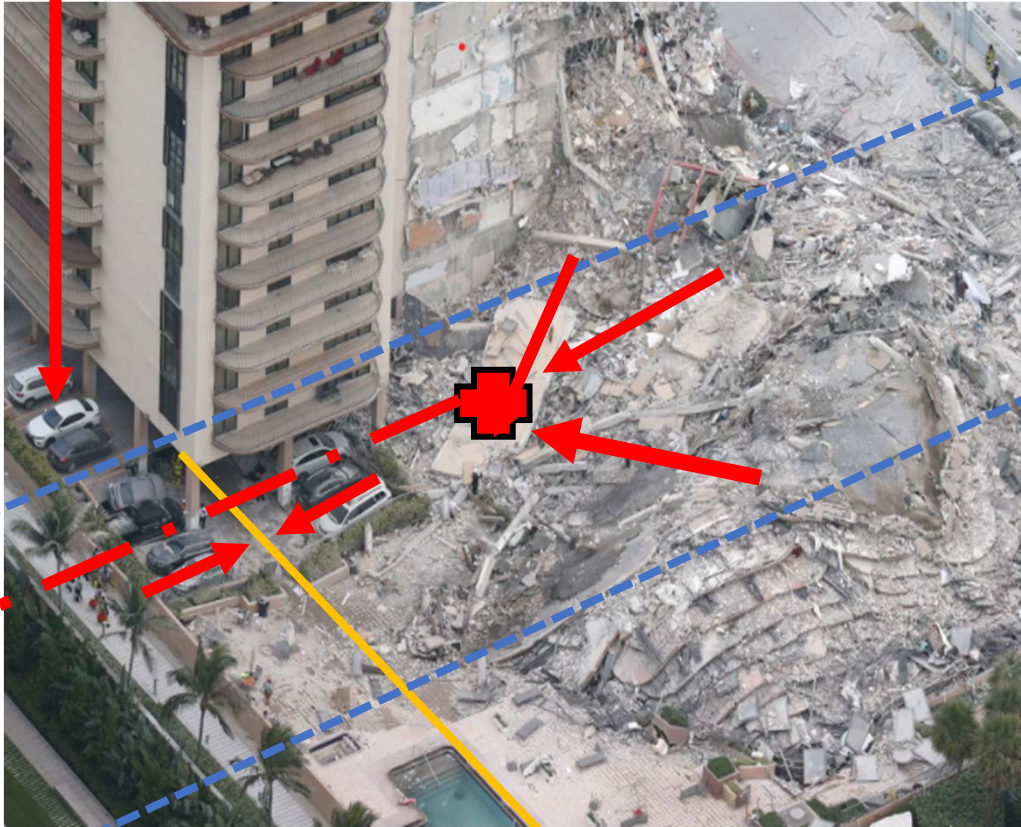
Through
8701 Collins Ave
Subterranean
Garage



COASTAL CONSTRUCTION LINE
Through the Champlain Deconstruction

COASTAL CONSTRUCTION LINE – THROUGH BOTH PROPERTIES

Note Western Parking Deck remain in place

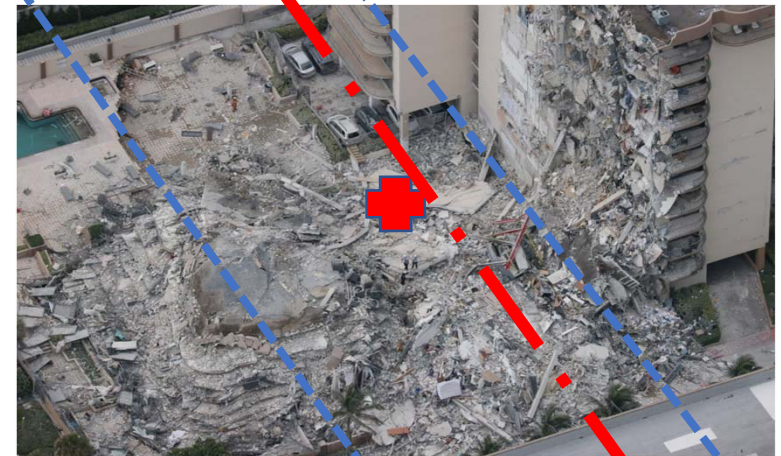


CARS SLOPE DOWN TO YELLOW LINE

CORE REPRESENTS THE CENTER OF FAILURE, DEBRIS SLOPES TO CENTER

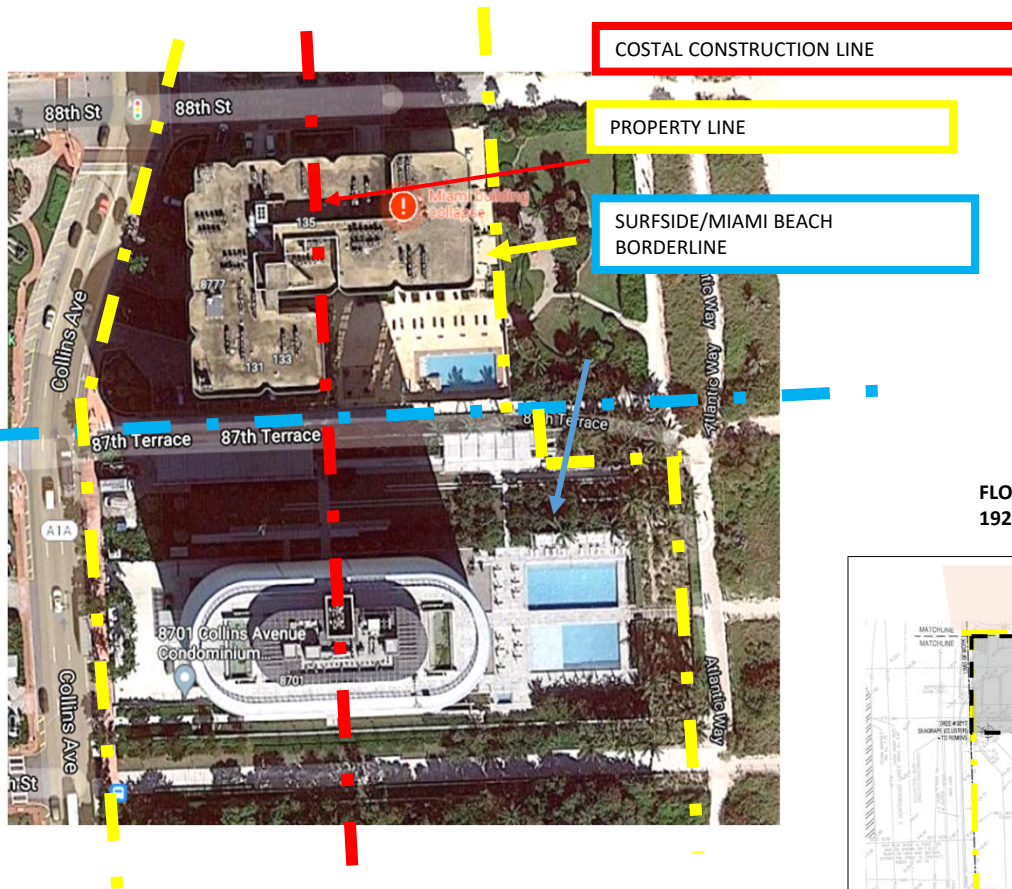


PATH OF FAILURE FOLLOWS THE COASTAL CONSTRUCTION LINE



Search and rescue personnel work in the rubble of the 12-story condo tower that crumbled to the ground during a partial collapse of the building on June 24, 2021 in Surfside, Florida. It is unknown at this time how many people were injured as search-and-rescue efforts continue with rescue crews from across Miami-Dade and Broward counties.

COASTAL CONSTRUCTION LINE
Flush with core & Elevators

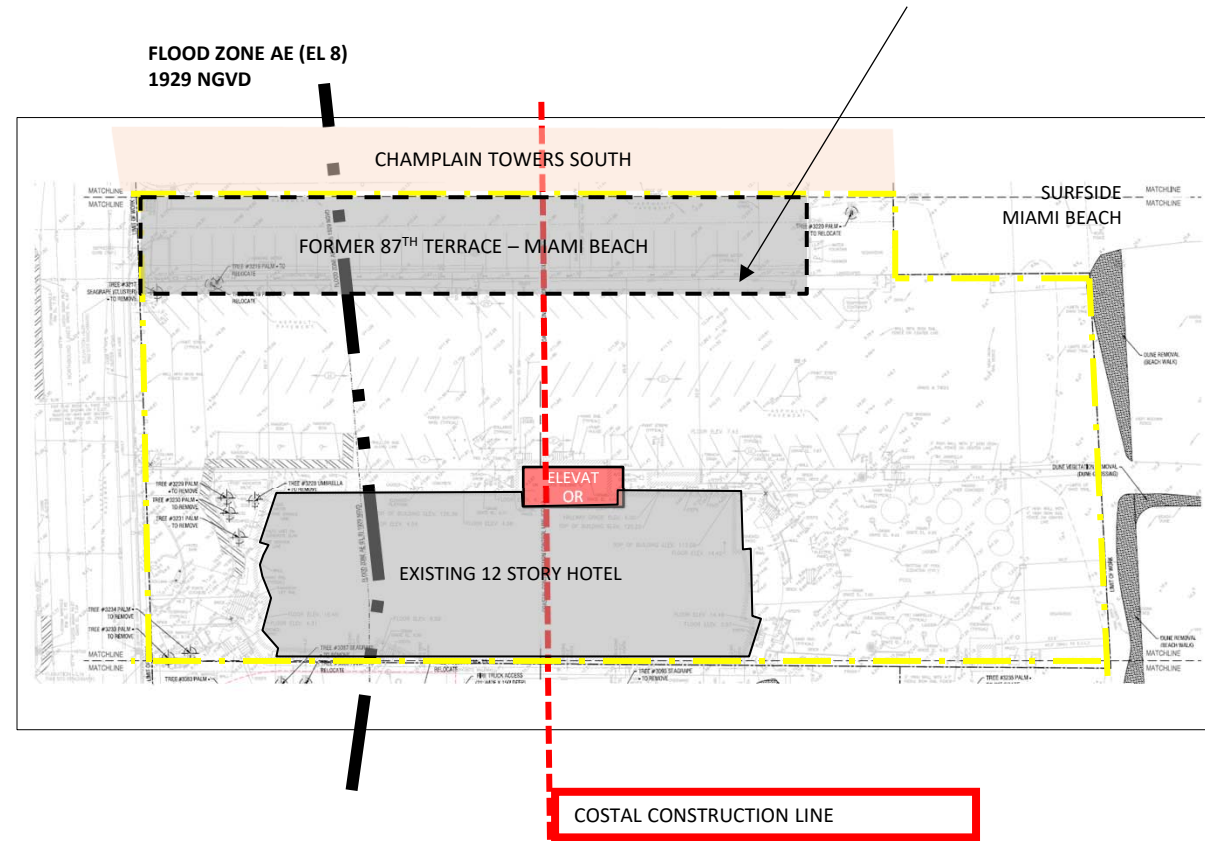


CITY OF MIAMI BEACH - As a result for saving the significant existing Hotel They ALLOWED DEVELOPER TO PURCHASING THE 87TH TERRACE 50' W X 360' = 18,000 SF.

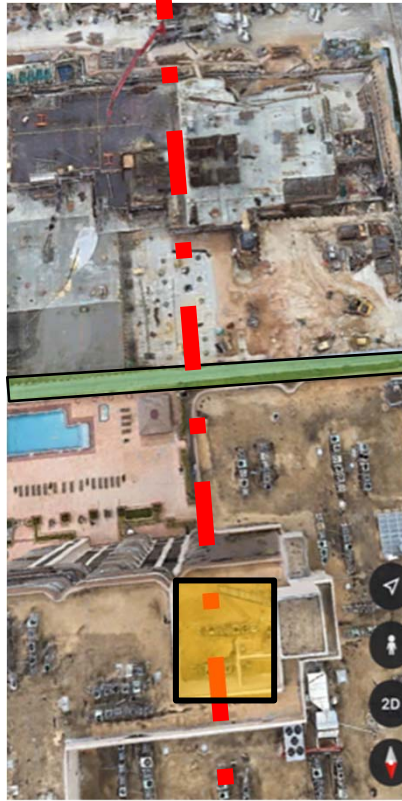
- ALLOWING MORE FAR – FLOOR AREA RESULTING IN ADDITIONAL HEIGHT AND SELLABLE SQUARE FEET
- ADDITIONAL PARKING REQUIRED – ADDITIONAL LAND
- ALLOW FOR BIGGER BASEMENT PARKING

87th Terrace – Miami Beach allowed developer to purchase street, Half of the former street is now included in the below grade subterranean parking garage.

HOW MUCH INFORMATION WAS PROVIDED FOR PERMITS TO PROPERLY STUDY THE RELATIONSHIP WITH SURFSIDE'S AND MIAMI BEACH'S BORDERLINE AT 8701 COLLINS.



SITE PLANS - with 8701 Collins Ave

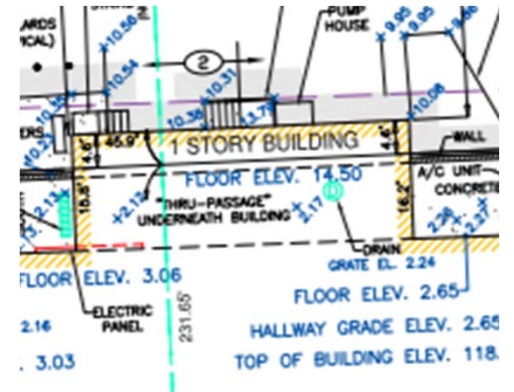


10' AWAY, SEE HOW CLOSE THESE PILES ARE TO THE CHAMPLAIN TOWER'S POOL DECK THAT GAVE AWAY?

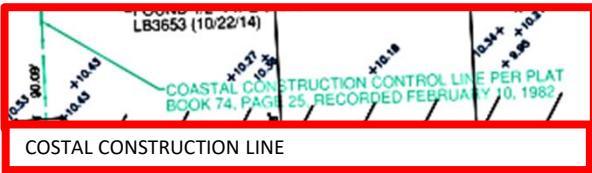
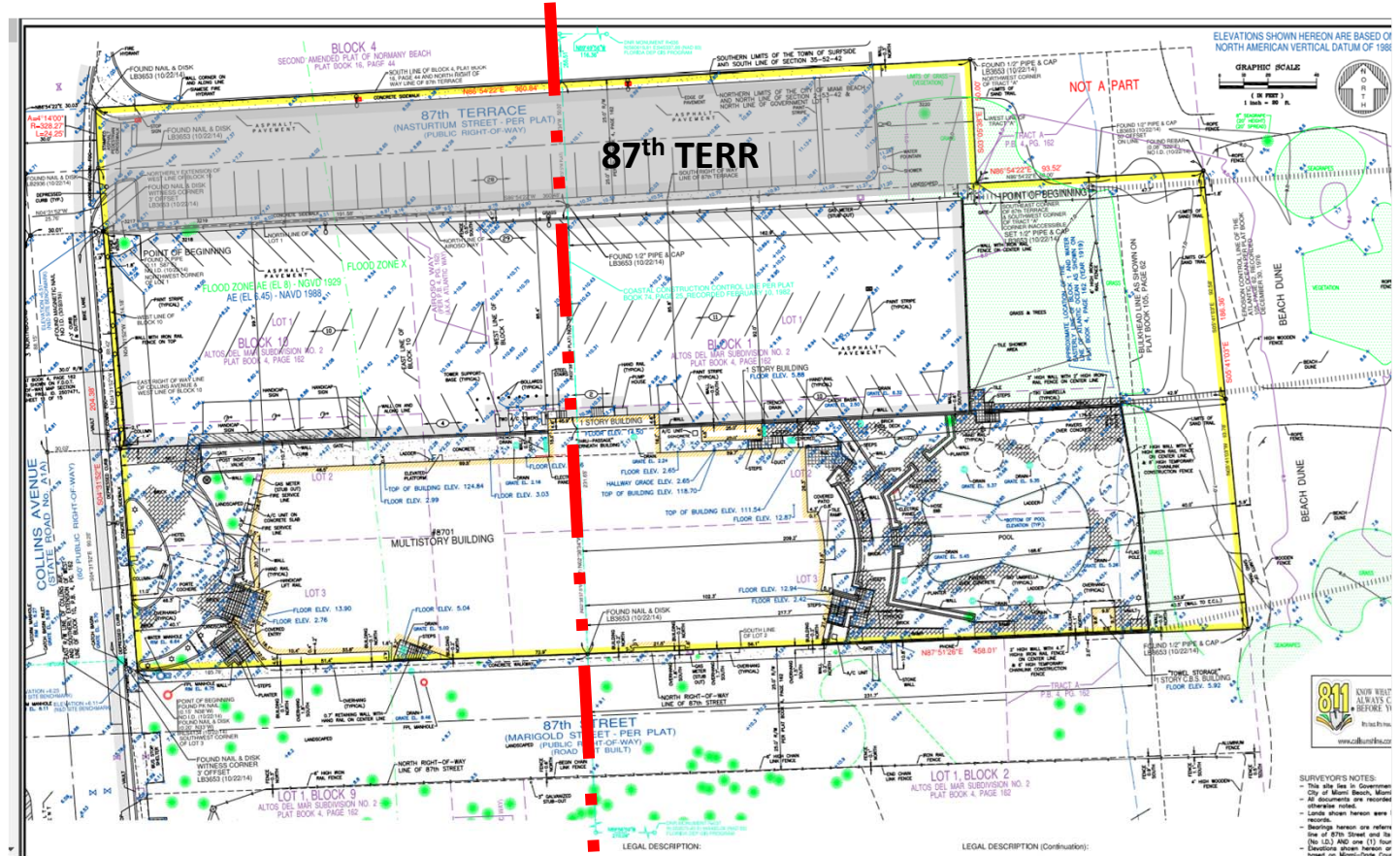
THIS IS WORTH INVESTIGATING!!!



8701 Collins & Champlain Towers –
5'-0" path with planting on each side for
Public Beach Access between properties



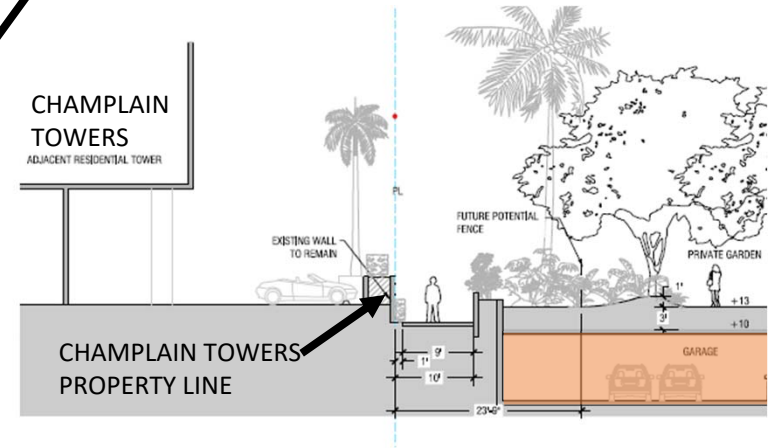
8701 SITE PLAN – EXISTING
BILTMORE TERRACE /DEZERLAND
HOTEL



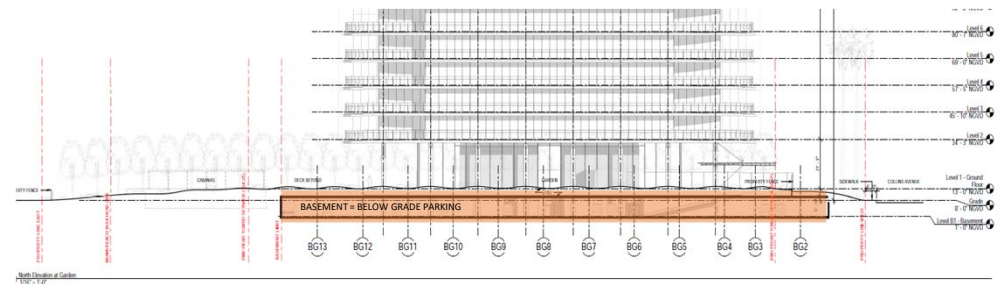
SITE PLANS - EXISTING HOTEL



PROPERTY LINE



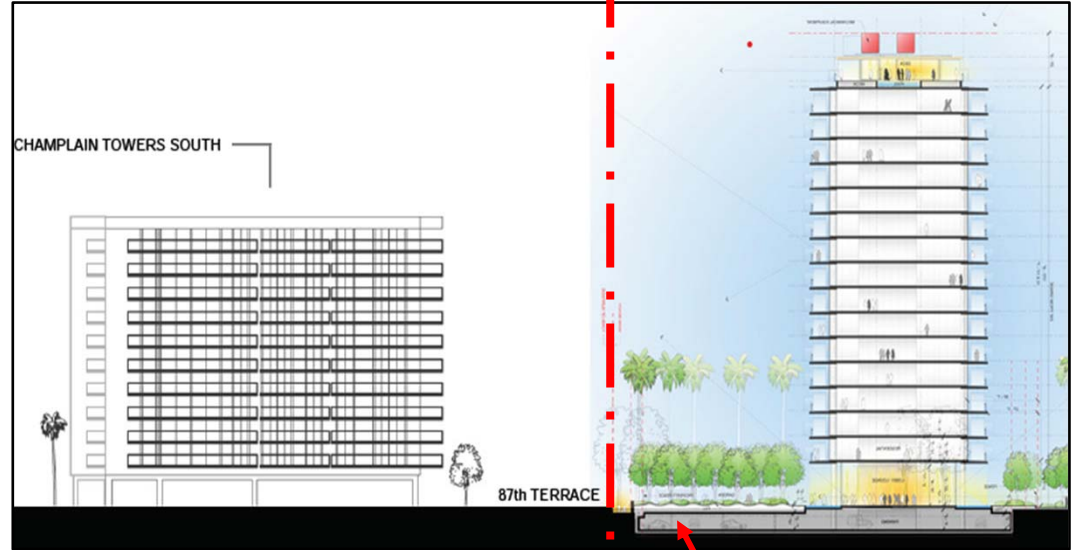
8701 COLLINS –
SUBTERRANEAN GARGAGE
13' BELOW GRADE



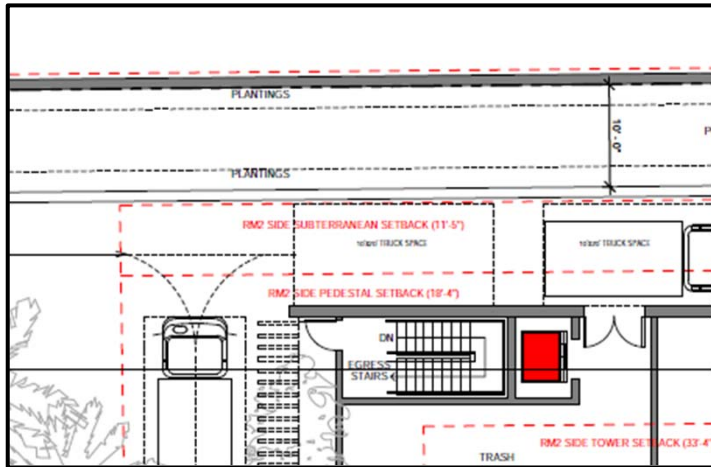


SURFSIDE BORDERLINE
 CHAMPLAIN TOWERS
 PROPERTY LINE

MAIMI BEACH PROPERTY LINE
 8701 COLLINS
 PROPERTY LINE



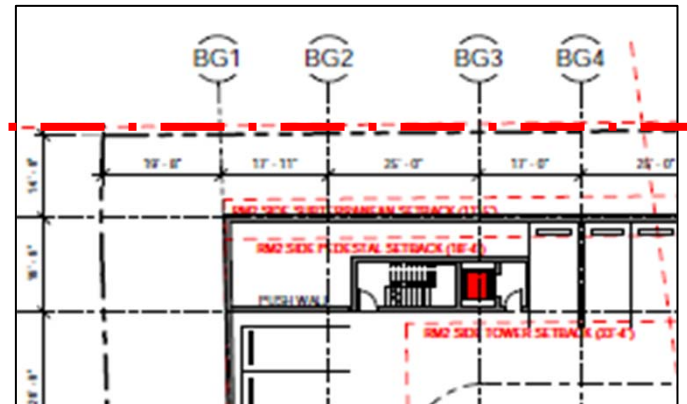
Below Grade - Subterranean
 Parking, 12' from Champlain
 Towers Property line



CHAMPLAIN TOWERS
 PROPERTY LINE
SURFSIDE BORDERLINE

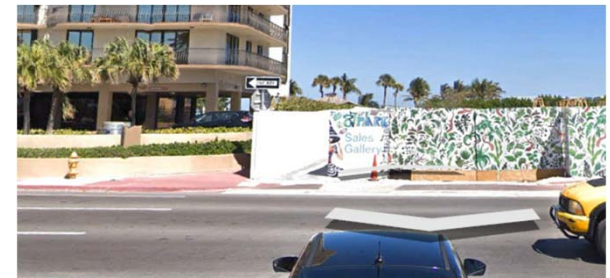
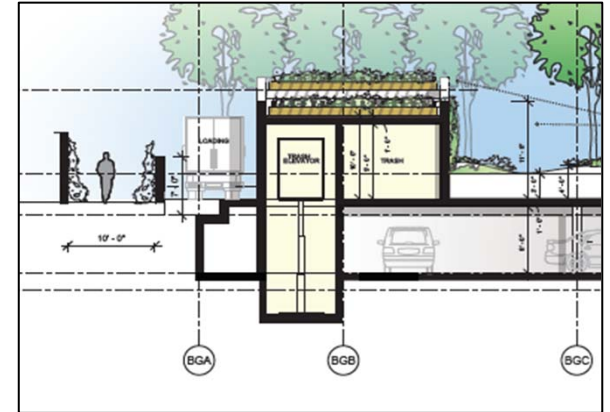
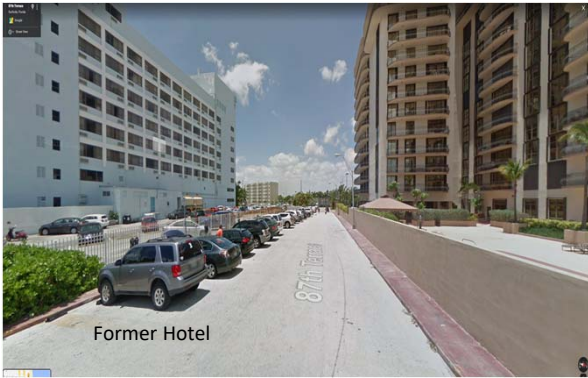
**MAIMI BEACH
 BORDERLINE**

8701 COLLINS
 PROPERTY LINE

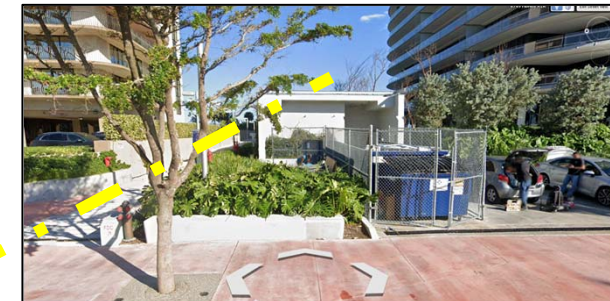
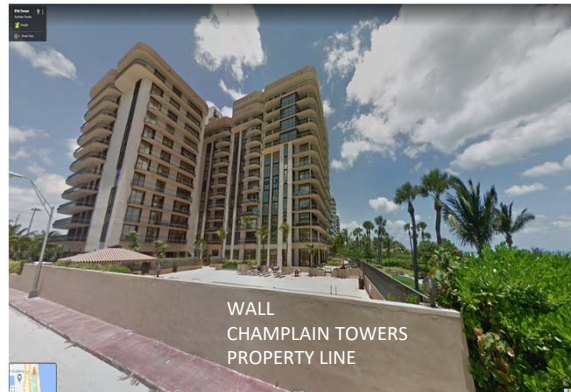


North Set Back - 11'6" / 14'-6"
 East Set Back - 19'-8"

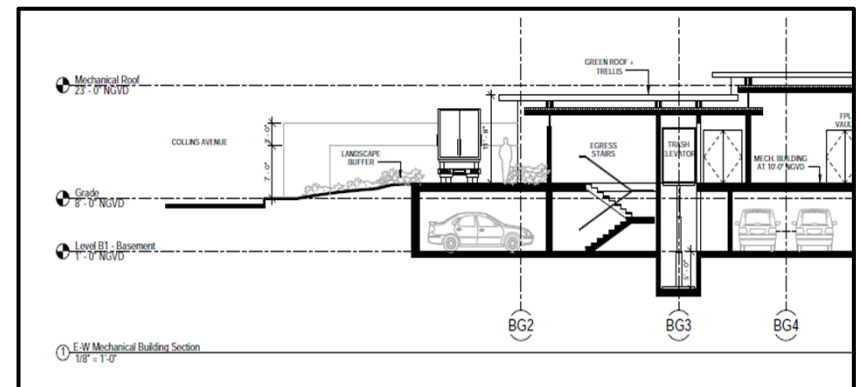
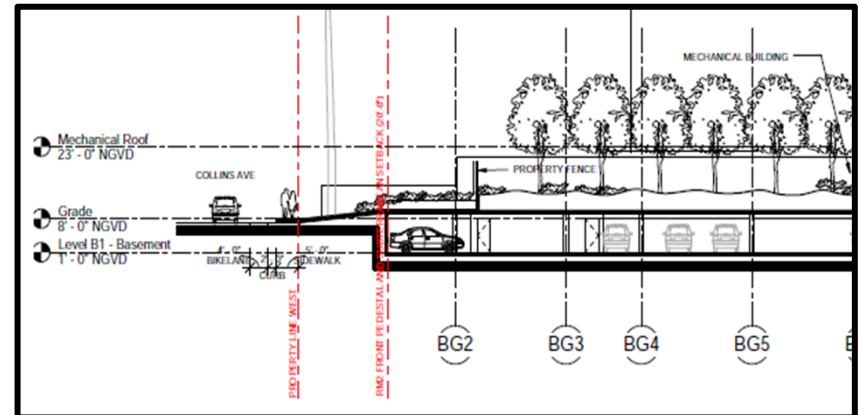
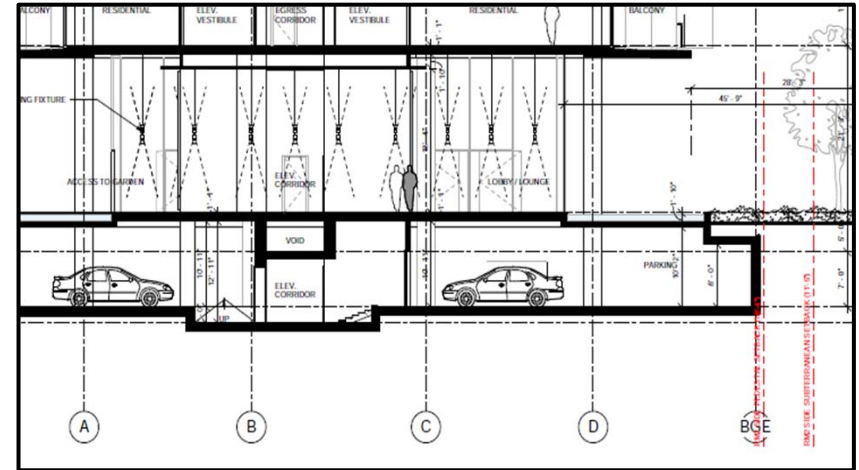
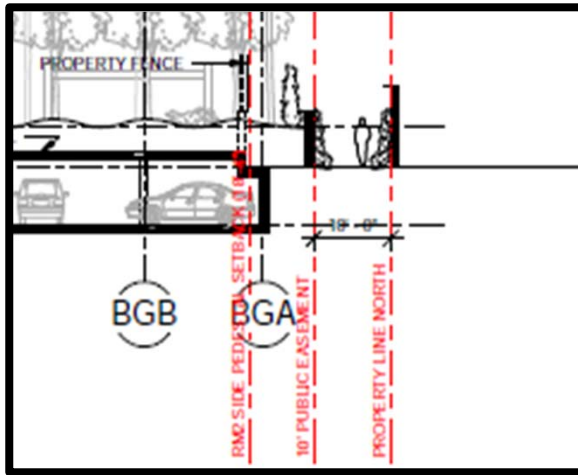
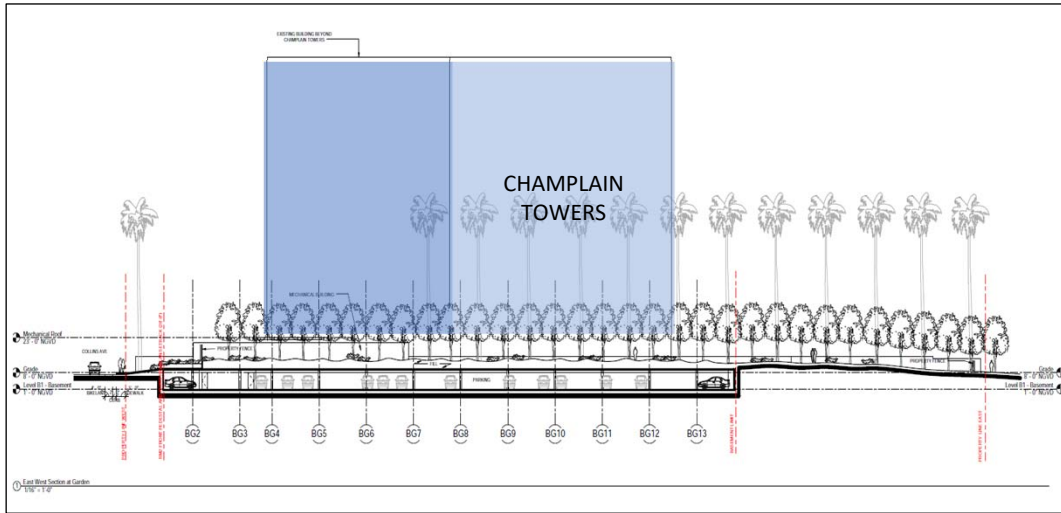
SURFSIDE / MIAMI BEACH – SET BACKS



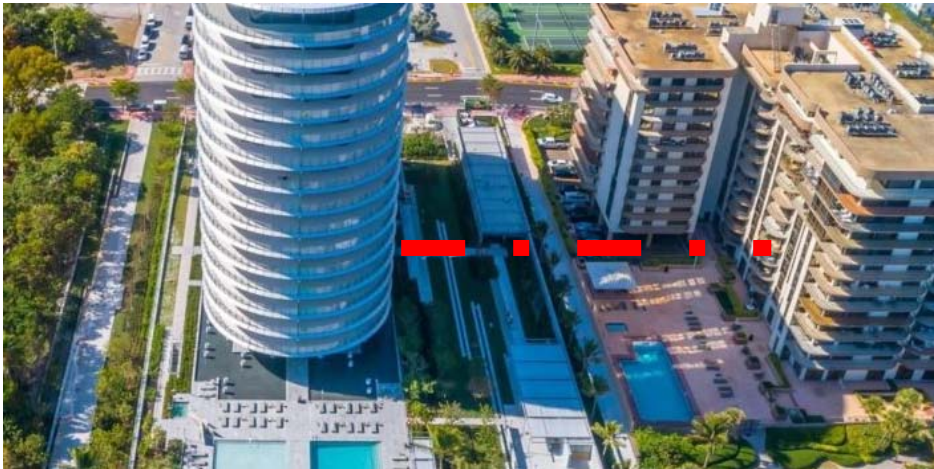
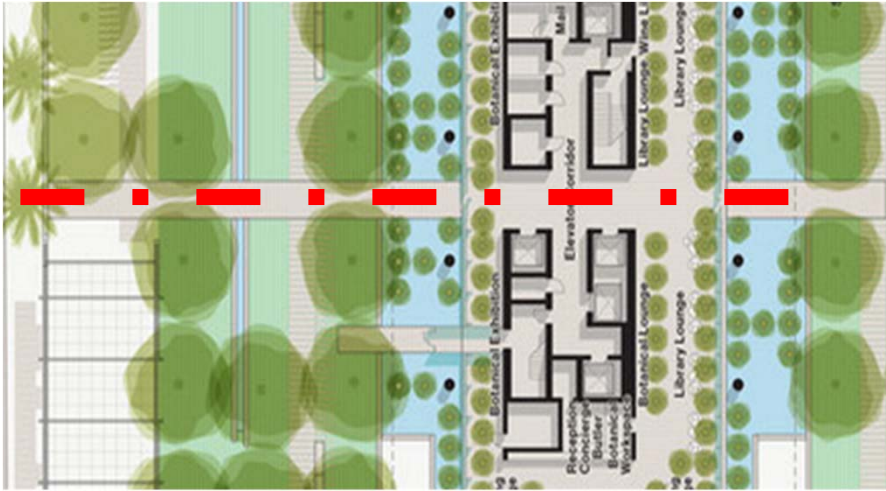
Property Line – Surfside & Miami Beach Border
 North side of the City of Miami Beach's
 former - 87th Terrace



**SURFIDE / MIAMI BEACH
 BORDERLINE – Former 87th Terrace**



8701 Collins New Construction –
Reference Coastal construction Line



8701 Collins New Construction –
Reference Coastal construction Line



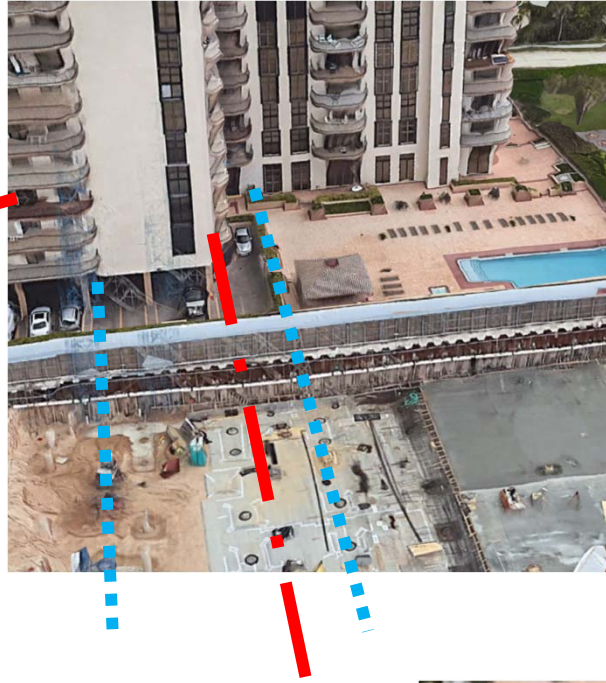
COASTAL CONSTRUCTION LINE



BELOW GRADE PARKING GARAGE



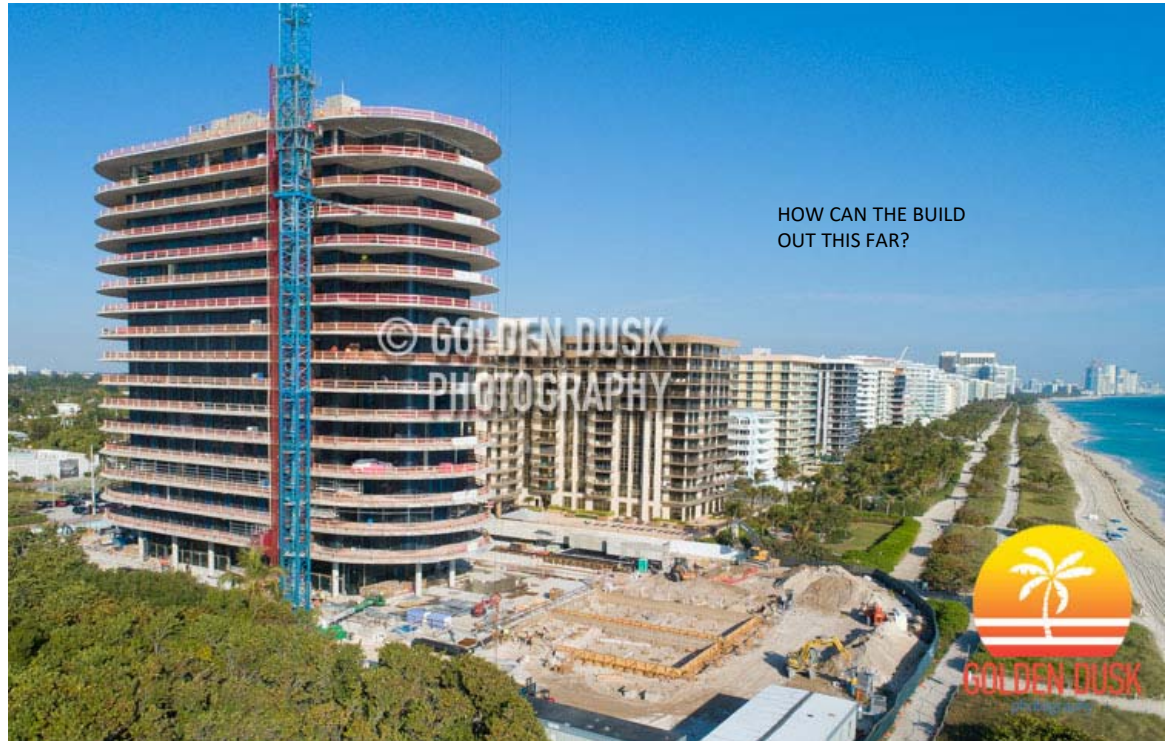
COASTAL CONSTRUCTION LINE



WHAT IS THIS AREA?



8701 Collins New Construction – Reference Coastal construction Line



8701 Collins Avenue - Miami Beach

OWNER
8701 COLLINS DEVELOPMENT, LLC
8701 Collins Avenue
Miami Beach, FL 33154 - USA

**KOBI KARP ARCHITECTURE
& INTERIOR DESIGN**
2915 Biscayne Blvd. Suite #200
Miami, FL 33137 – USA
Tel 305-573-1818
Fax 305-573-3766

Kobi Karp has a conflict of interest, he is the architect of record for 8701 Collins Ave, the property directly south of the CHAMPLAIN TOWERS SOUTH.

Mr. Karp promised to restore the MiMo Hotel in order to gain an additional 140 feet in height abruptly demolished the structure but kept the extra zoning.

Mr. Karp and his project need to be investigated to determine if their pre-mature demo and construction methods (that neighbors complained about) comprised the structural integrity of Champlain Towers and killed over 150 people.

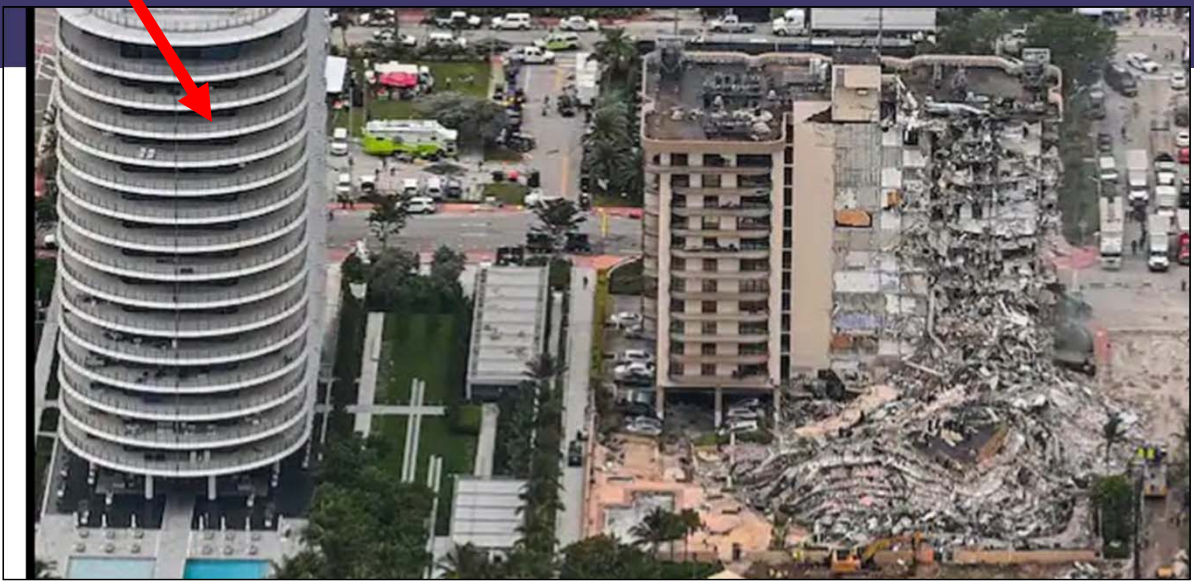
In the meantime, he should NOT be given the ability to dominate the media and to be the first to spin all new findings to benefit himself and not the community.

His bias perspective to cover up his involvement is unnecessarily scaring residences along the entire Florida coast, when this could be an isolated event?

After 6 days he has not disclosed HIS conflict, Why? Because they have something to hide? After he lied to our community why are we allowing him to deceive us again?



Florida architect Kobi Karp on the South Florida building collapse, structural issues





This Study was created on June 27, 2021 because of the number of the Champlain Towers South, survivors, complained the building shook during the demolition of the existing hotel in 2015 and construction through 2018 of the adjacent structure at 8701 Collins Ave.

This information has been provided so that engineers can properly study the timeline and the history of the site, so we make sure this never happens again. This is for my neighbors who lost their lives when Champlain Towers South collapsed.

Teri D'Amico,
NCIDQ Certified, Florida Licensed Interior Designer, since 1997
President of DADA Design, North Miami, Florida

- Miami Design Preservation League, Former Board of Director
- Adjunct Professor at FIU, Florida International University, School of Architecture
Courses included – Construction Drawing in AutoCAD, Hospitality Design & Morris Lapidus Survey
- Co-Founder, Editor, MiMo, Miami Modern Architecture
- Graduate of The Ohio State University
- Studied Architecture under Professor, Santiago Aranaqui, Miami-Dade College,
Structural Engineer, MEP Engineer, Architect / AIA
- The City of Miami Beach Design Review Board, Former Member
(the zoning committee that would approve the design of 8701 Collins)
- The Town of Bay Harbor Islands, Former Design Review Board Member
(Town Adjacent to Surfside)