

PPF MBL Portfolio, LLC  
c/o Terranova Corporation  
801 Arthur Godfrey Road, Suite 600  
Miami Beach, FL 33140

Mr. Tom Mooney,  
Planning Director  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33139

August 19, 2019

**Re: Letter of Intent re HPB19-0342, COA for Storefront Masterplan for 801 Lincoln Rd, Miami Beach, FL 33139, Folio: 02-3234-007-0540**

Dear Mr. Mooney:

PPF MBL Portfolio, LLC is the owner of the property located at 801 Lincoln Road (the "Property"), seeks a Certificate of Appropriateness ("COA") from the Historic Preservation Board for the proposed storefront master plan. The Master Plan scope encompasses approval an exterior renovation to the building, including replacement of storefront windows and repair of marble for the historic portions of the building. The intent is to replace as many of the storefronts as soon as possible, however we seek the flexibility to renovate storefronts as tenants changeover.

Lastly, this letter analyzes the Sea Level Rise and Resilience Criteria pursuant to Sec 133-50 of the City Code:

(a) Criteria for development orders:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

*Landlord will comply with this requirement during construction permitting.*

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

*All new storefront glass will be impact proof.*

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

*The storefronts will have operable doors.*

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

*No landscaping is being proposed.*

(5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time to time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

*Projections were considered, but we are only proposing to renovate storefronts and restore the façade of a contributing building as part of this application.*

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land.

*N/A*

(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

*N/A*

(8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

*N/A*

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry floodproofing systems will be provided in accordance with Chapter 54 of the City Code.

*Wet floodproofing is provided.*

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

*No alteration to water retention is included in this scope, the new portion of this building retains all runoff on site.*

(b) Criteria for ordinances, resolutions or recommendations.

(1) Whether the proposal affects an area that is vulnerable to the impacts of sea level rise, pursuant to adopted projections.

*No impacts to the surrounding area will result from this proposal.*

(2) Whether the proposal will increase the resiliency of the city with respect to sea level rise.

*This project will make the city more resilient because the storefronts will be stronger.*

(3) Whether the proposal is compatible with the city's sea level rise mitigation and resiliency efforts.

*This proposal is compatible with the city's sea level rise mitigation and resiliency efforts because it will enable commercial activity to continue in an existing area, and therefore does not provide a new burden to the City's efforts to mitigate sea level rise.*

PPF MBL Portfolio, LLC, a Florida limited liability company,  
acting by and through its sole Member, to wit:

By: PPF Lincoln Road Venture, LLC, a Delaware limited liability company

By: Lincoln Road MM, LLC, a Florida limited liability company, its Manager

By: \_\_\_\_\_



Stephen H. Bittel, Manager