

January 6, 2020

**VIA HAND DELIVERY**

The Chairperson and Members of the  
Miami Beach Historic Preservation Board  
c/o Ms. Deborah J. Tackett  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

**Re: HPB19-0366 Application for a Certificate of Appropriateness for Design, |  
Urbanica the Beach Hotel | 6747 & 6757 Collins Avenue, Miami Beach (the  
“Property”)**

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Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents BTL Investments, LLC (the “Applicant”), relating to land use and zoning matters regarding the Property before the Historic Preservation Board (“HPB”). Please accept this Letter of Intent as part of the application, on behalf of the Applicant, for a Certificate of Appropriateness for design, (“COA”) in connection with the redevelopment of the vacant Property into a hotel (the “Project”).

**I. The Property**

The Property is located in the North Beach Resort Historic District. The Property is zoned Residential Multifamily High Intensity (RM-3) on the City of Miami Beach Official Zoning Map and designated Residential Multifamily High Intensity (RM-3) on the City’s Future Land Use Map.

The Property is currently vacant lots with active HPB approvals for a new 20 story/200’ residential tower. The Property had obtained several approvals for hotel and residential buildings in the past.

## **II. Project**

Applicant is submitting to the HPB for the redevelopment of the property, which is seeking to have a Hotel with approximately 209 rooms and accessory restaurant/bar. The building is being proposed to be only 107'4" where the code allows up to 200' and with 11 stories where 22 are permitted. The proposed renovation is commentary and compatible to the buildings on the East side of Collins avenue.

## **III. Request for Certificate of Appropriateness**

Applicant is hereby requesting an approval of the COA for the design the property into a boutique hotel within the North Beach Resort Historic district making it compatible with the surrounding properties.

## **IV. Compliance with COA Criteria**

In accordance with Section 118-564 of the Code, the Application complies with the criteria for issuance of a COA. The proposed physical improvements and additions are designed to be compatible with the surrounding properties. The general design, scale and massing of the renovations to the Property are appropriate to the size of the lot and compatible with the surrounding properties.

## **V. Sea Level Rise and Resiliency Review Waiver**

Section 133-50(a) provides review criteria for compliance with the City's recently adopted sea level rise and resiliency criteria.

- (i) *A recycling or salvage plan for partial or total demolition shall be provided.*

The demolition of the Property may require recycling or salvaging. To the extent required, Applicant will comply with this requirement.

- (ii) *Windows that are proposed to be replaced shall be hurricane proof impact windows.*

The new windows will be hurricane proof impact windows.

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

N/A.

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

All new landscaping will consist of Florida friendly plants.

- (v) *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.*

Yes, the new construction is being built at base flood elevation plus a minimum of 1 foot.

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

N/A.

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

Yes.

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

N/A

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

Yes.

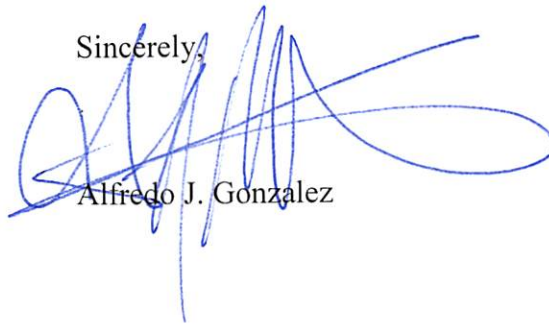
(x) *Where feasible and appropriate, water retention systems shall be provided.*

Yes.

**VI. Conclusion**

The Applicant is requesting the approval of the COA to create a boutique hotel that along the Collins Avenue corridor. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alfredo J. Gonzalez', is written over the printed name. The signature is stylized and somewhat illegible due to overlapping loops and lines.

Alfredo J. Gonzalez

Attachment