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VIA HAND DELIVERY

February 10th., 2020

To: Thomas Mooney, Director
Department of Planning and Zoning
City of Miami Beach
1700 Convention Center Drive. 2nd. Floor
Miami Beach, FL 33139

Re: **Letter of Intent for Request of modification of Certificate of Appropriateness (HPB16-0070)**

Project: Sagamore Hotel
1671 Collins Avenue. Miami Bach, FL 33139

Dear Director Mooney,

This Architectural office represents EBJ/Insite Sagamore LLC (the 'Applicant') is its application concerning the property located at 1671 Collins Avenue (the 'Property'). Please consider the Applicant's letter of intent in support of:

'An application for modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing hotel, including interior design modifications. Specially, the applicant is requesting modifications to the approved application HPB16-0070 numeral C.1.d.'

Property Description: The property is located on 1671 Collins Avenue, and identified by Miami-Dade County folio no.: 02-3234-019-0530. The property is comprised of 43,125 SF or 0.99 acres, and is zoned RM-3. It currently contains 93 rooms hotel building, which was originally constructed in 1948.

Request of Modification of HPB Certificate of Appropriateness:

The applicant is requesting the modification of the condition of approval on C.1.d. of the Certificate of Appropriateness issued in relation to application HPB16-0070; that establishes the following:

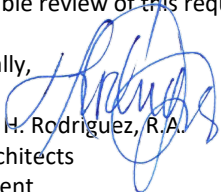
"The bar counter and associated fixtures shall not be permanently afixed to the original terrazzo floor and any associated plumbing, mechanical or electrical connects to the bar counter be through the wall so as not to disturb the original floor, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board".

The applicant is requeting to be allowed a 8" diameter perforation, at an specific location, in the terrazzo floor of the hotel lobby for the installation of an underslab pipe that will work as a 'sleeve' and will carry pipes required for electrical, water and sewer serving the new lobby bar. The location of the perforation has been planned to be covered by the bar millwork and it will not be visible from any angle. Should the bar be removed in the future, the applicant shall repair the area with material of equal quality and properties in order to match the appearance of the existing terrazzo floor.

Conclusion:

The size and location of the floor penetration will not have an adverse affect in the actual floor design and patern and in the overall look of the existing terrazzo floor in the lobby. The applicant sees in the new bar in the hotel lobby area an opportunity to introduce a new element to create an attractive atmosphere to the guests at their arrival or departure and also to cover a necessity of this type of amenity as they become a more common feature in many hotel properties in Miami Beach. We look forward to your favorable review of this request. Please contact me at 305.282.0005 should you have any questions or concerns.

Cordially,


Victor H. Rodriguez, R.A.
RD Architects
President