



LETTER OF INTENT

January 17th, 2020

Sun & Sand
1438-1444 Collins Avenue,
Miami Beach, FL 33139

Prepared for: The city of Miami Beach Historic Preservation Board

To whom it may concern,

Please accept this letter as a sincere expression of our intent to renovate part of the existing building located at the address referenced above. The intention is to enhance an existing, deteriorated and abandoned building by following all the parameters and recommendations instructed by the Chief of Historical preservation, Deborah Tackett, principal planner James Seibring and of course the historic committees' feedback.

We do not propose to change the building footprint, envelope and overall essence. The only proposed work to the exterior façade is to replace two existing single doors with a new double door along Collins Avenue and also replace an existing exterior pocket/door opening to a store front window in order to match the rest of the building.

This pocket area on Española way is used by the homeless as sleeping grounds and is considered a dangerous architectural feature as per CPTED (crime prevention through environmental design) consultants. The reason being that someone can use it to hide at night and surprise a person walking on Española way.

All other window/door openings shall be direct replacement as well as the exterior façade materials in order to preserve the essence of the original architecture. Our objective is to get approved by the historic preservation committee considering the proposed renovation will provide aesthetic, economic, and social value to vendors, tourist and most importantly the local community.

Respectfully yours,

Enrique Ardila – Project Architect



SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Criteria for development orders:

1. A recycling or salvage plan for partial or total demolition shall be provided.
Response: Contractor will provide plan once the project is approved.
2. Windows that are proposed to be replaced shall be hurricane proof impact windows.
Response: Acknowledged, impact windows shall be provided.
3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Response: Acknowledged, operable doors shall be provided.
4. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with [chapter 126](#) of the city Code.
Response: No site work proposed.
5. The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.
Response: Acknowledged.
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, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height.
Response: Floor elevation shall remain the same. No worked proposed.
7. As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.
Response: Acknowledged, all the equipment above is proposed to be installed above BFE.
8. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.
Response: It would not be reasonably feasible and economical appropriate to elevate the building to BFE. The difference is more than one foot.
9. 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.
Response: No habitable spaces proposed.
10. As applicable to all new construction, stormwater retention systems shall be provided.
Response: No site work proposed.
11. Cool pavement materials or porous pavement materials shall be utilized.
Response: No site work proposed.
12. The design of each project shall minimize the potential for heat island effects on-site.
Response: No site work proposed.

