

August 17, 2020

VIA ELECTRONIC AND 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: UPDATED: HPB 19-0341 Application for a Certificate of Appropriateness for Design and Demolition | Request for a Minor Subterranean Rear Setback Variance | The Raleigh Assemblage | Raleigh Hotel - 1775 Collins Avenue, Richmond Hotel - 1757 Collins Avenue, and South Seas Hotel - 1751 Collins Avenue, Miami Beach, Florida (collectively, the “Properties”)

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents BSD Raleigh Trustee LLC, a Delaware limited liability company as trustee of the Raleigh Land Trust (the “Applicant”), in connection with the land use and zoning matters relating to the abovementioned Properties before the Historic Preservation Board (“HPB”). On behalf of the Applicant, please accept this Letter of Intent as part of this Application, for a Certificate of Appropriateness (“COA”) for the partial demolition, restorative design, new construction, and request for a minor subterranean rear setback in connection with the redevelopment of the Historic Raleigh Hotel, Richmond Hotel, and South Seas Hotel as one unified development site (the “Raleigh Assemblage Project” or “Project”), as discussed further below.

The Raleigh Assemblage Project is the brainchild of prominent real estate developer, Michael Shvo, who has a proven track record of curating luxury residential and hotel developments with a commitment to preserve and restore valued historical components of New York properties. Taking this innovative spirit to Miami Beach, Shvo (and partners) seeks to unify the Properties as

one site in order to meticulously restore the Historic Raleigh Hotel and iconic pool, and the frontage buildings of the Richmond and South Seas Hotels to its original 1941 grandeur. The restoration and preservation of these historical buildings and pool will serve as the foundation for the renaissance development of the Properties, reimagined with luxury hotel, residences, and amenities.

I. The Properties

The Properties consist of three (3) of the most recognized and well-known hotels on Collins Avenue – the Historic Raleigh Hotel located at 1775 Collins Avenue (the “Raleigh Property” or “Raleigh Hotel”), the Richmond Hotel located at 1757 Collins Avenue (the “Richmond Property” or “Richmond Hotel”), and the South Seas Hotel located at 1751 Collins Avenue (the “South Seas Property” or “South Seas Hotel”). As mentioned above, the Applicant seeks to create a landmark hotel destination with luxury residences at the Properties, that otherwise would not be able to exist but for the unified development of the L. Murray Dixon gems as one site.

The Properties are 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. Based on the City’s Miami Beach Historic Properties Database, the structures on the Properties – including the Raleigh Hotel, Richmond Hotel, and South Seas Hotel – are “contributing” historic structures. Accordingly, the Properties are located in the Ocean Drive/Collins Avenue Historic District and the Miami Beach Architectural District.

Details regarding the Properties’ existing operations and approval history are provided below in Section III of this Letter of Intent.

II. Certificate of Appropriateness Request

Applicant is hereby requesting approval of a COA for the design, restoration, and new construction at the Properties – which generally include design modifications and restoration of the Raleigh Hotel and pool; restoration of the front façades and front portions of the Richmond Hotel and South Seas Hotel; and the partial demolition of the middle and rear portions of the Richmond and South Seas Hotels for the construction of one residential tower. The stripping away primarily of the non-historic components which have completely obscured the significant architectural elements of the L. Murray Dixon brings it line with the Secretary of Interior’s Standards. The Applicant is also requesting certain waivers to further the preservation and restoration of the historic buildings at the Properties and to support the operational programing of the Raleigh Assemblage Project.

Generally, the Raleigh Assemblage Project – the Historic Raleigh Hotel, along with the original 3-story Richmond and South Seas buildings – will be operated as a luxury hotel with

accessory food and beverage uses and amenities open to hotel patrons and the general public. Additionally, the Raleigh Assemblage Project is designed with a new residential program, including one residential building strategically situated on the Richmond Property and South Seas Property, providing a substantial buffer from the historical structures and facades along Collins Avenue and the public beachwalk along the eastern property line. The scope of work and detailed requests for the development of the Raleigh Assemblage Project are provided below.

- i. Design modifications to the previously approved project at the Raleigh Hotel (File No. 7367) to redevelop below grade basement with drop-off valet services on the north side and residential amenities;
- ii. Restoration of the Raleigh Hotel façade with original architecture inspired by L. Murray Dixon’s 1941 design, including reintroduction of original materials and finishes;
- iii. Removal of the Raleigh 1990’s inappropriate penthouse addition along the front façade that has an exceedingly adverse impact on the integrity of the original Dixon design, especially Copula and signage.
- iv. Restoration of the Raleigh Hotel pool and design modifications for the removal of the southern cabana;
- v. Restoration of the existing Richmond Hotel façade with original architecture inspired by L. Murray Dixon’s 1941 design;
- vi. Restoration of the front wing of the Richmond Hotel including the terrazzo entrance and front lobby with original fixtures and design elements;
- vii. Partial demolition of the not historically significant middle barracks and rear portion of the Richmond Hotel in order to expand hotel amenity and dining space and construct a residential structure at height of 200 feet and 18 stories;
- viii. Restoration of the existing South Seas Hotel façade with original architecture inspired by L. Murray Dixon’s 1941 design;
- ix. Restoration of the front wing of the South Seas Hotel including the terrazzo entrance and front lobby with original fixtures and design elements;
- x. Partial demolition of the not historically significant middle barracks and rear portion of the South Seas Hotel in order to expand hotel amenity/dining space, construct a residential structure at height of 200 feet and 18 stories;
- xi. A waiver to retain non-conforming setbacks and any existing parking credits;
- xii. A waiver of the required off-street loading space requirement; and
- xiii. Request for a minor subterranean rear setback variance to follow existing subterranean setback of the Raleigh Property for a driveway connection, improving traffic circulation.

The approval of the abovementioned COA requests will further the Applicant’s vision of restoring the Properties with the timeless Art Deco/Streamline Modern architectural style of the 1940s that once stood and rebranding it with a luxury caliber hotel, residences and amenities. With these actions Applicant is “purifying” the design and meticulously restoring the historic portions

of the Properties in accordance with the Secretary of Interior’s Standards for the Treatment of Historic Properties (the “Standards”). Further, Applicant is retaining and preserving those portions of the Properties that the historians in our community have acknowledged represent the true “historic character” of the Properties; and the restoration and new construction is being accomplished in a manner that “protects the historic integrity” of the Properties and respects the “physical record of [the Properties’] time, place, and use.”

III. Properties History

The Properties consist of the Raleigh Hotel, Richmond Hotel, and South Seas Hotel – all originally designed in the 1940s by renowned architect L. Murray Dixon. During this timeframe, L. Murray Dixon designed several oceanfront hotels along Collins Avenue. The 1700 block oceanfront hotels, four of which were designed by Dixon, showcase unique Art Deco architecture designed with the thoughtful interplay and mixture of height and scale. Three of these Collins oceanfront hotels – the Historic Raleigh Hotel, Richmond Hotel, and South Seas Hotel – make up the restoration and redevelopment design for the Raleigh Assemblage Project.

For your reference, provided below is a brief summary of the historical context and existing operations of each hotel building included in the Properties. Enclosed please find copies of the building cards as well as the corresponding Historic Resource Reports for the Raleigh Hotel, Richmond Hotel, and South Seas Hotel, prepared by Arthur J. Marcus dated September 12, 2019.

a. Raleigh Hotel

The Raleigh Hotel is an Art Deco/Streamline Moderne style hotel in Miami Beach. Designed with curved corners, strong horizontal lines balanced with vertical Vitrolite panels, diamond shaped bow windows on the east façade and round portholes on the north façade, this oceanfront landmark is a testament of Dixon’s more streamlined approach to Art Deco architecture. When originally designed and constructed in 1941, the Raleigh Hotel showcased an extensive lighting and signage program consistent with the Art Deco/Streamline Modern of the times. For example, the main entrance structure held “The Raleigh” signage as the focal entry point, complemented with the large original terrazzo floor sign with the “R” identifier at the entrance. The large “R” sign on the tower facing Collins Avenue was buttressed between the northern and southern elevations signage that simply read “Raleigh”, both of which no longer exist.

The Raleigh Hotel is also home to one of the most photographed and iconic swimming pools in Miami Beach and has been featured in films and pop culture. The unique swimming pool was originally constructed with red brick and matching red brick elements outlining the elevated walkway around the deep center pool. The swimming pool was designed with tall palm trees lining the iconic shape of the swimming pool that drew hundreds of guests and visitors each year. The elevated walkway was eventually transformed into a wading pool with brick coping.

The Raleigh currently consists of an 8-story building approved for the operation of 82 hotel units. In 1997, the Joint Design Review Board/HPB approved COA and design review approval (File No. 8617) for the construction of a 3-story penthouse addition atop the Raleigh Hotel, with infilled enclosures and parapet extensions. Subsequently in 2015, the HPB approved the construction of two, 2-story cabanas both at a height of 23'8" (located east of the historic swimming pool) as well as minor restoration modifications to the exterior façades, interior lobby space, and exterior terrace within the Raleigh Hotel ("HPB Order 7367"). In compliance with HPB Order 7367, the Raleigh Hotel is currently closed to the general public and undergoing construction of the lower level basement improvements as well as the foundation for the continued construction of the 2-story cabanas as permitted under Building Permit No. BC1703576.

b. Richmond Hotel

The Richmond Hotel is also a historic Art Deco era hotel that was originally designed in 1941 as a 3-story building with 76 guest rooms. The front façade of the Richmond Hotel fronting Collins Avenue was constructed in 1941 with a tripartite composition designed with strong vertical emphasis contrasted with sharp horizontal corners. In the Richmond Hotel's original construction, the front façade along Collins Avenue contained elongated vertical elements that extended upwards to the central tower parapet and provided juxtaposition against the horizontal breeze block openings capped at the corners of the building (just above the third floor). This horizontal-vertical design juxtaposition was also illustrated with the placement of the original, horizontal signage located just above the ground floor entrance canopy.

Between 1954 and 1955, several architectural modifications were made to the Richmond Hotel, designed by architect Melvin Grossman. These major alterations included a 1-story addition to the front portion of the original façade, the replacement of the detailed windows with bowed front windows, and the installation of the massive "Richmond" signage set against the roof top parapet along Collins Avenue. Additionally, a new 6-story ground floor addition was constructed to the rear of the original Richmond Hotel, increasing the height of the Richmond Hotel and adding 25 new hotel rooms.

The existing Richmond Hotel currently houses 107 hotel units with food and beverage services onsite. While there are no active development entitlements currently applicable to the Richmond Property, those additions approved at the South Seas Hotel (further discussed below) may be approved at the Richmond Property in compliance with the City's Land Development Regulations, since both properties are similar in size and scale. For example, the Richmond Property may be developed with a 7-story/85-foot linear building situated closer to Collins Avenue and a 2-story cabana located at the rear of the Richmond Property.

c. South Seas Hotel

Lastly, the South Seas Hotel was also constructed in 1941 in the Art Deco, resort hotel architecture style. The original 3-story hotel building, designed by L. Murray Dixon, contained curving forms contrasted against strong linear elements, such as the original “South Seas” signage on the horizontal entrance canopy, rounded window bays protruding on the second and third floor, and vertically integrated breeze blocks located just above the third floor. Subsequent renovations and additions, designed by Melvin Grossman in the 1950s, were constructed at the South Seas Property and included significant exterior alterations to the front façade such as the removal of the original signage with large, recessed signage located on the rooftop and the addition of a 7-story tower located at the rear of the South Seas Property.

The South Seas Property currently operates as a hotel with 117 units and includes an on-site restaurant. On May 14, 2013, the HPB reviewed and approved a COA (“HPB Order 7353”) for the minor restoration of the Collins Avenue façade and the partial demolition of the existing South Seas Hotel in order to construct a 7-story, ground floor addition. Additionally, HPB Order 7353 approved the construction of a 2-story cabana located at the rear of the South Seas Property along the beachwalk. HPB Order 7353 is still active to the South Seas Property and was extended to April 21, 2021, as a result of various state of emergencies.

Rather than the development of the Raleigh, Richmond, and South Seas Properties as three independent sites, the re-envisioning of the Properties as one unified site would create a rare opportunity for a landmark project that provides a unique opportunity to admire 3-iconic L. Murray Dixon Hotels. .

IV. The Raleigh Assemblage Project

As detailed in the UPDATED architectural plans dated August 17, 2020 (the “Plans”), the Applicant seeks to redevelop the Properties with the following restoration, demolition, and new construction efforts: (i) Preserve the Historic Raleigh Hotel and swimming pool in order to maintain the existing hotel operations with minor modifications to previously approved HPB Order 7367; (ii) Restore the western façades and partially demolish the eastern portions of the Richmond Hotel and South Seas Hotel; and (iii) Construct, at a height of 200 feet and 18 stories, a majestic residential development with luxury amenities and rooftop features.

UPDATED PLANS FROM AUGUST 17, 2020: Plan addresses the Boards concerns of the public view corridors from the beachwalk and ocean by starting the eastern pedestal at 115’ instead of 100’ from the eastern property line, then at the 9th residential plate introducing another 15’ setback towards the west, following after another 5 residential plates above the second 15’ setback, a third 15’ setback is provided. The ziggurat updated eastern façade of the tower provides 3 separate 15’ setbacks from the east, while only moving tower back 6’ and widening by 5’. This

minor modification of the tower's western and northern footprints allows for a major enhancement of the public view corridors from the beachwalk and the ocean.

a. Preservation of the Historic Raleigh Hotel

While the Raleigh Assemblage Project contains newly proposed residential programming and amenity features (discussed further below), the focal point is centered around reintroducing the world to the true gem of Miami Beach – the Historic Raleigh Hotel.

As part of repositioning the Raleigh Hotel as a luxury hotel, the Raleigh Assemblage Project is designed to extensively and meticulously restore the historic exterior architectural and lighting elements, decorative stucco, and tower signage to resemble the original 1941 design of L. Murray Dixon following The Standards. For example, the existing infill enclosures and walls located on the northwestern and southwestern corners of the building (part of the 1990s penthouse addition) will be removed and renovated so that this Collins Avenue frontage resembles as closely as possible the groundbreaking Art Deco/Streamlined Moderne façade that Dixon originally designed in 1941. In order to emphasize the extensive restoration efforts of the front façade of the Raleigh Hotel, the northernmost front entrance (along Collins Avenue) of the Project will include a paved pathway providing direct access from the Collins Avenue streetscape to the Raleigh Hotel entrance and elevated terrazzo terrace. The newly-paved pathway, surrounded by landscaping, will provide a deeper sense of pedestrian connectivity and space to the significantly setback Raleigh façade.

The Raleigh Assemblage Project will include the maintained operations of the Raleigh Hotel, with enhancements to the public interior spaces and amenities that made the Raleigh Hotel one of the most visited hotels along Collins Avenue. These enhancements include the restoration of the notable public interior spaces that will be able to comfortably accommodate the hotel guests, future residents, and visitors, including the large reception, restaurant and dining space, bars and lounges, multiple lobbies, and the terrace that will continue to provide views of the iconic Raleigh swimming pool. With the continued focus on providing high quality public interior and exterior space for the enjoyment of future guests and visitors, the Raleigh Assemblage Project is designed with the conscious expansion of the hotel's ground floor restaurant, bar and lounge operations, including a new outdoor dining area located within the interior courtyard of the Properties. The expansive hotel dining options and amenities seeks to enhance the hotel guest experience by providing an array of dining and amenity options consistent with that of a luxury hotel.

The proposed restorative efforts and proposed improvements to the Raleigh Hotel and unified Properties will increase the pedestrian experience along the Collins Avenue streetscape and the beachwalk as well as the guest experience within the hotel, particularly with the upgraded public exterior and interior spaces. The proposed historic restoration exceeds what has been previously proposed for both the Raleigh and the South Seas Property pursuant to prior HPB approvals.

b. Restoration/Partial Demolition of the Richmond and South Seas Hotel

The Applicant seeks to partially demolish of the non-historic portions of the Richmond Hotel and South Seas Hotel. Specifically, the Project includes the demolition of the 1-story addition to the western façades of the Richmond and South Seas hotel properties. The demolition of these 1-story additions will allow and further the extensive restoration of these historic façades with the Art Deco style, three-dimensional architecture and design elements reminiscent of the original design by L. Murray Dixon not seen since the 1940s.

The Richmond Hotel lobby interior space will be renovated to accommodate indoor dining amenities, lounge/bar space, and additional lobby space for the hotel operations at the Properties, which can be accessed from an open-air terrace connecting the Raleigh Hotel building to the interior building (Richmond Hotel building). The expansive dining and bar space located within the Richmond Hotel lobby will further activate this space and seamlessly integrate the two abutting hotels (the Raleigh Hotel and Richmond Hotel) as unified Properties.

The Plans also include the demolition using The Standards, of the middle barracks and rear portions of the South Seas and Richmond Hotel buildings. Specifically, the existing hotel units located within the Richmond and South Seas Hotel are included in the complete demolition of the middle and rear portions of these buildings. However, the front portions of the 3-story exterior buildings will remain with the existing lobbies being restored with the original terrazzo floor details. The interior space of the South Seas Hotel fronting Collins Avenue will serve as the Collins residential entrance and lobby for the convenient access to the new residential programming at the Properties. This residential lobby serves as a corridor to the outdoor pathway providing direct access to the residential towers situated on the Richmond Property and South Seas Property.

c. New Construction & Design Approval

The Raleigh Assemblage Project is designed with a proposed 18-story residential tower (“the Oceanfront Tower”), strategically internalized to the Properties and situated to the rear of the 3-story Richmond and South Seas Hotel buildings. In compliance with recently adopted Ordinance No. 2019-4285, the Oceanfront Tower is 200 feet in height, and is significantly setback from the front, side street and rear property lines. Additionally, a secondary swimming pool is located along the rear of the Properties overlooking the beachwalk and beachfront to provide an additional recreational pool entity for the future guests and residents of the Properties.

The variation of height and massing between the residential and hotel buildings, coupled with the elaborate water features throughout the site allows each building to maintain a unique sense of identity and provides depth throughout the Properties. As reflected in the Plans, the

contrasting sharp lines of the residential tower architecture coupled with the intentional open spaces, creates a central focal point at the Properties – that being the iconic Raleigh swimming pool. All of these design elements contribute to an open-air experience at the Properties by fusing the essential elements – light, air and water – to highlight the iconic Raleigh swimming pool and creating unparalleled view corridors to the Properties. The Raleigh pool, after completion of the Project, will have greater light, air and view corridors since the 1950’s additions were built 5’ from the Raleigh south property line, just as L. Murray Dixon envisioned in the 1940’s.

As demonstrated above, the Project’s strategic placement of the residential tower is designed to minimize the impact of this development on the public view corridors and the pedestrian experience. For example, the Project’s design provides optimal views of the Raleigh, Richmond, and South Seas Hotels (in addition to the abutting Marseilles Hotel) from a pedestrian perspective facing south. As a result, the proposed residential tower will ultimately enhance the overall hotel guest experience by providing more desirable hotel units with expansive views of the City and oceanfront ensuring the longevity of the Project and historical structures at the Properties. The Applicant achieved location of the tower after over almost 100 meetings with the community, preservation groups, and city staff to respectfully propose the most appropriate solutions.

Regarding the residential operations at the Properties, future residents will be able to utilize the residential entrance/lobby located along Collins Avenue (via the southernmost entrance/former South Seas Hotel entrance) or the secondary residential access point along 18th Street via the basement level entry. To help improve the vehicular circulation at the Properties, the Project is designed with a ramped drop-off/arrival circle that provides direct access to the secondary residential entry point and lobby located at the basement level. Therefore, the Applicant requests that HPB Order 7367 is modified in order to effectuate the basement level residential amenities and valet drop-off area designed for the Project.

V. Compliance with COA Criteria

In accordance with Section 118-564 of the Code, the Application complies with the criteria for the issuance of a COA for the partial demolition of the Richmond and South Seas Hotels and the design approval of the proposed new construction at the Properties.

- a. *The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.*

As part of the unification of the Properties, the Project is designed to integrate the separated drive way facilities of the Richmond Hotel and South Seas Hotel. This integration will streamline vehicular and pedestrian access to the Properties along Collins Avenue.

Due to the significant setback of the Raleigh Hotel portion of the Properties, this area will maintain a separate drive way for the hotel guests. Additionally, there is a separate residential entrance and valet drop-off circle located on the north end of the Properties (along 18th Street). Provided various means of access and means of ingress and egress to the Properties and bifurcating access based on the diverse uses at the Properties will help relieve traffic congestion on Collins Avenue and streamline the pedestrian and vehicular circulation.

Following the Standards, lighting fixtures originally located in the Raleigh, Richmond and South Seas Hotel are being restored and/or replaced and the original signage is being replaces, some removed since the 1950's

- b. *The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.*

The Project is designed in compliance with the standards and requirements for the underlying RM-3 zoning district and Ocean Drive/Collins Avenue Historic District and the Miami Beach Architectural District. For example, the proposed residential tower is designed in strict compliance with the height, setback, floor plate size and other regulations under Ordinance 2019-4285. Specifically, the Ocean Tower is designed at a height of 200 feet. Additionally, the Ocean Tower is setback greater than required from Collins Avenue and is setback 115' from the eastern property line along the beachwalk.

- c. *The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit in areas of the city identified in section 118-503.*

Please refer to the Architectural Plans dated August 17, 2020 and the Landscape Plans dated August 17, 2020, that are enclosed with this Application.

- d. *The proposed structure, and/or additions to an existing structure are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties, or the purposes for which the district was created.*

The extensive restoration of the historic façades along Collins Avenue back to the original design by L. Murray Dixon in the 1940s will enhance the Art Deco

style and character along Collins Avenue. Following the Standards, the Collins Avenue facades will return the to original 1940's historic facades.

- e. *The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.*

As mentioned above, the Project is thoughtfully designed and arranged to so that the residential, hotel and accessory uses are efficiently arranged to complement the natural fusion of water, air and light at the Properties. The open air quality and design of the Project seeks to expand the view corridors to the Properties from the public right of ways, particularly from the Collins Avenue streetscape and oceanfront beachwalk along the eastern property line. The open air view corridors and the expanded scope of restorative work proposed for the historic buildings will reintroduce the Properties to the public realm and magnify the iconic status of these historic buildings. The proposed tower is strategically located with access from Collins Avenue, 18th Street and the beachwalk for addressing any safety, crime prevention and fire protection issues.

- f. *Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.*

A Traffic Statement Analysis was submitted to the City's Transportation Department on April 6, 2020 for review and comments.

- g. *Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public Properties for security purposes and to minimize glare and reflection on adjacent properties and consistent with a city master plan, where applicable.*

The Applicant will coordinate with Staff to submit an appropriate lighting plan in compliance with this requirement.

- h. *Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.*

Please refer to the Landscape Plans, designed by ENEA Garden Design, Inc. and dated August 17, 2020, that are enclosed with this Application.

- i. *Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.*

Please refer to the Landscape Plans, designed by ENEA Garden Design, Inc. and dated August 17, 2020, that are enclosed with this Application.

- j. *Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).*

Combining the three Properties as one developable site, in accordance with the Plans, opens up the Properties and creates view corridors that are not present for the enjoyment of the public today.

Specifically, the Project reduces the total number of permitted pavilions at the Properties to only one cabana on the northern side of the Properties. Additionally, the thoughtful internal placement of the residential building frames the view of the oceanside elevation of the Properties from the beachwalk that would be blocked if each individual property (Raleigh Hotel, Richmond Hotel and South Seas Hotel) were built according to the applicable LDRs and current approvals referenced above.

The updated proposed ziggurat eastern portion of the tower provides for greater setbacks from the beachwalk in order to enhance the public view corridors along the beachwalk.

- k. *All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.*

Not Applicable.

1. *All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.*

The proposed residential tower will have the appropriate architectural treatments to ensure that the rooftop mechanical equipment, stairs and elevator shafts are substantially screened in accordance with the Land Development Regulations.

- m. *Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).*

The proposed new construction of the residential tower at the Properties are compatible with several hotel developments along Collins Avenue and the surrounding properties. For example, the heights of oceanfront hotel and residential developments along Collins, spanning 15th Street to 20th Street are provided below:

- **Ritz Carlton is 12 stories and 204 feet tall**
- **Marseilles 8 stories and 127 feet tall**
- **Setai Hotel is 38 stories and 385 feet tall; and**
- **Shore Club is 18 stories and 200 feet tall.**

Note, the 18-story building on the Shore Club property is a residential tower setback behind the 4-story historic building fronting Collins Avenue. Therefore, the proposed Raleigh Assemblage Project, inclusive of the proposed residential tower, are compatible with the surrounding properties.

- n. *All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.*

As mentioned above, the Collins Avenue frontage includes a direct pathway in order to connect the pedestrian streetscape to the main hotel entrance of the Properties. Appropriate landscaping along the Collins Avenue frontage is designed to beautify the Properties along the streetscape and simultaneously provide adequate transparency to connect the pedestrian experience to the Properties.

- o. *The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.*

There are no service or delivery bays on site due to the historic nature of the Properties. Any trash rooms and refuse receptacles provided on site will be enclosed so as to have a minimal impact on the adjacent properties.

- p. *In addition to the foregoing criteria, subsection [118-]104(6)(t), and the requirements of chapter 104, of the City Code shall apply to the historic preservation board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.*

Not applicable.

- q. *The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable*

The variance requested was a minor subterranean rear setback variance to follow Raleigh existing setback. The currently existing Raleigh basement has a lesser setback from the eastern property line than the new tower being proposed behind the Richmond and South Seas.

VI. Request for Waivers

In connection with the redevelopment of the Raleigh Assemblage Project, the Applicant requests the following waivers:

- a. Section 118-395(b)(2)(d)(2)

Pursuant to this section, Applicant seeks a waiver to maintain all the setbacks and parking credits related to the Raleigh Hotel, and the front portions of the existing Richmond Hotel and South Seas Hotel, which are being restored and partially preserved. Each hotel that comprises the Properties is currently listed as a contributing building located within the Ocean Drive/Collins Avenue Historic District and the Miami Beach Architectural District. Please refer to the Historic Resources Report, which demonstrate that multiple criteria are satisfied.

- b. Section 130-101(D)

Applicant seeks a waiver from the off-street loading requirement. The Raleigh Assemblage Project contains three contributing structures – the Raleigh Hotel, Richmond Hotel, and the South Seas Hotel - all located on Collins Avenue. Due to the “contributing” historic character of each hotel building, which is being restored and partially preserved, and the location of these buildings on Collins Avenue, it is unfeasible from an operations perspective to provide off-street loading and parking spaces.

VII. Sea Level Rise and Resiliency Review Waiver

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

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

The demolition of the Properties 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 for the new construction will be hurricane proof impact windows.

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

Applicant Satisfies with use of operable windows to provide passive cooling systems.

- (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.*

The proposed new construction including the Oceanfront Tower is designed at a minimum of BFE plus 1’.

- (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.*

Yes, internal ramps would address any increase of the public rights-of-ways.

- (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.*

In order to maintain the structural integrity of the Historic Raleigh Hotel and the historical facades of the Richmond and Raleigh Hotel, it is not appropriate to raise these portions of these existing buildings.

- (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.*

Applicant will discuss with staff the appropriate flood proofing systems for the portions of the Raleigh Assemblage Project that are located below base flood elevation.

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

Satisfied: Specifically, Applicant committed to implement a stormwater management system (designed in accordance with the 10/25-year storm event criteria), that would include a combination of bio-swales and/or rain gardens, exfiltration trenches, and stormwater injection wells. Applicant also committed to providing a conventional cistern to collect and store runoff from roof and deck drains. The cistern will include an overflow system to divert runoff to the drainage wells. Additionally, Applicant committed to providing an engineering analysis to confirm that the basement area could be modified to expand water management capacity at a future point in time where the basement is compromised and can no longer service other functions.

VIII. Request for Minor Subterranean Setback Variance

- a. **Variance request:** Under Section 142-247 of the Code in order to allow the proposed subterranean driveway for pick-up and drop-off for the residential tower, alleviating Collins Avenue where the Code requires a minimum of 100' subterranean rear setback.
- i. The minimal subterranean rear setback variance at its greatest point is 86'4" and slopes back to 100' for a total area of 104 sq. ft. The area in which the variance is being requested is to maintain the designed driveway that connects to the existing subterranean level (already built and permitted at the required 86' 4" setback) instead of tower-required setback of 100'; thus at most a 13'8" variance.
 - ii. The unique situation arises from the fact that the Raleigh site was approved and built with a subterranean level which only requires an 86' 4" rear setback, so the extension of the subterranean level behind the Richmond is being requested to allow for a strongly supported residential driveway connection that matches the Raleigh setback in order to establish the minimal area needed to maintain the drive lanes.
 - iii. **The variance addresses the concerns of the City of Miami Beach Transportation department that all Project drop-off/ pick-off should not occur just on Collins Avenue.**

IX. Conclusion

The Applicant is requesting the approval of the above-referenced COA, waivers, and a minor subterranean variance to create a truly significant hotel and residential project, within walking distance from the Miami Beach Convention Center that would further the preservationist efforts and enhance the historic elements envisioned for these Properties. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,


Alfredo J. Gonzalez

Attachments