

September 7, 2021
Updated November 12, 2021

VIA ELECTRONIC 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: HPB 21-0457 Updated Letter of Intent | Application for a Certificate of Appropriateness for Design and Demolition | The Ritz-Sagamore Development | The Ritz-Carlton Hotel – 1669 Collins Avenue aka 1 Lincoln Road (the “Ritz Property”) and Sagamore Hotel – 1671 Collins Avenue (the “Sagamore Property”), Miami Beach, Florida (collectively, the “Overall Property”)

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents Di Lido Beach Hotel Corp, EBJ Sagamore LLC, Lionstone Di Lido Retail Lessor LLC, Di Lido Beach Resort LLC, and Sobe Sky Development LLC (collectively, the “Applicant”), in connection with the land use and zoning matters relating to the abovementioned Overall Property before the Historic Preservation Board (“HPB”). On behalf of the Applicant, please accept this Letter of Intent as part of this Certificate of Appropriateness (“COA”) Application for the partial demolition, restorative design and new construction in connection with the redevelopment of the Sagamore Hotel and Ritz-Carlton Hotel as one unified development site (the “Ritz Sagamore Project” or “Project”), as discussed further below.

I. The Overall Property

The Overall Property consists of two (2), highly recognized hotels along Collins Avenue – the Historic Ritz-Carlton/DiLido Hotel located at 1669 Collins Avenue/1 Lincoln Road (the “Ritz Hotel” or “Ritz Property”) and the Historic Sagamore Hotel located at 1671 Collins Avenue (the “Sagamore Hotel” or “Sagamore Property”). The Overall Property is zoned Residential Multifamily, High Intensity (RM-3) on the City of Miami Beach Official Zoning Map and is designated Residential Multifamily, High Intensity (RM-3) on the City’s Future Land Use Map.

Based on the City of Miami Beach Historic Properties Database, the Ritz Hotel and Sagamore Hotel, are “contributing” historic structures. Accordingly, the Overall Property is located in the Ocean Drive/Collins Avenue Historic District and the Miami Beach Architectural

District. However, the rear portions of the Sagamore Hotel, including the attached 6-story addition and detached 5-story, cabana and bungalow; and the cabana wings of the Ritz Hotel are non-contributing structures built in the 1990's & 2000's. A brief summary of the Overall Property's existing operations and approval history are provided below.

II. Project History

As mentioned above, the Overall Property is comprised of the Ritz Property and the Sagamore Property. For your reference, provided below is a brief summary of the historical context and existing operations of each hotel building that comprise the Overall Property. Enclosed please find copies of the building cards as well as the corresponding Historic Resources Reports for the 1 Lincoln Road Building and DiLido Hotel (for the Ritz Property) and the Sagamore Hotel, prepared by Arthur J. Marcus and dated September 7, 2021.

a. Residential Estate

In 1915, the Overall Property (both the Ritz Property and Sagamore Property) was originally conceived and constructed as a residential estate, located directly across Lincoln Road from Carl and Jane Fisher's residence. By 1921, the Overall Property was home to and the residence of famed businessman, Frank A. Sieberling, co-founder of the Goodyear Tire and Rubber Company and an investor in the Fisher Lincoln Highway project. The Overall Property contained a Beaux-Arts style, 2-story mansion directly facing the ocean.

b. Sagamore Hotel

The Sagamore Hotel was originally constructed in 1948 and designed by Albert Anis in the Post War Modern style; and originally consisted of 113 hotel units and 1 apartment unit. As the Sagamore Hotel exists today, there are currently two (2) buildings - a 6-story structure and 5-story bungalow/cabana structure – that together contain 103 hotel units with onsite food and beverage as well as beach concession services.

In 1998, the Joint Design Review Board/HPB approved the COA and Design Review ("File No. HPB1050A") for the construction of an attached, 5-story addition to the original frame and a detached 4-story bungalow building to the East. In 2017, the HPB ("HPB Order 16-0070") approved a Certificate of Appropriateness for the partial demolition, renovation and restoration of the Sagamore Hotel building, including a new bar counter within the lobby and exterior design modifications. Later that year, the HPB approved a variance from the minimum required unit size for hotel units ("HPB Order 17-0119"). Subsequently, in 2019, the HPB approved modifications to the original Certificate of Appropriateness including modifications to the west façade, the construction of an attached 1-story addition and design changes to the bar counter that would preserve the original terrazzo floor ("HPB Order 18-0246"). Most recently, HPB Order 20-0375 modified HPB Order 18-0246, allowing a small penetration of the terrazzo flooring for the electrical, mechanical and plumbing connections associated with the approved bar counter.

c. Ritz Hotel

The Ritz Property originally consisted of three (3) structures - the DiLido Hotel building, the Wolfie's Building (1 Lincoln Road Building) and the Town and Country Cabana Club.

- i. **The DiLido Hotel** building was originally constructed in 1953 and designed by Melvin Grossman and Morris Lapidus in the Post War Modern style of architecture. The original 8-story hotel structure contained 303 hotel rooms, 1 apartment unit and 15 efficiency apartments.
- ii. **The Wolfie's Building** (1 Lincoln Road) was originally constructed in 1948 by Igor Plevitzsky with a single-story storefront. The two additional stories were added in 1950, also designed by Igor Plevitzsky.
- iii. **The Town and Country Cabana Club** was also originally constructed in 1948 by Igor Plevitzsky and contained parallel, 2-story structures containing 78 cabanas centered around the pool front. The Town and Country Cabana Club was later demolished and incorporated into the DiLido Hotel as resort space in the 2000's.

On October 13, 1998, the Joint Design Review Board/HPB approved the Certificate of Appropriateness ("COA") and Design Review approval (DRB 10514J) for a 3-story rooftop addition on the DiLido Hotel structure, as well as the construction of two (2) three-story cabana structures atop of a 2-level parking deck. Additionally, in 2002, the former retail and office space that was housed at the Wolfies building was adaptively reused and renovated with a hotel ballroom and multi-event space provided in the interior of the upper floors of the building.

Currently, the Ritz Property contains approximately 374 hotel units with food and beverage services, a pool deck and cabanas as well as ballroom and multi-event space. Please note, the existing hotel operations at the Ritz Hotel will largely remain as is with minimal interior changes in connection with this Application, as detailed further below. The approval of the Project will allow for the reunification of the Ritz Property and Sagamore Property as one unified site, reminiscent of the original property boundary and footprint when originally conceived in 1915.

III. Certificate of Appropriateness Requests

Applicant is hereby requesting approval of a COA for the design, restoration, and new construction at the Overall Property – which generally include design modifications and restoration of the Sagamore Hotel lobby; the partial demolition of the middle and rear portions of the Sagamore Hotel for the expansion of hotel amenities and unit sizes; complete demolition of the non-contributing cabana building located at the Sagamore Hotel (detached, 5-Story Cabana/Bungalow Addition) for the construction of a residential tower and new pool deck. Specifically, the COA requests for the development of the Ritz Sagamore Project includes the following scope of work and design modifications:

Sagamore Hotel Restoration, Partial Demolition, Complete Demolition and New Construction

- Restoration of front façade along Collins Avenue to its original façade with new windows and doors in addition to restoration of stucco bandings and eyebrows, and stone cladding on this façade;
- Repositioning signage board to the northeastern portion of the front façade along Collins Avenue;
- Restoration of entry signage and canopy and balustrade along the drop off area;
- Restoration of the Historic Sagamore Hotel entry lobby and reception desk, exterior and interior terrazzo flooring, and maintaining the existing fire place;
- Elimination of below grade basement, with the exception of basement level crawl space for existing FPL equipment, and infill of all rooms due to the alignment of the ground floor multi-level slabs;
- Interior demolition of non-historic, raised lobby corridor to bring it in alignment with the lower, historic Sagamore lobby at the ground level;
- New lobby corridor additions include expanded public interior space and hotel amenities, including a new outdoor terrace along South alley way with new proposed doors to exterior through existing masonry openings;
- Complete demolition of non-historic, ground level 1999 Rear Addition in order to construct new elevator bulkhead that provides direct access to the new roof deck terrace at the Sagamore Hotel (Level 7);
- Complete demolition of pool deck to allow for new, ground level public areas, including a new pool deck and public amenities;
- Construction of covered, open-air walkway providing ground level, pedestrian access from the Sagamore Hotel building to the new residential tower; and
- Demolition of detached, 5-story Cabana/Bungalow Addition at the Sagamore Hotel (the “Sagamore 1990’s Addition”) along the eastern portion of the Sagamore Property for the construction of a 200-foot/17 story residential structure (described below).

New Construction – Residential Tower

- The construction of a residential tower with approximately 50 units and residential amenities located in place of the Sagamore 1990’s Addition and cantilevered over

the existing 4-story cabana (northern wing) of the Ritz Property (with no structural connection to the existing Ritz structure below); and

- New residential tower includes residential lobby on the ground floor, 1 residential unit located on each Levels 3-4, an amenity area and pool deck located on Level 5, and the remaining residential units contained on Levels 6-17 (4 residential units per floor).

Ritz Hotel – Renovation, Partial Demolition and New Construction

- Minor, interior demolition (partition walls and windows) and reconfiguration of the northernmost portion of the 3rd floor of the Ritz Hotel for new bridge connecting the Ritz Hotel to the Sagamore Hotel;
- Partial demolition of North Cabana wing at the Ritz Hotel from basement to 5th floor of entire structure to allow for a ground up addition, which includes rebuilding existing rooms with a 5th floor new amenity area;
- Renovation of the ground floor parking garage with redistributed parking spaces and a new bicycle storage room that will serve the hotel and future residential operations;
- New landscaping pools and water features along the rear yard with two (2) proposed service bars – one located in South event space area and the other along the North event space at the Ritz Property; and
- Interior renovations to the existing Beach Club Café for a new show kitchen, and new event space located along the eastern portion of the Ritz Property.

The aforementioned COA requests will allow for the unified operations of a 5-star caliber hotel with luxury residences and upgraded amenities open to hotel patrons and the general public. Note, the Ritz-Carlton branding and flag will operate at both sites, further unifying the hotel operations at the Overall Property, in addition to the luxury residential tower.

IV. Ritz Sagamore Project

As detailed in the updated architectural plans dated November 12, 2021 (the “Plans”), the Applicant seeks to redevelop the Overall Property with the following restoration, demolition, and new construction efforts: (i) Preserve and restore certain historical elements of the Sagamore Hotel lobby; (ii) Partially demolish the middle and rear portions of the Sagamore Hotel to expand public interior space, hotel amenities and unit sizes; and iii) Demolish the non-historic Sagamore 1990’s Addition and pool deck; and iv) Construct a residential tower at height of 200 feet and 17 stories with luxury amenities and private pool deck. Additionally, the updated Plans reflect the proposed restoration of the front façade of the Historic Sagamore Hotel signage.

a. Historic Sagamore Lobby Renovations & Partial Demolition

After discussions with City Historic Preservation staff and community stakeholders, the Project has been updated and designed to restore the exterior façade and signage of the Historic Sagamore Hotel in an effort to closely resemble the original 1948 design by Albert Anis. Specifically, the existing Sagamore signage will be shifted from the northern massing element back to the southern massing element along the Collins Avenue frontage. As such, the Project is now designed with the signage board (including the signature “S”) framing the northeastern corner of the front façade building.

As mentioned above, the Sagamore Hotel currently consists of hotel operations with 103 units situated between two (2) separate buildings, onsite food and beverage, a pool deck and concession amenities. The Applicant seeks to conduct partial and complete demolition operations at the Sagamore Hotel from the basement level and floors above to i) preserve and restore historical elements of the Sagamore Hotel; ii) expand public interior space, hotel amenities and unit size; and iii) construct artistic outdoor courtyard and pool deck.

The Applicant will retain and restore original historic lobby features, including lobby exterior walls, lobby floors and ceiling in addition to the original location of the lobby level elevator shaft. Most notably, the original lobby fireplace and reception desk will be maintained, and the lobby terrace will be restored with the original terrazzo flooring.

As part of the rebranding the Sagamore Property as a luxury hotel, on par with the Ritz Hotel brand, the Project includes the partial demolition of the existing hotel units contained on Floors 2 through 6 of the Sagamore Hotel. The interior demolition of these floors, and the complete demolition of the Sagamore 1990’s Addition (discussed further below), will reduce the number of hotel rooms at the Sagamore Hotel from 103 to approximately 60 units. This renovation will allow for larger, more spacious suites that are in line with the ultra-luxury hotel experience and recent renovations at the Ritz Hotel.

The demolition efforts at the Sagamore Hotel commence at the basement level, where the majority of the basement is reduced to crawl space and continues to the middle and rear portions of the ground floor lobby. As a result, the raised, non-historic lobby corridor is lowered so that it is flush with the historic, Sagamore lobby terrace and entrance. A more uniform elevation is designed to replace the disjointed elements of the existing lobby experience and naturally guide guests/visitors eastward down the state-of-the-art lobby corridor. The lobby gallery corridor, illuminated with digital art and mixed media broadcasted on the lobby walls, provides direct access to the upgraded public interior amenities that are consistent with the Ritz luxury branding. These public interior spaces located on the ground floor of the Sagamore Property include bar and lounge operations, a new restaurant and outdoor terrace, and art-focused spaces (i.e. art gallery and theatre) for the enjoyment of future guests and visitors. The renovation and intentional lighting of the lobby corridor creates a physical and visual connection joining the street front lobby along Collins Avenue with the outdoor, pool deck and oceanfront experience.

With the continued efforts of upgrading the Sagamore Hotel and amenities, the Project also includes the complete demolition of the Sagamore Hotel rear yard, including the existing outdoor

courtyard, pool deck and non-historic Sagamore 1990's Addition. Specifically, the existing outdoor courtyard will be demolished and replaced with a new sculpture garden complete with free flowing water features and lush tropical landscaping. As guests and visitors travel through the artistically curated and sculptured courtyard, they arrive at the completely renovated pool deck containing geometric designed swimming and wading pools lined with open air cabanas along the perimeter. The concept for the pool deck is to create a tranquil and lush tropical environment with direct views of the ocean.

b. Demolition of Sagamore 1990's Addition and New Construction: Oceanfront Tower

The proposed new construction at the Overall Property consists of a 17-story residential tower with approximately 50 luxury units and residential amenities (the "Oceanfront Tower"). The Oceanfront Tower is internalized to the Overall Property and straddles the Ritz and Sagamore Property lines. The development of the Oceanfront Tower requires the complete demolition of the Sagamore 1990's Addition, as the eastern portion of the proposed building will be constructed within this general footprint. Specifically, the Oceanfront Tower is designed to be cantilevered over the existing, 4-story northern wing cabana at the Ritz Property and will replace the non-historic Sagamore 1990's Addition. In compliance with Ordinance No. 2019-4285, the Oceanfront Tower is 200 feet in height and is setback at least 100 feet from the front, side street and rear property lines. The placement of the Oceanfront Tower within these setback restrictions minimizes the impact of the residential development on the historic structures at the Overall Property, the neighboring hotel property to the North and the public view corridors.

The centralized placement of the Oceanfront Tower minimizes the impact of the residential development and instead is designed in harmony with and direct connection from the existing historical structures at the Overall Property. For example, the Oceanfront Tower can be directly accessed from the Ritz Property and the Sagamore Property. From the Sagamore Property, future residents can access the Oceanfront Tower lobby via the exterior, garden entrance and walkway that is screened from public view with tropical planters and an architectural privacy screen that complements the materials used in the outdoor sculpture garden that runs parallel to this space. Future residents can also access the Oceanfront Tower via the internal transitional lobby and stairwell that is connected to the Ritz Hotel main lobby corridor located on Level 3 with an additional connection on Level 5. The various access points ensure that future residents can access the Oceanfront Tower via from Collins Avenue (via the Sagamore Hotel entrance) as well as Lincoln Road (via the Ritz Property entrance).

The residential programming of the Oceanfront Tower consists of private residential amenity spaces such as spa services on the third floor and a private pool deck and fitness center located on the fifth floor. Consistent with the Ritz brand, the Oceanfront Tower consists of on par luxury residences with units ranging from 1,000 square feet to 2,330+ square feet. Additionally, the residences will utilize the existing parking facilities at the Ritz Property, with access to parking conveniently located on the residential lobby/ground level of the Oceanfront Tower.

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 internal, partial demolition of the Sagamore Hotel and the design approval of the proposed new construction at the Overall Property.

- a. *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. As such, the proposed residential tower is designed in strict compliance with the applicable setback, floor plate size and other regulations provided under the Land Development Regulations and Ordinance 2019-4285. Specifically, the proposed residential tower is setback 100 feet from the eastern property line (not included allowable balcony encroachments); more than 100 feet from the Lincoln Road street frontage and is designed at the allowable height of 200 feet.

- b. *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 prepared by Kobi Karp Architecture and Interior Design, Inc. dated November 12, 2021 and the Landscape Plans prepared by Naturalficial, Inc. dated November 12, 2021, that are enclosed with this Application.

- c. *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 general scale and massing of the new residential tower is appropriate for the size of the lot, compatible with the surrounding properties and is consistent with the district regulations in which it was created. For example, the proposed height of the residential structure is generally compatible with the heights of the developments immediately to the South (The Decoplage) and North (National Hotel) of the Overall Property.

Additionally, the proposed 200-foot residential tower is consistent with the purpose and regulations provided under Ordinance 2019-4285. Specifically, the

proposed residential tower is located internal to the site and satisfies the setback and floor plate requirements further ensuring that the residential tower does not compromise the architectural and historic integrity of the existing buildings at the Overall Property.

- d. *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.*

The design of the pool deck and outdoor public space amenities along the eastern property line (i.e. event space, bar and beach café restaurant) is intended to create a view corridor directing guests and residents to the oceanfront while also providing seamless pedestrian connectivity along the eastern perimeter of the Overall Property – from the North end (the Sagamore Property) to the southern end (Ritz Property). The improvements along the rear yard of the Overall Property along with the overall renovation and construction program creates a unified development and an efficient arrangement of primary and accessory land uses in relation to the surrounding natural element oceanfront and beachwalk.

- e. *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 prepared by David Plummer & Associates was submitted to the City's Transportation Department on September 2, 2021 for review and comments.

- f. *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.

- g. *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 Naturalificial, Inc. and dated November 12, 2021, that are enclosed with this Application.

- h. *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 Naturalificial, Inc. and dated November 12, 2021, that are enclosed with this Application.

- i. *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).*

The orientation and massing of the proposed residential tower is sensitive to the historical Ritz and Sagamore Hotel structures and surrounding areas. Specifically, the Oceanfront Tower is ideally situated to the rear of the existing historical structures so as to not interfere with the pedestrian views of these historical facades from Collins Avenue. In addition, the thoughtful narrow design and footprint of the Oceanfront Tower minimizes any impacts to the beachwalk or beach.

- j. *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.

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

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

- l.** *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).*

As reflected below, the proposed new residential tower at the Overall Property is compatible with the height and scale of several oceanfront hotel and residential developments along Collins Avenue (from 15th Street to 20th Street).

- **Loews Hotel – 272 feet in height**
- **The Decoplage– 183 feet in height**
- **The Ritz-Carlton – 154 feet in height**
- **National Hotel – 130 feet in height**
- **Delano Hotel – 150 feet in height**
- **Ritz Plaza SLS Hotel – 204 feet in height**
- **Marseilles – 127 feet in height**
- **The Raleigh Hotel – 175 feet in height (historic 137 feet in height)**
- **The Shelborne Hotel 171 feet in height; and**
- **Shore Club –225 feet in height.**

The proposed Oceanfront Tower is located away from the “postcard view” of the hotels to the North and in line with the heights of the buildings to the South. Therefore, the proposed residential tower for the Ritz Sagamore Project is compatible with the surrounding properties.

- m.** *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.*

The Collins Avenue frontage (at the Sagamore Hotel) will serve dual purposes – i) as the residential entrance to the Ritz Sagamore Project and ii) visitor entrance for the public interior spaces provided at the Sagamore Property. Additionally, this existing entrance contains a direct pathway from Collins Avenue and simultaneously provides direct views from this entrance through the illuminated lobby to the oceanfront Beachwalk; thereby creating a direct connection from one pedestrian realm to the other.

- n.** *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.*

Any trash rooms and refuse receptacles provided on site will be enclosed so as to have a minimal impact on the adjacent properties.

- o. 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.

- p. 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*

There are no requested variances associated for the proposed restoration, demolition and construction for the redevelopment of the Overall Property.

VI. 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 partial and complete demolition operations proposed at the Overall 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 proposed modifications to the Sagamore Hotel and the residential tower proposed at the Overall Property will be hurricane proof impact windows.

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

Yes, the Applicant will provide passive cooling systems where feasible and appropriate, including the use of operable windows at the new residential tower.

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

All new landscaping at the Overall Property 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, adopted seal level rise projections were taken into consideration for the proposed new construction/Oceanfront Tower.

- (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.*

Not applicable; there are no proposed modifications to the existing parking facilities currently located on-site and will serve the hotel and residential operations at the Overall Property.

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

Yes. Please note, the existing FPL vault at the Sagamore Property will remain located at the basement level as it is not feasible to move this equipment to another ground floor location at the Overall Property.

- (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 Sagamore Hotel and Ritz 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 Ritz Sagamore Project that are located below base flood elevation.

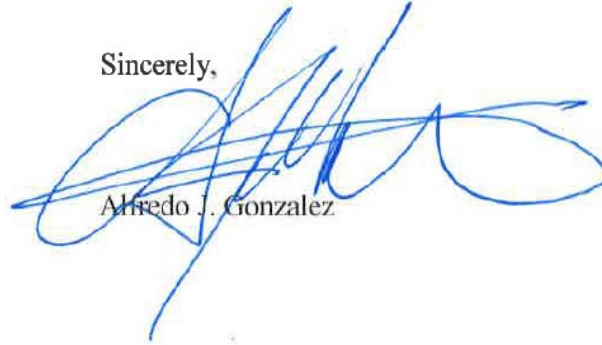
- (x) *Where feasible and appropriate, water retention systems shall be provided.*

Yes, Applicant is committed to provide water retention systems where feasible and appropriate.

VII. Conclusion

The approval of the abovementioned COA requests will further the Applicant's vision of renovating and rebranding the Sagamore Property with a luxury caliber hotel and unifying the Overall Property with equally luxurious residential programming and amenities. 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 with large, sweeping loops and a long horizontal stroke extending to the right.

Alfredo J. Gonzalez

Attachments