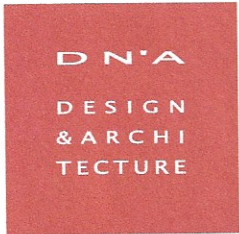


Date: 10/26/2017

Re: The Bohemian House Hotel
1409-1413 Washington Ave.
33139 Miami Beach, FL.

Letter of Intent:



7636 NE 4th Court.
Suite 114
Miami, Florida 33138

T 305|350-2993
F 305|350-2524
W www.dna-arc.com

AA 26000769

Architecture
Planning
Interior Design

The property encloses two lots on Washington Avenue in the Historic Art Deco district in Miami Beach. 1409 Washington is currently a three-story apartment building with a retail space facing Washington Avenue. This building covers approximately half of the property. The rest of the property on the east side towards the alley is occupied by a one-story warehouse. 1413 Washington is currently a one-story building which takes up the entire lot, and houses a tattoo parlor and a now closed-down restaurant space. The front facades of both these buildings are being maintained and preserved, keeping more than one third of the existing structure, with its Art Deco details will be preserved and restored to its original condition. The rest of the buildings will be demolished together with the one-story warehouse to give place to a new five story hotel addition with a pool terrace.

The remaining structure and the new addition will function as one continuous building working together to house a new hotel and a restaurant. The Bohemian House Hotel will offer a total of 50 rooms with an average size of 246 square feet. The retail of 1409 at the ground floor facing Washington Avenue originally served as a restaurant. It will remain for the most part in its current disposition and will serve as the lobby of the hotel. The terrazzo flooring and its remarkable medallion at the main entrance will be preserved and restored. As for 1413, the existing terrazzo will be demolished and replaced to work with the existing terrazzo in 1409 building, to create a seamless transition between both building lobbies. The ground floor restaurant will have access to a second floor outdoor deck, with more seating space and a bar. We are requesting a variance for this bar to remain operational within the same hours as the restaurant.

The proposed building addition will have clear glazed windows with white mullions, and a white powder-coated steel structure. The fourth and fifth floors will have a terracotta cladding in white, while the elevator shafts will use that same material in a light gray finish. The mechanical equipment on the third floor and roof terrace is hidden behind mechanical enclosures in the same gray finish. The pool terrace will be wrapped in a frameless glass railing with clear glazing. A new elevator shaft will grant access from the renovated lobby all the way up to the roof terrace on the sixth floor, while another will grant access from the restaurant up to the second floor seating space. A new linen chute will link the five floors all the way down to the laundry room on the ground floor.

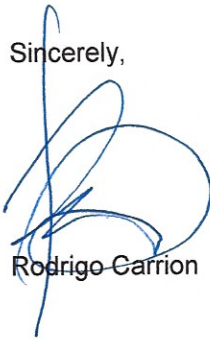
For this project, there is no requirement for parking spaces. However, we are proposing a mechanical parking system which will provide 32 parking spaces, along with two ADA compliant spaces on ground level. The parking systems from Park-Matic will be completely enclosed in order to protect neighbors from any possible noise from the equipment. The parking system will be operated by a valet company, that will have two attendants working during the daytime peak hours and three during night-time. We will be providing an in-depth traffic study of the site and its surroundings along with this application.

According to Section 118-192(a), our proposal addresses points 3,5 and 6. (3) The structures and uses associated with the request are consistent with these land development regulations, (5) adequate off-street parking facilities will be provided, and

(6) necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values.

Regarding the mechanical and robotic parking system, according to Section 130-38(3)(c)(i), our proposal meets points (1) and (2) by supplying the information required. Our proposal also addresses various points in Section 130-38(4): (d) whether parking lifts or mechanisms are located inside, within a fully enclosed building, and not visible from exterior view; (f) In cases where mechanical parking lifts are used for valet parking, whether approval is conditioned upon the proper restrictive covenant being provided stipulating that a valet service or operator must be provided for such parking for so long as the use continues. (g) Whether a traffic study has been provided that details the ingress, egress and circulation within the mechanical parking facility, and the technical and staffing requirements necessary to ensure that the proposed mechanical parking system does not cause excessive stacking, waiting, or backups onto the public right-of-way. (h) Whether a proposed operations plan, including hours of operation, number of employees, maintenance requirements, noise specifications, and emergency procedures, has been provided; and (i) In cases where the proposed facility includes accessory uses in addition to the parking garage, whether the accessory uses are in proportion to the facility as a whole, and delivery of merchandise and removal of refuse, and any additional impacts upon the surrounding neighborhood created by the scale and intensity of the proposed accessory uses, are adequately addressed.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'R' followed by a circular flourish.

Rodrigo Carrion