



Architecture – Interiors – Construction Management  
Lic.#AA26002467

**VIA HAND DELIVERY**

The Chairperson and Members of the  
Miami Beach Design Review Board  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

October 25, 2017

**Re: Royal Embassy Condominium Association, Inc.  
5750 Collins Avenue, Miami Beach (the “Property”)  
Application for Design Review Approval (“Application”)  
DRB File #DRB17-0203**

Dear Chairperson and Members of the Design Review Board:

Our firm represents the Royal Embassy Condominium Association, Inc. (the “Applicant”) in connection with design review submittal relating to the Property. Please accept this Application, on behalf of the Applicant, for a Design Review Approval for design to the project as the 5750 Collins Avenue (the “Project”).

**I. The Property**

The Property is located and designated as Residential Multifamily, High Intensity District (“RM-3”) on the City of Miami Beach Official Zoning Map. It is currently a Condominium with 131 units. The building was originally constructed in 1968 and the architect was Morris Lapidus. The Property consists of a single structure with pool. A driveway with a porte-cochère allows for drop-off and pick-up of the residents and guests. The building Copies of the buildings cards and photographs of the Property are enclosed along with a historic report.

**II. The Project**

The proposed scope of work the applicant is requesting shall be to the replacement of the existing balcony railings, currently metal picket with side concrete parapets to all clear glass. The existing cantilevered balcony slabs expressed structural damage, spalling and creeping over the years of weather and will be repaired.

The original design intent for this condominium over other elaborate hotels proposed by Morris Lapidus was allow light and unobstructed views. As based on the microfilm drawings, the elevations illustrate a glass railing with the concrete parapets at the sides.

The proposed design for review shall be to remove the current metal picket railings currently facing West (Indian Creek) and East (Collins Avenue) with side concrete parapets and replace with clear glass that shall be supported on aluminum posts behind the glass to be in compliance with the code.

As illustrated on the drawings proposed, the picket railings will have the clear glass as originally proposed by Morris Lapidus. As for the concrete parapets on the North and South sides of the balconies, the applicant desires to have clear glass in place to create a uniform unobstructed view of the context.

Based on the design review and discussion with staff, an alternative option to the parapet for an opaque glass is being proposed. As we believe the original architect will prefer the unobstructed views of the city, while keeping the style of architecture consistent, it will be an alternate for approval.

### **III. Request for Design Review Approval**

The Applicant is applying for Design Review Approval to improve the property apartment with the new glass railing balconies. Overall, the applicant has repaired the damaged and deteriorated stucco at the exterior and followed up with new paint that has improved and restored the building. The building and their owners are in favor of the proposed renovation and are willing to have the architecture consistent with Miami Beach.

### **IV. Request for Variances/Waivers**

No Variances or Waivers are being requested.

### **V. Conclusion**

The Applicant is requesting approval to renovate the property to maintain the beautiful Condominium while maintain the appearance of the Miami Beach Architecture for Morris Lapidus. The building is not in the Historic Building Directory or Historic Register and at the same time preserving the existing architect's legacy of the building. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

Wesley Art Castellanos, Registered Architect

Cc: Mr. James Murphy, Miami Beach Planning & Zoning Department  
Mr. Niambi Emanuel, LCAM – Property Manager Royal Embassy Condominium Assoc.  
Ms. Leidy L. Quintal, CP&R