



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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VIA ELECTRONIC & HAND-DELIVERY

February 16, 2018

Thomas Mooney, Director
Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Letter Summarizing Request for Rezoning of the Property Located at 550 9th Street from HD to CD-2

Dear Tom:

This law firm represents 550 Ninth, LLC (the "Owner") with regard to the property located at 550 9th Street (the "Property") within the City of Miami Beach (the "City"). We wanted to bring to your attention our proposal to rezone the Property from HD Hospital District ("HD District") to CD-2 Commercial, Medium Intensity District ("CD-2 District"), as it is slated to be discussed at the upcoming Land Use & Development Committee meeting on February 21, 2018.

Description of Property. The Property is approximately 20,870 square feet in size (0.479 acres) and is located at the southeast corner of the intersection of 9th Street and Pennsylvania Avenue. The Property is identified by Miami-Dade County Property Appraiser folio number 02-4203-009-0100. The Property is zoned HD, Hospital District and is improved with a six (6) story hospital facility which was built in 1966. All of the neighboring properties abutting the Property are part of the CD-2 District. The Property is located within the Flamingo Park Historic District. Neighboring the Property to the east is a one-story commercial structure and the properties neighboring the Property to the north, south, and west are all multifamily buildings.

Rezoning. We are seeking to amend the Miami Beach Future Land Use Map and Zoning Map to change the designation of the Property from HD District to CD-2

District. As it currently stands the Property is surrounded by commercial and residential uses and is the only property designated as part of the HD District in the neighborhood. The proposed change will be in line with the Miami Beach Code of Ordinances Section 142-456 pertaining specifically to the rezoning of HD District. Specifically, Section 142-456 specifies that if an application is filed to rezone all or party of an HD district, "the rezoning shall be to a district or combination of districts with a floor area ratio no greater than the abutting land (sharing lot line)." In this instance the land abutting the Property is all zoned CD-2.

The uses associated with the HD District no longer allow for a utilization of the Property that is compatible with the fabric of the neighborhood. The Property used to function as an assisted living facility, but is now abandoned and going unused. The Owner is seeking to revitalize and beautify the Property and believes the only viable way to do so is to rezone it. Utilization of the Property without rezoning would result in undesirable uses that are less compatible with the surrounding neighborhood. As such, should the Property be rezoned, the Owner intends to renovate and retain the existing structure and adaptively reuse it for hotel use.

Description of Development Program. The Owner is proposing to renovate and modernize the existing structure while retaining the nonconforming building and converting it to hotel use through adaptive reuse pursuant to Section 142-456 of the Code. The renovations include restoration of exterior facades and interior spaces and reconfiguration of the units for hotel use. The proposed development will maintain the existing nonconforming floor area and height of the existing structure. The building currently has 88 hospital rooms with a total of 192 beds. The proposed renovations will reconfigure these units and provide additional units to result in providing a total of 110 hotel units.

The first floor will be reconfigured to renovate the interior area on the south end of the Property to serve as the hotel lobby and café with twenty (20) seats. The ground level parking area that exists on the northern portion of the Property will be reconfigured to provide for 29 parking spaces to be utilized by valet service, where the cars will be triple-stacked. The rooftop will be renovated to accommodate a pool deck with an outdoor bar and cafe. The Owner has met with the Miami Beach Parking Department to come up with a detailed plan delineating on-street loading pursuant to Section 130-101(C) of the Miami Beach Code of Ordinances (the "Code").

The Owner has submitted an application to staff for a Certificate of Appropriateness from the Historic Preservation Board, pending the proposed rezoning of the Property. The plans associated with this application are accompanying this letter.

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If you have any questions or comments with regard to the application, please give me a call at (305) 377-6231.

Sincerely,



Michael W. Larkin

cc: Greg Fontela, Esq.