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VIA ELECTRONIC & HAND-DELIVERY

May 4, 2018 – **FINAL SUBMITTAL**

Debbie Tackett, Chief of Historic Preservation
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: Letter of Intent for Certificate of Appropriateness for the Renovation, Design,
and Variance with Regards to the 1500 Collins Avenue structure**

Dear Debbie:

TSAO Design Group, Incorporated represents (the "Applicant") with regard to the above-referenced property (the "Property") within the City of Miami Beach (the "City"). Please let the following serve as the required Letter of Intent for a Certificate of Appropriateness ("COA") for the renovation work of the courtyard space on Washington Avenue, the addition of a framed opening in the north wall of the hotel lobby and a Variance for one additional sign on the Collins Avenue facade of the above mentioned property.

Description of Property. The Property is approximately 60,445 square feet in size (1.388 acres) and is located between Collins Avenue and Washington Avenue at 15th Street. The Property is identified by Miami-Dade County Property Appraiser folio number 02-3234-019-1190. The Property is located within two (2) zoning districts. Haddon Hall (and the parcel to the northwest) is located in the MXE, Mixed Use Entertainment District, while the Campton Apartments are located in the CD-2, Commercial Medium Intensity District. The Property is also located within the Collins Waterfront Local Historic District. These areas contain numerous hotels, retail stores, parking garages and entertainment establishments.

Description of Development Program. The Applicant is proposing to renovate and the existing courtyard space on Washington Avenue. The renovations include the demolition of the bar that is currently located on the south side of the courtyard and the construction of a new bar, closer to the center of the courtyard. Also, landscaping will be increased significantly and a new illuminated floor deck is proposed.

Also the Applicant would like to add a 6-foot-wide and 7-foot-high opening in the hotel lobby north wall to allow more access to the existing bar.

April 13, 2018

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Requests. The Applicant respectfully requests a Certificate of Appropriateness for demolition and design to renovate the existing courtyard space on Washington Avenue and to add a 6-foot-wide and 7-foot-high opening in the hotel lobby north wall. The Applicant also requests the following Variance.

1. Signage - Variance to allow for the addition of one additional sign on the Collins Avenue frontage ("Variance 1"). Per **Section 138-16 of the City Code**, multiple wall signs in the CD-2 district are permitted through the design review process if the aggregate of signs do not exceed the largest maximum permitted area. The request for the additional sign and all signage will comply with Section 138-21.

Compliance with COA Criteria. The Applicant's request complies with the Certificate of Appropriateness criteria in that the proposed improvements are compatible with the surrounding properties; and the exterior architectural features and general design, scale, massing and arrangement are analogous to those of neighboring properties. The proposed renovations will beautify the Property and enhance the overall appearance of both the Washington Avenue face and the Collins Avenue face.

The proposed renovations are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties while prioritizing preservation of the existing adjacent structure and tree. Overall, the proposed renovations will positively impact the historic character of the neighborhood and district. Accordingly, the Applicant's proposed renovation meets the Certificate of Appropriateness criteria for renovation and design.

Satisfaction of Hardship Criteria. Section 118-353(d) of the City's Code sets forth the hardship criteria for a variance request. The Applicant's request satisfies all hardship criteria as follows:

(1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

The existing Haddon Hall structure facing Collins Avenue on the Property is symmetrical in nature and also angled in plan. Because of this 'stepped' nature of the façade and the unique floor plan of this U-shaped building, the façade frontage appears almost as two separate structures. The Variance stems from this unique circumstance. The variance requested is required in order to effectively create symmetry and balance to the façade.

(2) The special conditions and circumstances do not result from the action of the applicant;

The need for the requested variances directly results from the layout of the existing structure. The Applicant is not responsible for the layout or construction of the existing structure. The Applicant is taking efforts to enhance the unique elements of the frontage by creating balance.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;

The Code allows for multiple signs on a frontage as approved by the Board as long as the aggregate sign area does not exceed the largest maximum permitted area (100 square feet for our property). The granting of this variance is in line with the purpose and intent of the Code and does not confer any special privilege on the Applicant. The Variance is needed to place a hotel sign in a functional location relative to the use on a structure.

(4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. The variance is being requested in order to maintain the existing symmetry and rhythm of the Collins Avenue frontage. Adjacent properties with multiple buildings and/or staggered facades do commonly have more than one sign on their exterior.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

This request is the minimum necessary in order to allow an additional sign to be located on the Collins Avenue frontage. The Applicate is not proposing more signage square footage than is allowed by the Code.

(6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

This variance will not be injurious to the area or otherwise detrimental to the public welfare. This variance allows for a more cohesive look for the Collins Avenue frontage and does not exceed square footage limits as set by these land development regulations. The request is consistent with the purpose, intent and welfare of the Code, and promote the restoration and rehabilitation of existing structures.

(7) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.

The variances requested are consistent with the City's comprehensive plan.

Sea Level Rise and Resiliency Criteria. The proposed renovations will make for a more resilient building. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

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

The Applicant will provide a recycling or salvage plan during permitting.

- (2) **Windows that are proposed to be replaced shall be hurricane proof impact windows.**

N/A

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

No new windows are being added but existing ones are operable.

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

The Applicant will provide appropriate landscaping at the Property. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

- (5) **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 nature of the building that will be preserved and the existing roadway elevation are located below BFE. As a result, the Applicant will look into ways to protect the ground floor during potential flooding events.

- (6) **The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

The nature of the Property that will be preserved is located below BFE. However, an increase in the roadways may be accommodated.

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

No work is happening to critical mechanical and electrical systems.

- (8) **Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

The Applicant is preserving the facades of the Property. It is not feasible to elevate them.

- (9) **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 of 54 of the City Code.**

Proper precautions will be taken to protect the Property from potential floods.

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

An existing water retention system already exists on the property.

Conclusion. The Applicant seeks to make minor changes to the existing historic hotel property to enhance the use of the property and to contribute to the overall enhancement and betterment of the adjacent neighborhood. The proposed renovations will not have any adverse impact on the surrounding area. We respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at (305) 215-2739.

Sincerely,



Jason Hagopian AIA, LEED AP, NCARB
TSAO Design Group, Incorporated