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VIA HAND-DELIVERY

July 30, 2018

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

Re: Supplemental Letter - Certificate of Appropriateness and Variances for the Property located at 1685 Washington Ave, Miami Beach, Florida

Dear Tom:

This law firm represents SOBE CENTER, LLC (the "Applicant"), with regard to the above referenced property (the "Property"). Please let the following serve as the Applicant's supplemental letter of intent in connection with a request for a Certificate of Appropriateness and related Variances from the Historic Preservation Board (HPB) for design of a new building in a historic district, and the demolition of an existing non-contributing building.

Property Description. The Property measures approximately 9,000 square feet and is identified by Miami-Dade County Folio No. 02-3234-019-0730. The Property is zoned CD-3 (Commercial, High Intensity) and is located at the southeast corner of Washington Avenue and 17th Street. It is currently improved with a Citibank building that was constructed in 1996.

Proposal. As depicted in the renderings and plans entitled "1685 Hotel" prepared by McG Architecture and Planning, the Applicant proposes to construct a small boutique hotel on the Property (the "Project"). The hotel will contain 150 guest rooms and two restaurants which are 2,132 square feet and 4,826 square feet on the premises. A total of 122 parking spaces will be provided on site through the use of mechanical parking lifts. The Project received approval from the Planning Board on June 26, 2018.

The Project was presented before the HPB on July 10, 2018. As response to the HPB comments, the Applicant has modified the Project accordingly.

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Modified Proposed Variances. The Applicant has modified the previously requested variances in order to address the HPB's feedback. These proposed modified variances are as follows:

1. Height variance of 3 feet for a limited portion of the 8th floor, to permit 83' where 80' is permitted.
2. ~~Variance in number of stories to allow for 8 stories instead of 7 stories.~~
[Withdrawn]
3. ~~Interior drive aisle variance to reduce a portion of the drive from 22' 0" to 21' 3".~~ [Withdrawn]
4. ~~Interior drive aisle variance to reduce the required 18" setback of the column to 0".~~ [Withdrawn]
5. Front setback variance for the tower portion of the structure to reduce the setback from 50'-0" to 32'-5" [6"] (Washington Avenue).
6. Front setback balcony projection variance for the tower to increase a 6' allowed projection to 8'-10" [4"].
7. Side facing street balcony projection variance for the pedestal and tower to increase a 4' allowed projection to 9'-4" [6'-0"].
8. ~~Rear Tower balcony projection variance to increase allowed projection from 5'-7" to 6'-11".~~ [Withdrawn]

Conclusion. The granting of the requested certificate of appropriateness and modified variances will be in harmony with the intent and purpose of the City Code, without injuring the surrounding neighborhood or public welfare. Based on the foregoing, the Applicant respectfully requests your favorable review and recommendation of this application.

If you have any questions or comments with regard to the application, please give me a call at (305) 377-6238.

Sincerely,



Michael J. Marrero