

September 7, 2018

VIA HAND DELIVERY

The Chairperson and Members of the
Miami Beach Historic Preservation Board
c/o Ms. Deborah J. Tackett
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: HPB18-0244 Application for change in building status from Non-Contributing to Contributing in the City's Historic Properties Database and Modification of HPB File #7509 for Waivers under Sec. 118-395 | Hotel 18 | 1775 James Avenue, Miami Beach (the "Property")

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents Hotel 18 Group, LLC (the "Applicant"), relating to land use and zoning matters relating to the Property. Please accept this Application, on behalf of the Applicant, for change in classification from a non-contributing to contributing property and waivers under Sec. 118-395 ("COA") in connection with the redevelopment of the Property (the "Project"). The Project was originally approved at the Historic Preservation Board ("HPB") meeting of February 10, 2015 under File No. 7509 ("Order"), see attached.

I. The Property

The Property is located in the Museum Historic District and the Miami Beach Architectural District. The Property is zoned Residential Multifamily, Medium Intensity (RM-2) on the City of Miami Beach Official Zoning Map and designated Residential Multifamily, Medium Intensity (RM-2) on the City's Future Land Use Map.

The Property contains a 1948 2-story apartment building originally called the James Court Apartments designed by Norman M. Giller. The James Court was an apartment building with 30 units. Enclosed with the submittal under separate cover, you will find a copy of a Historic Resource Report ("Historic Report") prepared by Arthur J. Marcus which includes the building cards for the Property.

The Board approved the Property to be converted from an apartment building into a boutique hotel with approximately 69 rooms and restaurant. The approvals in 2015 included, (i) new construction of a five (5) story addition; (ii) total renovation with partial demolition of sides and rear of the Property.

II. Project

Applicant is submitting to the HPB a request to change the Historic Properties Database under section 118-534 and change the classification of the building from non-contributing to Contributing. In September 9, 2014 the board considered the reclassification to contributing at the request of Staff with opposition of then Applicant and a split Board 4-3 voted against it. Then on the next item, having an application for total demolition of a non-contributing building, the board rejected it and ultimately approved a project which preserved the front façade and part of the side of the originally building. The Project then was treated as a contributing building by not permitting total demolition but since the classifications didn't change, none benefits of preservation of the building were provided to the Project.

III. Request for Reclassification to Contributing building.

Applicant is hereby requesting the Board approve a change in classification to contributing structure in the Historic Properties Database under Sec. 118-534. Since the project is preserving and restoring the front façade, the area with the historic characters of the Museum Historic district it only leads to follow the Applicant should be afforded the benefits as typically of any contributing property where there is partial demolition.

IV. Request for Modification to a Certificate of Appropriateness

Applicant is hereby requesting an approval of the modification COA to grant the waiver under 118-395 (2) from the percentage of 66% of the side walls because the approved project is maintaining 36.2%. The front façade and is being restored and the parking is being removed creating the front entrance as it was originally created. The renovation of the property into a boutique hotel within the Museum Historic district it will be make it compatible with the surrounding properties which many have been converted into hotels.

V. Compliance with COA Criteria

In accordance with Section 118-564 of the Code, the Application complies with the criteria for issuance of a COA. The proposed physical improvements and additions are designed to be compatible with the surrounding properties. The general design, scale and massing of the renovations to the Property are appropriate to the size of the lot and compatible with the

surrounding properties. This modification only is requesting the Board to grant a waiver of conditions under Section 118-395 (2) iii.

VI. Sea Level Rise and Resiliency Review Waiver

Section 133-50(a) provides review criteria for compliance with the City's recently adopted sea level rise and resiliency criteria.

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

To the extent required, Applicant will comply with this requirement.

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

The new windows will be hurricane proof impact windows.

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

N/A.

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

All new landscaping will consist of Florida friendly plants.

- (v) *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.*

N/A

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

N/A

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

N/A

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

N/A

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

N/A

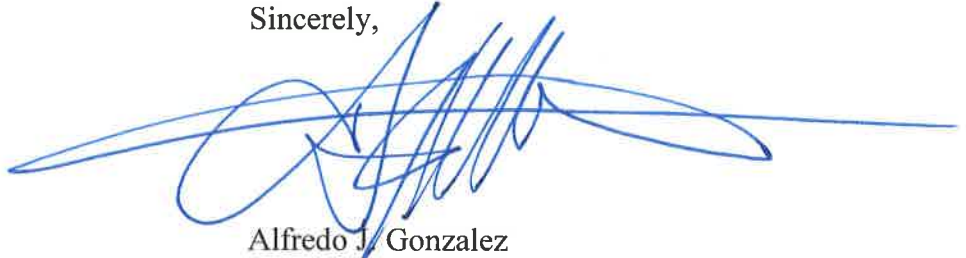
- (x) *Where feasible and appropriate, water retention systems shall be provided.*

N/A

VII. Conclusion

The Applicant is requesting the approval of the COA to enhance Property to create a proper lobby in order to operate a fully functional hotel. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Alfredo J. Gonzalez

Attachment