

June 4, 2019

**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: UDATED HPB18-0252 Application for a Certificate of Appropriateness for  
Design, Demolition| Certificate for Approval of Variances| Park Hotel | 355  
19<sup>th</sup> Street, Miami Beach (the “Property”)**

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents Park Hotel, LLC (the “Applicant”), relating to land use and zoning matters relating to the Property before the Historic Preservation Board (“HPB”). Please accept this Updated Letter of Intent as part of the application, on behalf of the Applicant, for a Certificate of Appropriateness for design and demolition & Approval of Variances (“COA”) in connection with the redevelopment of the Property (the “Project”). The Project was heard before the HPB on May 14, 2019, after presentation the Board continued to the July 9<sup>th</sup> HPB meeting, allowing the Applicant the opportunity to address issues raised by both Staff and the Board.

**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 1951 2-story apartment building called the Park Apartments designed by Mackay & Gibbs. The Park apartments was an apartment building with 32 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 Architect P.A. which includes the building cards for the Property.

The Park apartments was designed in the MiMo-Miami style of architecture prevalent at the time. While the buildings sits on the corner and two street sides, Park avenue and 19<sup>th</sup> street, the buildings do not acknowledge its prominent Park avenue frontage. The Park avenue frontage does not contain any design elements and it appears to be a design originally intended for a middle of the block design than a building with two street façades. When looking at the other corner buildings in the area, such as the Tuxedo and Sadigo, they were design with elements on both street fronts unlike the Project.

## **II. Project**

Applicant is submitting to the HPB for the redevelopment of the property, which is seeking to restore the two front buildings facing 19<sup>th</sup> street, while allowing demolition of the rear and sides, including the side facing Park avenue to allow for a new 5 story, hotel with approximately 116 rooms in both the new and historic areas. The area located between The Bass museum to the north, the Miami Beach Convention Center to the west and Collins avenue to the east has had numerous boutique hotels open, creating a cluster of hotels that can service Miami Beach Convention Center attendees not looking for the costlier options along Collins avenue.

## **III. Request for Certificate of Appropriateness**

Applicant is hereby requesting an approval of the COA for the design and demolition of portions in the rear and sides while preservation of the front structures which have the design elements. This would allow 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 with 5 story additions. As a result of the unique nature of the property and odd shape, the Applicant is also requesting some minor variances and waivers in order to build the approved design. After re-evaluation of the project Variances have been eliminated.

## **IV. 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 demolition of the sides and rear which do not have design elements.

V. Request for Waivers

- a. Waiver under 118-395(2)(d)(2) to maintain all the setbacks and parking credits of the portions of the front of project which are being preserved.
  - i. The Project is located Museum Historic District and the Miami Beach Architectural District.
- b. Waiver under 130-101(D) to provide the required loading spaces as required because Project is in a designated historic district.

VI. Request for Variances: ALL HAVE BEEN ELIMINATED IN REVISED PLANS.

- a. REMOVED: Variance request #1: Under Section 142-218 to waive a portion of the required twenty-foot setback (20') and provide only 16' 9" in a portion of the southeast corner of the building requiring at worst point, a variance for 3'3". The area of the variance would only cover 12.8 square feet and is required because of the odd shaped lot and the location of the contributing building being maintained.
- b. REMOVED: Variance request #2: Under Section 142-1132(o)(4) that permits balconies to encroach into the maximum of 25% of the front setbacks. In the present case the requested variance is because of the odd shaped lot and the location of the contributing building being maintained which is exceeding for an area of 6.5 sq ft. on the southeastern tip.
- c. REMOVED: Variance request #3: Under Section 142.216 (2)(e)(1) the Applicant is requesting variance from the requirement as it would create a parking level with 25' clearance where over 24% of overall height of the structure would be exhausted. In the event in the future because of the raising of the street parking could no longer be accommodated on the site, payment into the parking impact fee could be made.
- d. REMOVED: Variance request #4: Under Section 142.216 (2)(e)(5) the Applicant is requesting a variance from the requirement to provide at "least one stair shall be visible and accessible from the building's main lobby (whether interior or exterior), shall provide access to all upper floors, shall be substantially transparent at the ground level and shall be located before

access to elevators from the main building lobby along the principal path of travel from the street. Such stair, if unable to meet minimum life-safety egress requirements, shall be in addition to all required egress stairs.”

**VII. 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.*

The demolition of the Property may require recycling or salvaging. 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.*

Yes, the new construction is being built at base flood elevation plus 1’.

- (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.*

Yes, internal ramps would address any increase of the public rights-of-ways.

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

Yes.

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

It is not feasible to raise the portions of the existing building being maintained.

- (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.*

Yes.

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

Yes.

#### **VIII. MODIFICATIONS FROM ORIGINAL PLANS:**

- a. The Courtyard was lowered from 13'0" NGVD to 9'-0" NGVD, which is 1 foot of freeboard above of BFE (8'-0") instead of originally BFE plus 5', a **4 foot reduction**. This brings down the Courtyard as request by the Staff and Board.
- b. The height of building was reduced from the allowable 50 ft to 48'-4", which puts the roof at 57'-4" NGVD. Before was 63'-0" NGVD. **Overall height has been reduced by 5' 8"**.

- c. The Pool Deck at the roof is elevated 3 ft and an immediate area around the pool was elevated 2 additional ft. Previously the pool was sunk into the space of the 5th. Level.
- d. Parking garage eliminated. Instead proposed is a small basement area only for back of house spaces including an air-conditioned trash room.
- e. The preservation proposed of the existing façades was abandon. The only portions that are been preserved are the (2) buildings at the front of the lot facing 19<sup>th</sup> Street. On those buildings the slabs and roof will be removed and restore.
- f. Taking inspiration from the façade being removed along Park Avenue, a steel frame structure is proposed on Park Avenue.
- g. The building was **scaled back** in the following areas:
  - i. At the south-east corner on 19th. Street, the distance to the property line was 18'-5" and now is 22'-1", which is **3'-8" additional setback.**
  - ii. The facade of the courtyard rooms was at 79'-6" from the property line and now is at 89'-10". **An additional setback of 10'-4".**
  - iii. The volume of the elevators was at 47'-5" from the property line and now are at 50'-1". **An additional setback of 2'-8".**
- h. Change of façade, planes and larger eyebrows were introduced to the elevations to improve its articulation and increase the sense of horizontality.
- i. The previously proposed openings in the middle of the building were eliminated.
- j. A bridge connecting east and west wings of the building was lowered from the 5<sup>th</sup> Floor down to the floor above of the courtyard as an reinterpretation of the original bridge being removed.
- k. The trellises over the bridge were eliminated.

Members of the Historic Preservation Board  
June 4, 2019

Page 7

- l. White concrete headers were introduced to the vertical windows of the elevators.
- m. The architectural feature, the stairs and the elevator shafts were reduced in height by **8 inches**.

**IX. Conclusion**

The Applicant is requesting the approval of the COA of the modified plans pursuant to staff and the Board comments that create a boutique hotel that would service the Miami Beach Convention Center. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Alfredo J. Gonzalez

Attachment

ADMIN 34980823v3