

August 15, 2016

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: UPDATED Letter for Application for a Certificate of Appropriateness for
Design & Demolition and Variances | Sadigo Court Hotel | 334 20th Street,
Miami Beach (the “Property”)**

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents Sadigo Hotel, LLC (the “Applicant”), in connection with land use and zoning matters relating to the Property. Please accept this Application, on behalf of the Applicant, for a Certificate of Appropriateness for design and demolition (“COA”) and variances in connection with the redevelopment of the Property (the “Project”). The Project was heard at the HPB meeting of August 9, 2016 and the Board requested additional information continuing the Project to September 13, 2016 HPB meeting.

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 1936 3-story apartment building called the Sadigo Court designed by P.H. Mallory. The Sadigo Court is currently an apartment building with 54 units (See attached BTR). Enclosed please find a copy of the building cards for the Property and a Historic Resource Report (“Historic Report”) prepared by Kobi Karp.

II. Project

Applicant is submitting to the Historic Preservation Board ("HPB") for a COA to upgrade the Property into a boutique hotel with 81 rooms and 85 seat restaurant. The modifications are in line with the historic nature and design of the Property, while at the same time allow for general improvements consistent with hotel. In general, the renovations include: (i) new construction of a five (5) story addition; (ii) total renovation with slight demolition of the Property; (iii) new rooftop addition on the east side of the Property.

III. Revisions to Plans from Original Submittal

a. Mechanical roof:

- i. Level 4 and 5 have been configured to provide for future mechanical equipment for the hotel and restaurant. The plans show an Intake/outtake unit, a generator, several condensing units, a refrigeration rack, and an exhaust fan for the restaurant, as well as a roof hatch to allow access for maintenance. All equipment is enclosed by screens and located away from the view triangle.

b. Demo ground level:

- i. Ground level floor structure is shown to be demolished except for the historic main lobby.

c. Elevations:

- i. Elevation and sections line weight have been revised as per the board comments. It also includes the visibility triangle for 20th street and Park Avenue. It also shows the location of the mechanical equipment on the roof.

d. Renderings:

- i. As requested by the board, additional renderings have been provided to show a view of the penthouse addition and the courtyard.

e. Sections:

- i. Sections have been revised to show placement of mechanical equipment in reference to the visibility triangle from both streets.

f. Additional Revisions:

- i. -The northern edge of the pool deck was pushed to the south to reduce the visibility from 20th street.
- ii. -The stair on the south west was lowered and reconfigured to reduce the visibility from Park Avenue.

g. Courtyard:

- i. Revised courtyard elevations reflect the additional features of the original historic elevations.

IV. Waiver of Section 118-395(b)(2)(d)(1)

The aggregate demolition of the first floor slab results in less than 75% of the original first floor slab remaining intact. Pursuant to Section 118-395(b)(2)(d)(2) of the Code, Applicant is requesting the HPB to waive the requirement that at least 75% of the first floor slab remain to allow the Project to retain its floor area, height, setback and parking credits, as applicable. The Project is a member of the stock of contributing buildings in Miami Beach. The replacement of the first Floor slab flooring will ensure the building's structural integrity for future generations to enjoy.

V. Request for Certificate of Appropriateness

Applicant is hereby requesting an approval of the COA to permit the renovation and additions. In renovation of the property into a boutique hotel within the Museum Historic district it will be compatible with the surrounding properties.

VI. 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.

VII. Request for Variance

The applicant is requesting the following variances, as determined by the interpretation of the Planning Director:

1. A variance under Section 142-218 to waive 1'8" of the minimum required 20' sum of side setback for the Project.
2. A variance under 142-218 to waive 10" of the minimum required 10' east side setback for the Project.
3. A variance under 142-218 to waive 10" of the minimum required 10' west side setback for the Project.
4. A variance under 142-218 to waive 10' of the minimum required 20' front setback for the Project.
5. A variance under 142-218 to waive 7'5" of the minimum required 12'6" rear setback for the Project.
6. A variance under 142-217 to waive the minimum hotel room size requirements for the existing contributing building and rooftop addition.

Section 118-353(d) of the Code delineates the standards of review for a variance application. Specifically, a variance shall be approved upon demonstration of the following:

- a) That 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;

***Satisfied;** Sadigo is, a contributing structure built in 1936 by P.H. Mallory. Applicant cannot meet the setback requirements without demolishing the historic structure and eliminating the historic interior courtyard. In order to not change the exterior facades of the contributing structure the change of use to hotel creates the relief from room size requirements. The Penthouse addition, in order to follow the contributing structure lines and rooms below, requires relief from room size requirements.*

- b) That the special conditions and circumstances do not result from the action of the applicant;

***Satisfied;** Sadigo is, a contributing structure built in 1936 by P.H. Mallory. Applicant cannot meet the setback requirements without demolishing the historic structure and eliminating the historic interior courtyard. In order to not change the exterior facades of the contributing structure the change of use to hotel creates the relief from room size requirements. The Penthouse addition, in order to follow the contributing structure lines and rooms below, requires relief from room size requirements*

- c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

***Satisfied;** The HPB and formerly Board of Adjustment routinely grant similar variance requests for historic structures.*

- d) That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

***Satisfied;** Applicant is entitled to create boutique hotel rooms of the character of the surrounding areas. Failure to approve the Application will result in an unfair competitive advantage to Applicant's competitors and will also create a*

significant hardship for creating rooms larger that would then require alterations to the historic façade.

- e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

Satisfied; The variance requested is the minimum variance required to provide the necessary hotel use without demolishing the historic structure.

- f) That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

Satisfied; Granting of the variance will be in harmony with the general intent and purpose of the Code and will not be injurious to the local area. Rather, as stated above, the Applicant intends be in harmony with surrounding areas.

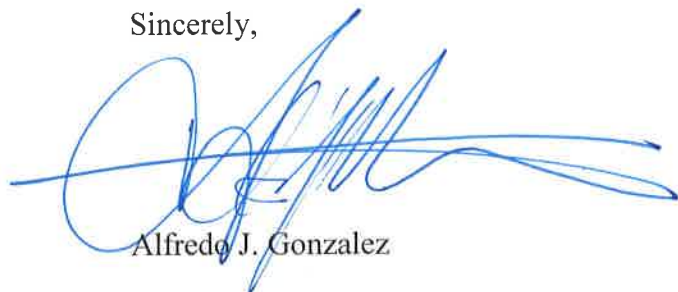
- g) That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

Satisfied; Granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

VIII. Conclusion

The Applicant is requesting the approval of the COA and variances to redevelop the contributing property into a hotel. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Alfredo J. Gonzalez