

November 12, 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: HPB19-0353 Application for a Certificate of Appropriateness for Design,
Partial Demolition| Certificate for Approval of Variances| Aqua Hotel | 1530
Collins Avenue, Miami Beach (the “Property”)**

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents 1530 Collins, LLC (the “Applicant”), relating to land use and zoning matters relating to the Property before the Historic Preservation Board (“HPB”). Please accept this Letter of Intent as part of the application, on behalf of the Applicant, for a Certificate of Appropriateness for design, partial demolition & approval of variances (“COA”) in connection with the redevelopment of the Property (the “Project”).

I. The Property

The Property is located in the Ocean Drive and Collins Avenue Historic District and the Miami Beach Architectural District. The Property is zoned Mixed-Use Entertainment (MXE) on the City of Miami Beach Official Zoning Map and designated Mixed-Use Entertainment (MXE) on the City’s Future Land Use Map.

The Property contains a 1953 2-story apartment building called the Sun-Deck Apartments under the building card but soon after opening sign had Sea-Deck Apartments was designed by Mackay & Gibbs. The Sun-Deck 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 Sun-Deck Apartments apartments was designed in the MiMo-Miami style of architecture prevalent at the time. The primary façade of the Property is by the most part the same as it was back in 1953, except for the center portion that was changed to a solid railing,

which Applicant is proposing to restore. The interior lobby has no historical elements, especially original floor or reception area.

II. Project

Applicant is submitting to the HPB for the redevelopment of the property, which is seeking to restore the front façade of the building while allowing demolition of the rear portions to allow for a contemporary 5 stories, 50' rear addition with approximately 100 rooms located in the new and historic areas. The area located on the West side of Collins Avenue, across from the larger oceanfront hotel. In the 50's on the West side many smaller boutique hotels were built for tourists not looking for the costlier options along Oceanfront hotels on Collins avenue. The proposed renovation is commentary and compatible to the renovation of the West side of Collins avenue that has been occurring.

III. Request for Certificate of Appropriateness

Applicant is hereby requesting an approval of the COA for the design and partial 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 Ocean Drive and Collins Avenue Historic district making it compatible with the surrounding properties which many have been renovated hotels with 5 story or larger additions. As a result of the unique nature of the property, the Applicant is also requesting some minor variances and waivers in order to build the approved design.

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 listed as a contributing building located on Ocean Drive and Collins Avenue 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.
 - i. The Project is on Collins Avenue without any way of providing loading or any parking spaces because of the contributing structure being preserved.

VI. Request for Variances

- a. **Variance request #1:** Under Section 142-545 of the code in order to allow the proposed new hotel rooms to be a minimum size of 200 square feet where the Code requires a minimum of greater than 335 square feet for 85% of the units and 330-335 square feet for the remaining 15% of the units.
 - i. The variance is needed to keep the compatibility with the rooms in the historic building and the new construction. The room makeup will nonetheless will have 38% of the rooms over 300 square feet, with the smallest rooms at 250 square feet.
- b. **Variance request #2:** Under Section 130-32 (26) of the Code for the reduction of required parking for the hotel units within the proposed addition. The Code allows a variance to reduce the required parking by up to twenty percent (20%).
 - i. The Project currently is required to provide 46 parking spaces and providing a variance of 20% would reduce the required parking by 20% or 10 parking spaces. The Project can't provide any parking because of the preservation of the contributing building and not having an alley to enter by the rear.
- c. **Variance request #3:** Under Section 142-543 (e) Accessory outdoor bar counters, provided that the accessory outdoor bar counter is not operated or utilized between midnight and 8:00 a.m.; however, for an accessory outdoor bar counter which is adjacent to a property with an apartment unit, the accessory outdoor bar counter may not be operated or utilized between 8:00 p.m. and 8:00 a.m.
 - i. The Applicant is requesting variance from the requirement to allow for an accessory outdoor bar counter to operate until 2 a.m. There currently appears to be some apartment units west of the Project behind both a retail front and Madonna's Adult Club. Approving

this variance would not result in disturbances, especially with Club Madonna abutting and on the same property of apartment units.

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 a minimum of 1 foot.

- (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.*

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. Conclusion

The Applicant is requesting the approval of the COA and variances to create a boutique hotel that along the Collins Avenue corridor. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Alfredo J. Gonzalez

Attachment