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VIA HAND DELIVERY

July 25, 2016

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

Re: Historic Preservation Approval for Demolition and Design - "Moxy Hotel" - 915, 917, 919, 921, 923, 925, 947, 955 Washington Avenue.

Dear Tom:

This firm represents Washington Avenue Associates, LLC (the "Applicant") the new owner of an assemblage of land located on the east side of Washington Avenue between 9th and 10th Streets. Please consider this letter the Applicant's letter of intent in support of a historic preservation application for an innovative mixed-use hotel and commercial development, including a single story rooftop addition on portions of the existing structure and the erection of a new ground floor addition.

The Property. The "Moxy Hotel" project will span most of the block. The Property is zoned Commercial Medium Intensity (CD-2) under the City's land development regulations and is located in the recently created Washington Avenue overlay district, which incentivizes new hotel and commercial development in the corridor.

The subject property is developed with three commercial buildings of varying ages, all of which are contributing buildings in the Flamingo Park Historic District. We are attaching the Historic Resource Report for the site, which has details on the existing structures. As you know, Washington Avenue has served as an important commercial corridor for South Beach for over a hundred years. The Applicant is

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proposing to renovate the existing structures and add the hotel component in a manner encouraged by the City's overlay requirements.

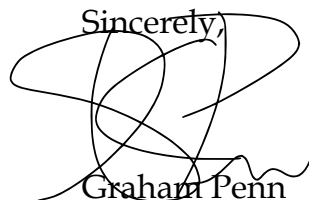
Proposed Development. The Applicant proposes to develop the Property with an innovative mixed-use development, including ground floor commercial uses within the historic buildings and a 204 room hotel tower to be located on the east side of the Property. As part of the hotel development, the Applicant proposes to include food and beverage uses on the first and second levels, a pool deck amenity on the second level, and a second smaller deck amenity on the top of the new hotel building.

The design encourages pedestrian activity along Washington Avenue by bringing new uses to the corridor and including a new open courtyard as part of the hotel food and beverage operation. The proposed design will involve modifications to portions of the existing façades, but care has been taken to maintain the major historic architectural elements, including the upper facades. The Applicant will need to remove the existing floor slabs since the slabs are all of varying height and therefore make unified development of the Property impractical.

Requests. Based on the proposed development program, the Applicant respectfully requests the following:

- (1) a Certificate of Appropriateness for design of the proposed development and partial demolition of portions of the existing commercial structures.
- (2) a waiver for nonconforming parking credits to re-instate the parking credit for the portion of the buildings that will remain.
- (3) a waiver of the requirement of a building greater than 200 feet in length to have a physical separation.

Conclusion. The Applicant is excited to bring this exciting development to the Washington Avenue area. We look forward to your recommendation on our application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

Graham Penn