

August 4, 2016

Members of the Historic Preservation Board
c/o Ms. Deborah J. Tackett
City of Miami Beach
Planning, Design & Historic Preservation Division
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Lennox Miami Corp. Application for a Modification to Certificate of a Certificate of Appropriateness for Design HPB File NO. 7263 / Peter Miller Hotel, 1900 Collins Avenue Miami Beach, Florida.

Dear Members of the Historic Preservation Board:

This letter accompanies the application by Lennox Miami Corp. (the "Applicant") for the Peter Miller Hotel at 1900 Collins Avenue (the "Project") for the public hearing before the City of Miami Beach Historic Preservation Board (the "Board").

The Project obtained approvals before the Board at the September 13, 2011, September 11, 2012, April 9, 2013 and March 11, 2014 under HPB Order File NO. 7263 (see attached). The Applicant is respectfully requesting the following 7 modifications and 2 restoration items (8 & 9) described below:

1. After the Fact – Demolition of the existing lower roof deck (at 37.93' NGVD) at penthouse level (of existing Peter Miller Hotel), to be replaced with a new concrete deck at 38.89' NGVD.
2. After the Fact – Demolition of the existing parapets at penthouse level (of existing Peter Miller Hotel) to be reconstructed to increase the original configuration by 4 7/8".
3. The new lower roof deck to be finished with artificial grass, tiles and pebbles, instead of the previously approved pavers.
4. Penthouse mechanical equipment area increase from 1,672 square feet to 1,983 square feet.
5. The height of the A/C units to extend up to 82.5" above the approved roof deck in lieu of 48" as originally approved.
6. Parapet on penthouse roof level increased 1'-4", from 50.08' NGVD to 51.41' NGVD.
7. Elevator roof increased 0'-4" in height, from 54.08' NGVD to 54.60' NGVD.

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8. **Restoration** of east and partial south façade at Collins Avenue and 19th Street as per historic images; all design features to be repaired or reconstructed with a smooth stucco finish as per built records or conditions.
9. **Restoration** of cupola-like structure with sail boat wind vane design as depicted on the historic post card.

The Applicant has been working to redevelop the property in order to restore the historic buildings into a hotel that will meet the needs of today's tourist and contribute into the revitalization of the Museum Local Historic District. As part of the redevelopment of the Project, the issues arose during the construction work that has triggered these modifications.

The site is zoned CD-2, Commercial Medium Intensity District, having a F.A.R. of 2.0 with a total allowable F.A.R. 61,028 sq. ft. The Applicant proposes to build 57,915 square feet of F.A.R., leaving over 3,000 sq. ft. of F.A.R. on the site.

Based on the foregoing, we respectfully request your favorable consideration of this application.

Very truly yours,


Alfredo J. González, Esq.

Enclosures

MIA 185374541v4