

April 5, 2021

City of Miami Beach Historic Preservation Board
c/o Debbie Tackett, Historic Preservation & Architecture Officer
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

**Re: Letter of Intent for Collins Park Artist Workforce Housing
Historic Preservation Board Application, File No. HPB20-0448
Property located at 224 23 Street, Miami Beach, Florida**

Dear Ms. Tackett and Historic Preservation Board Members:

Our company, Servitas, LLC, is the Applicant and proposed developer for the Collins Park Artist Workforce Housing project on the City of Miami Beach-owned lot adjacent to the Miami Beach Regional Library (the "Project"). The Project is a new 7-story, 71,395 SF mixed-use building, designed, built and managed in accordance with the Development Agreement executed by the City of Miami Beach on February 1, 2021. The ground floor will be activated with commercial or non-profit use (the City of Miami Beach has a right of first refusal regarding this area); the second floor will be dedicated to dormitory use for Miami City Ballet students; and the upper floors will be used for artist workforce housing. A modest roof deck with open-air exercise equipment for residents is also planned. Service will use a dedicated passageway to the rear service yard, which is shared with the Miami Beach Regional Library. The Design Architect for the Project is Shulman + Associates.

We believe that the Project will help accomplish the City of Miami Beach's policy goals of developing affordable workforce housing within the City and of increasing the presence of cultural organizations and artists within the City while improving the character and appearance of the surrounding neighborhood.

In connections with the above referenced Application, we will also be seeking three (3) variances:

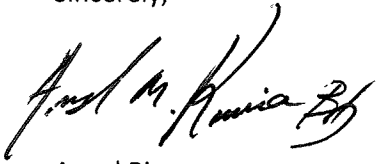
Variance 1: Variance from City Code Section 142-1132 (d) to permit an entrance canopy with a width of 20 feet. This variance would allow the property to have a slightly wider shaded area at the entrance.

Variance 2: Variance from City Code Section 142.745 (e) (3) a. to permit a service driveway with a width of 16 feet.

Variance 3: Variance from City Code Section 130-101 D to permit a reduction in the number of required loading spaces required for the building. This variance will allow the Project to avoid having those making deliveries or loading from backing out on to 23rd Street.

We look forward to a favorable review of this Application for Certificate of Appropriateness and the Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Angel M. Rivera". The signature is fluid and cursive, with a large initial "A" and a stylized "R" at the end.

Angel Rivera
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