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December 6, 2021

VIA HAND DELIVERY

Chair and Members of the Historic Preservation Board ("HPB")
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

**RE: 1685 Collins Avenue – Certificate of Appropriateness for partial demolition and renovation
(HPB17-0176)**

Dear Mr. Mooney:

Our firm represents Beach Hotel Associates, LLC ("Owner" or "Applicant") the owner of the hotel located at 1685 Collins Avenue (the "Property" or "Hotel"), which is a contributing historic structure in the Ocean Drive/Collins Avenue Historic District and the Miami Beach Architectural District. Although the Hotel was historically known as the "Delano," the current proposed project is not affiliated with the DELANO Brand luxury/lifestyle hotels. The historical 'Delano Hotel' signage is a contributing feature of the building and will be maintained as required by the City of Miami Beach Historic Preservation Board ("HPB").

The Hotel is one of the most storied places in the history of Miami Beach. The Hotel originally designed by B. Robert Swartburg was opened in 1948. It re-opened in 1995 after a redesign by Philippe Starck, which was a departure from the historic Swartburg design. The owner is currently undertaking a substantial investment to upgrade and restore the Hotel to honor the original design elements (the "Proposed Project").

The Hotel was one of the first post-World War II hotels in Miami Beach and one of the first hotels to be fully air-conditioned, signaling a change of the Miami Beach economy from a winter-only resort destination to a year-round city. The Hotel also showed a transition in architectural style, from the rectilinear Art Deco to the more inventive elements of Postwar Modern, now known as MiMo (Miami Modern).

Overview of Proposed Project

In general, the Proposed Project will bring back some of the original 1948 features, including terrazzo floors in the lobby and eliminating the front hedge at the western façade. The Proposed Project consists of a contemporary reinterpretation of the original design, which honors and revives original

aspects such as the recreation of the dining room in the back of the first floor and the mezzanine. The scope of the Proposed Project includes (but is not limited to):

- **Façade**: Minor façade modifications including: (1) select demolition of the southern façade for windows at the fourth floor; (2) reconfiguration of the eastern façade including the ground floor porch for outdoor dining and fourth floor, as described in further detail below; and (3) the conversion of existing windows to door openings at the front western elevation for ADA access, which are concealed behind existing columns.
- **Hurricane impact windows and doors**: Replacement of all windows and doors with hurricane impact glass, to generally match the historic configuration.
- **Lobby**: Complete renovation of the lobby and ground floor amenities, including removal of many of the non-historic Starck elements, and introducing new finishes to honor the original design elements of the historic hotel, such as the terrazzo floors. The basement level is also being renovated to contain hotel amenities including a spa, gym and area for back of house.
- **Reconstruction of the Mezzanine**: Section 118-395(b)(3) of the City code permits the HPB to approve the reconstruction of original interior floor plates if, prior to June 4, 1997, such floors were removed, even if the underlying lot is currently nonconforming as to FAR. Demolition plans from the Starck renovation (dated 1995) indicate that the original bridge which crossed the lobby area was removed. See relevant sheets from the 1995 demolition plans enclosed as **Exhibit A**. The Proposed Project will reconstruct the original bridge which crossed the lobby area and the existing southern mezzanine (now mechanical area only), which will be partially repurposed into a public area as originally constructed.
- **First floor rear dining "porch" and open dining terrace**: Reconstruction of the first floor rear historic dining area as a porch, in addition to a new covered terrace with a trellis system for outdoor dining.
- **Fourth floor rooftop pool, cabanas, hotel amenities and bar**: Creation of hotel amenities on the fourth floor including a pool with cabanas and bar area. This will result in the removal of existing hotel rooms currently on the fourth floor, resulting in a reduction in the number of hotel rooms from 194 to 169 (also resulting from the consolidation of certain rooms). Note the addition of an exterior stair on the south side of the Property leading to the fourth floor amenities.
- **Landscaping**: The existing garden is comprised primarily of exotic plant materials that are being maintained in unnatural forms, oftentimes to the detriment of the plant's health. Our proposed garden scheme will focus on reintroducing regionally appropriate plant material that is suitable for the oceanfront ecosystem unique to the Property. The plants will be carefully selected so that they can mature into their natural forms. Along Collins Avenue, the existing *Ficus benjamina* hedge will be replaced by specimen *Clusia rosea* trees and Florida native palms to create an arrival experience that is teeming with biodiversity. The dramatic allée of *Washingtonia robusta* palms on the east side of the hotel will be preserved as best possible.
- **Ramps for ADA access**: Modifications to the front entry to allow for ADA access; the addition of an ADA-compliant accessible ramp on the south side of the Property provides access to the lobby level of the building from the front of the Property, and the rear of the building to the outdoor dining and terrace. Currently, the ADA accessible route comes into the Property from

the north side (17th Street) and enters into the basement level of the building. The new accessible route offers a greatly improved ADA experience and entrance to the Hotel.

- **Bungalows**: Minor modifications to the elevation, interior and exterior of the bungalows. The existing beach café kitchen at the eastern end of the bungalows to be upgraded and reconfigured. Note that the rear yard landscape and deck to come back under separate approvals.
- **Signage**: The historic sign on the spire will be maintained.

Sea Level Rise Criteria

In order to ensure that the Project is resilient in light of the effects of sea level rise, the sea level rise and resiliency review criteria from Section 133-50 of the LDRs is addressed below:

1. A recycling or salvage plan for partial or total demolition shall be provided.

A recycling plan will be provided as part of the submittal for a demolition permit to the building department. It is planned to reuse as much of the material as possible.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

All windows in the renovated building will be replaced with hurricane proof impact windows.

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Single hung windows will be provided in all hotel guestrooms.

4. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 126 of the city Code.

All new landscaping will consist of Florida friendly plants.

5. The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

The existing lobby level of the historic hotel is situated at over 13' NGVD, which is above the base flood elevation of 8' NGVD; the basement is approximately 3' NGVD but the structure cannot be raised due to its historical designation. All mechanical systems will be removed from the basement and relocated above base flood elevation.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height.

Collins Avenue shows an elevation of approximately 4.8 in front of the Property; the driveway ramps up to approximately 8' NGVD, which will be above the anticipated future roadway elevations.

7. As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

All critical mechanical and electrical systems will be located above base flood elevation and on roofs when available.

8. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

The first floor elevation of the Hotel is currently at approximately 13.23' NGVD, which is 5.23' above base flood elevation (8.0'). Therefore the existing first floor/lobby level meets the base flood elevation, plus City of Miami Beach freeboard.

9. 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 of 54 of the City Code.

If required, the building will provide dry flood proofing systems for the habitable spaces located below the base flood elevation.

10. As applicable to all new construction, stormwater retention systems shall be provided.

The site is currently built-out. There are insufficient open spaces to incorporate water retention systems. Therefore such a system is not feasible at this time.

11. Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement materials will be utilized.


12. The design of each project shall minimize the potential for heat island effects on-site.

Hardscape areas will be limited. Landscaped areas will be planted with green lawns, bushes and trees for shade.

For all of the reasons as stated herein, we respectfully request the Historic Preservation Board's favorable review of the Proposed Project.

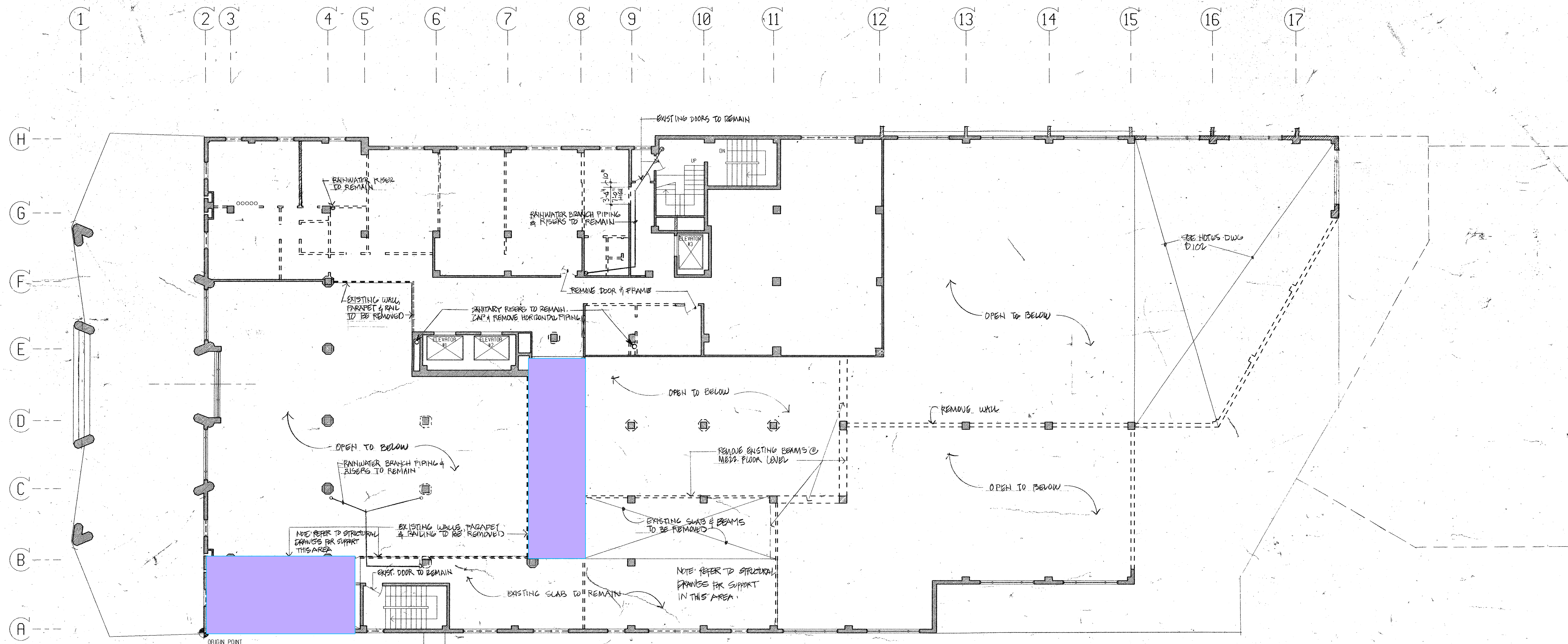
Sincerely,

AKERMAN, LLP

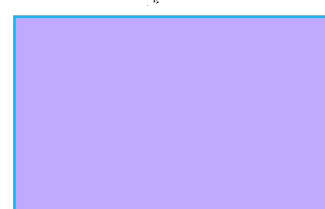


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EXHIBIT A



NOTE:
 PRIOR TO REMOVAL OF SLABS & BEAMS AS INDICATED ABOVE,
 GO TO FLOORING & BRACING OF ADJACENT STRUCTURE.
 REFER TO SHORING & BRACING NOTES ON DWG. D-100,
 & STRUCTURAL DRAWINGS.

 AREA OF ORIGINAL MEZZANINE THAT WILL BE REBUILT AS PART OF THIS APPLICATION.

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 75011 PARIS, FRANCE
 TEL. 1-40-21-72-54
 INTERIOR DESIGNER

PMGArchitects
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RIVA, KLEIN & TIMONS
 4914 SW 72ND AVENUE
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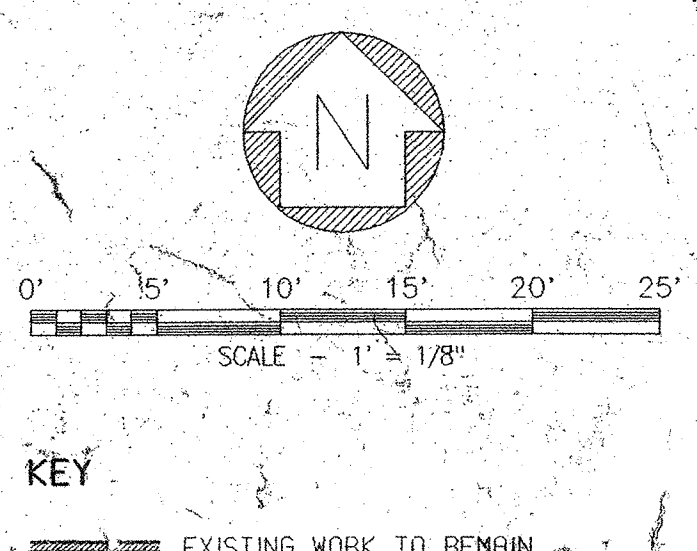
COASTAL TECH
 1570 MADRUGA AVENUE
 CORAL GABLES, FL 33146
 TEL. 305-961-2653
 CIVIL ENGINEERS

MARTHA SCHWARTZ, INC.
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 TEL. 617-461-8141
 LANDSCAPE ARCHITECT

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 235 WEST 46TH STREET
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 TEL. 212-975-8000
 OWNER

Delano Hotel
 1685 Collins Avenue
 Miami Beach, Florida

RECEIVED
 MAR 14 1995
 DELANO HOTEL



NO.	DATE	REVISION
TITLE: MEZZANINE FLOOR DEMOLITION PLAN		
DATE: 14 MAR 95		
SCALE: 1/8" = 1'-0"		
DRAWING NUMBER: D-103		