

January 3, 2021

VIA ELECTRONIC AND 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: HPB21-0493 Application for a Modification of Previously Approved Certificate of Appropriateness for Historic Preservation Board File No. HPB19-0341 (“Application”) | The Raleigh Assemblage | Raleigh Hotel - 1775 Collins Avenue, Richmond Hotel - 1757 Collins Avenue, and South Seas Hotel - 1751 Collins Avenue, Miami Beach, Florida (collectively, the “Properties”)

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents BSD Raleigh Trustee LLC, a Delaware limited liability company as trustee of the Raleigh Land Trust (the “Applicant”), in connection with the land use and zoning matters relating to the abovementioned Properties before the Historic Preservation Board (“HPB”). On behalf of the Applicant, please accept this Letter of Intent as part of this Application, to allow for the proposed modifications to the previously approved HPB Order File No. 19-0341, dated September 8, 2020 (the “Order”), for the Certificate of Appropriateness (“COA”) in connection with the partial demolition, restorative design and new construction at the Properties (the “Approved Project”), discussed further below.

I. The Property

The Properties consist of three (3) of the most recognized and well-known hotels on Collins Avenue – the Historic Raleigh Hotel located at 1775 Collins Avenue (the “Raleigh Property” or “Raleigh Hotel”), the Richmond Hotel located at 1757 Collins Avenue (the “Richmond Property” or “Richmond Hotel”), and the South Seas Hotel located at 1751 Collins Avenue (the “South Seas Property” or “South Seas Hotel”).

The Properties are zoned Residential Multifamily, High Intensity (RM-3) on the City of Miami Beach Official Zoning Map and designated Residential Multifamily, High Intensity (RM-3) on the City's Future Land Use Map. Based on the City's Miami Beach Historic Properties Database, the structures on the Properties – including the Raleigh Hotel, Richmond Hotel, and South Seas Hotel – are “contributing” historic structures. Accordingly, the Properties are located in the Ocean Drive/Collins Avenue Historic District and the Miami Beach Architectural District.

II. The Properties Approval History

As mentioned above, the Properties consist of the Raleigh Property, Richmond Property, and South Seas Property. For your convenience, provided below is a brief summary of the approval history and background of the existing hotel developments located at the Properties.

On August 13, 2013, the Board reviewed and approved a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 8-story Raleigh Hotel building, including the construction of two (2) new 2-story cabanas (ground level detached additions) in the rear yard, as well as minor restoration modifications to the exterior façades, interior lobby space, and exterior terrace within the Raleigh Hotel (“HPB Order 7367”). In compliance with HPB Order 7367, a full building permit was issued for the construction of the lower level basement improvements as well as the foundation for the continued construction of the 2-story cabanas as permitted under Building Permit No. BC1703576.

Most recently, on September 8, 2019, the HPB issued the Order approving the COA to allow for the Approved Project that combined the Raleigh Property, Richmond Property, and South Seas Property as one unified development. The Approved Project consists of the partial demolition, renovation and restoration of the three contributing historic buildings on the site, the new construction of a 175-foot residential tower at the southeast portion of the site (the “Oceanfront Tower”), the construction of a detached ground level addition at the northeast portion of the site and the construction of two attached additions. The Order and Approved Project also included the approval of two (2) waivers for off-street loading and parking credits, in addition to one (1) a variance to reduce the required subterranean rear setback to construct a driveway for residential pick up and drop off. A copy of the Order is attached for your ease of reference.

The Approved Project is currently under permit review by the Building Department of the City of Miami Beach. As part of the continued design of the Approved Project several items are being requested to be modified by the Board.

III. Proposed Modifications

After further review and consideration of the construction documents, the Applicant is requesting the following design and program modifications to the scope of work to further advance the Approved Project (the “Proposed Modifications”):

Raleigh Hotel Property and Oceanfront Tower

- a. Providing two (2) additional basement levels for parking purposes under portions of the approved basement level. Pursuant to the plans provide the additional parking levels do not extend to the historic buildings or Raleigh pool.
- b. Adding rear yard paseo from Raleigh Hotel to Oceanfront Tower which was originally located between the South Seas and the Oceanfront Tower but because of concerns of the Fire Department, the connection is being proposed to from the Raleigh.

Richmond Hotel Property

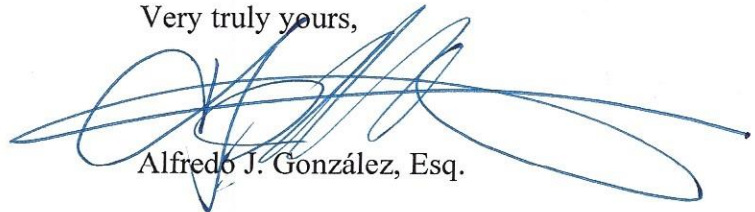
- a. The Historic lobby is being maintain as approved. The originally proposed restaurant on the first and second levels are being converted into hotel suites for the Project.

South Seas Hotel Property

- a. Changing from residential lobby for residences to restaurant/bar in the historic lobby and the upper floors also converted to restaurant.

The Applicant has worked with the staff prior to submitting this modification and based on the foregoing, we respectfully request your favorable consideration of this application.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Alfredo J. González, Esq.', with a long horizontal flourish extending to the right.

Alfredo J. González, Esq.

Enclosures