

From: [HPB](#)
To: [Bueno, Lizbeth](#); [Fons, Monique](#)
Cc: [Tackett, Deborah](#)
Subject: FW: HPB21-0491 - Shelborne Hotel - Item 6 on 2/8/22 HPB Agenda
Date: Friday, January 28, 2022 12:36:36 PM
Attachments: [image001.png](#)

Hi Lizbeth,

Please process.

Thanks,



Jessica Gonzalez
Clerk of Boards
Planning Department
1700 Convention Center Drive – 2nd Floor, Miami Beach, FL 33139
Tel: 305-673-7550 / www.miamibeachfl.gov
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From: barrysklein@gmail.com <barrysklein@gmail.com> **On Behalf Of** Barry Klein
Sent: Tuesday, January 25, 2022 8:12 AM
To: Nicholas J. Rodriguez-Caballero <nrodriguez@brzoninglaw.com>; HPB <HPB@miamibeachfl.gov>
Subject: Re: HPB21-0491 - Shelborne Hotel - Item 6 on 2/8/22 HPB Agenda

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Please copy planning staff at HPB@miamibeachfl.gov on any HPB related emails you may send me.

Thank you,

On Mon, Jan 24, 2022 at 7:03 PM Nicholas J. Rodriguez-Caballero <nrodriguez@brzoninglaw.com> wrote:

Dear Mr. Klein,

We hope all is well and 2022 has begun excellently for you! We are writing in reference to Item 6 on your February 8, 2022 Historic Preservation Board Agenda, which pertains to the Shelborne Hotel located at 1801 Collins Avenue (File No. HPB21-0491). The application seeks approval of a required new FPL Vault Equipment room in the rear of the property, which requires two (2) variances. The new FPL equipment is essential to the future of the historic Shelborne Hotel, as the current equipment is original from the 1950s and cannot be repaired or maintained properly due to its age and inaccessible location in the basement of the Shelborne. We would like to offer our availability to virtually meet and answer any questions you may have about the application in advance of the February 8 HPB meeting.

After exploring all options in coordination with FPL for the past year, the application proposes to locate the FPL vault in the rear yard, adjacent and accessible to 18 Street in order to avoid negative impacts to the historic building and Shelborne's pool deck. The FPL vault has been sensitively designed to be harmonious with the existing conditions on 18th Street by blending as much as possible with the existing wall that runs along the Shelborne's southern property line, while also providing architectural interest by using natural materials with vertical wood louvers. Below you may find the proposed site plan with the location of the proposed FPL vault highlighted with red dash lines.

Because the proposed FPL vault is proposed to be located along the southern property line (based on access requirements from FPL), two (2) variances are required. First, from the required 15' setback for accessory structures, and second from the required 15' setback for structures in the oceanfront overlay. It should be noted, however, that parts of the existing Shelborne pool deck are already setback 0' from the southern property line, and no part of the existing hotel is setback 15'. A 15' setback on this narrow property would amount to placing the FPL vault in the center of the rear yard, which would negatively impact the historic character of the site. We believe the proposed design is the best possible when considering the technical and strict requirements from FPL and the existing site conditions.

We welcome the opportunity to meet with you, make the site accessible for a visit, or answer any questions you may have about the application via email. We look forward to hearing from you. Thank you!

Proposed Site Plan



Sincerely,



**BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES**

ZONING, LAND USE AND ENVIRONMENTAL LAW

Nicholas J. Rodriguez-Caballero

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[Biography](#)

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