

April 4, 2022

**VIA ELECTRONIC 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: Zoning Interpretation Summary Cover Letter concerning Application Nos. HPB21-0497, HPB21-0457 & HPB22-0506 | Properties located at 1669 Collins Avenue aka 1 Lincoln Road (the “Ritz Property”) and 1671 Collins Avenue the (“Sagamore Property”), Miami Beach, Florida (collectively, the “Overall Property”)**

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Dear Chairperson and Members of the Miami Beach Historic Preservation Board:

Our firm represents Di Lido Beach Hotel Corp, EBJ Sagamore LLC, Lionstone Di Lido Retail Lessor LLC, Di Lido Beach Resort LLC, and Sobe Sky Development LLC, as the owners of the Overall Property (collectively, the “**Applicant**”) for the Historic Preservation Board Application Nos. HPB21-0497, HPB21-0457 & HPB22-0506 (collectively, the “**Application**” or “**Project**”). Please consider this written correspondence a summary of the Applicant’s Formal Request for a Decisions or Determinations Letter and the City Planning Director’s recent response and determination.

On March 28, 2022, the City of Miami Beach Planning Director issued a Planning Determination Letter related to the Application for the proposed restoration, demolition and redevelopment at the Overall Property (the “**City Response Determination Letter**”). The City Response Determination Letter was written in response to the Applicant’s Formal Request for a Decisions or Determinations Letter regarding the following assertions<sup>1</sup>:

1. Whether the properties located at 1669 Collins Avenue (the “Ritz Property”) and the property located at 1671 Collins Avenue (“Sagamore Property”) may be combined as one unified development site (“Overall Property”), in accordance with the regulations within the City Code.
2. Whether the Ritz Property and Sagamore Property located within the same zoning district (“RM-3”) as a unified development site may use the total available FAR within the unified

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<sup>1</sup> Please note, these questions were asserted in light of the Request for Decisions or Determinations of Planning Director Letter authored by Paul Savage and dated November 22, 2021, that was withdrawn. A copy this letter is also enclosed for your convenience.

development site, even in the case where there are separate FAR allocations for each independent site, except the 20,000 square feet FAR for hotel amenities bonus under Section 142-246 of the Code shall only apply to hotel amenities.

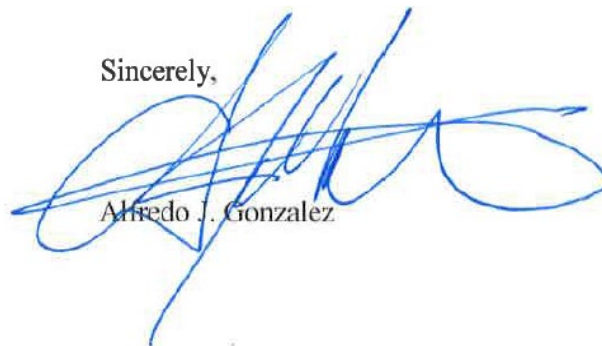
3. Whether the combined site consisting of the Ritz Property and Sagamore Property, as a unified development site, exceeds 115,000 square feet in lot size, making the site eligible for a ground floor addition up to 200'-0" in building height under Ordinance 2019-4285 (codified at Section 142-246(f) of the City Code).

As detailed in the City Determination Letter, it was confirmed that the plans submitted with the Application (HPB21-0457) are consistent with the requirements of the Land Development Regulations. Specifically, the City Determination Letter confirmed the following in the affirmative:

1. The Ritz Property and the Sagamore Property may be combined as one unified development site ("Overall Property"), in accordance with the regulations within the City Code.
2. The Ritz Property and Sagamore Property are located within the same zoning district ("RM-3") and as a unified development site may use the total available FAR within the unified development site, even in the case where there are separate FAR allocations for each site independently, except the 20,000 square feet FAR for hotel amenities bonus under Section 142-246 of the Code shall only apply to hotel amenities.
3. The combined site consisting of the Ritz Property and Sagamore Property, as a unified development site, is eligible for a ground floor addition up to 200'-0" in building height under Ordinance 2019-4285 (codified at Section 142-246(f) of the City Code), as the unified development site exceeds 115,000 square feet in lot size.

In other words, the City Determination Letter confirmed that the Overall Property (consisting of the Ritz Property and Sagamore Property) may be developed as one unified site, with an aggregate FAR within the unified development site (even in the case there are separate FAR allocations for each independent site), and is eligible for a 200' ground floor addition. Copies of the Applicant's Formal Request for a Decisions or Determinations Letter and the **City Response Determination Letter** is enclosed for your convenience.

Sincerely,



Alfredo J. Gonzalez

Attachments