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*FLORIDA BAR BOARD CERTIFIED IN CITY, COUNTY AND LOCAL GOVERNMENT LAW

April 7, 2022

VIA EMAIL (c/o hpb@miamibeachfl.gov)

Honorable Rick Lopez, Board Chairperson and Board Members
Historic Preservation Board
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Ritz-Sagamore Petition for Rehearing on Certificate of Appropriateness File No. HPB22-506 on Application No. HPB21-0457 for the Properties Located at 1 Lincoln Road and 1671 Collins Ave. (the "Application" or "Project")

Dear Chairperson Lopez and Board Members:

I am writing on behalf of Beach Hotel Associates, LLC, the owner of the property located at 1685 Collins Avenue (the "Delano Hotel" or "Neighboring Hotel").¹ Our Neighboring Hotel is a contributing historic structure in the Ocean Drive/Collins Avenue Historic District and the Miami Beach Architectural District. This letter is also adopted and submitted by New National, LLC, the owner of the National Hotel, a contributing historic structure located at 1671 Collins Avenue that abuts the Project referred to above. With regard to the Petition for Rehearing, the Code's requirements for rehearing have not been satisfied. As the Professional Staff Report for this Item wisely concludes:

Petitioners fail to establish, as a matter of law, how the HPB overlooked or failed to consider any evidence which would render its decision erroneous. Further, the Petitioners fail to identify newly discovered evidence which is likely to be relevant to the decision of the board. Accordingly, no basis for rehearing has been provided.

Staff Report and Recommendation for HPB Meeting of April 12, 2021, at Page 6. Because the Petition for Rehearing does not "establish a basis under the narrow scope of the Code for the HPB to grant a rehearing,"² the Board is respectfully requested to deny the Petition.

¹ The use of "Delano Hotel" herein is for ease of reference, and does not signal any affiliation with the DELANO Brand of luxury and lifestyle hotels. The historic "Delano Hotel" signage is maintained by the owner as a contributing feature of the building, as required by the City of Miami Beach Historic Preservation Board.

² Staff Report and Recommendation for HPB Meeting of April 12, 2021, at Page 2.

To: Board Chairperson and Board Members
Re: HPB22-506 & HPB21-0457
Date: April 7, 2022

Sincerely,



Paul C. Savage, Esq.
on behalf of Beach Hotel Associates, LLC

and



W. Tucker Gibbs, Esq.
on behalf of New National, LLC

cc: Beach Hotel Associates, LLC
New National, LLC
Nick Kallergis, Assistant City Attorney
Deborah Tackett, Chief Historic Preservation Officer