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**VIA ONLINE SUBMITTAL & HAND DELIVERY**

Chair and Members of the Historic Preservation Board ("HPB")  
c/o Deborah Tackett, Historic Preservation Officer  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, FL 33139

**RE: 1685 Collins Avenue: Rear Yard – Certificate of Appropriateness for partial demolition and renovation of rear yard**  
**File No: HPB22-0519**

Dear Ms. Tackett:

Our firm represents Beach Hotel Associates, LLC (the "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. The Property is home to iconic historic structure that has been known as the Delano Hotel, although its new owners intend to operate the hotel under a new name not affiliated with the DELANO Brand luxury/lifestyle hotels. This Board, during its February 8, 2022 meeting, approved an application to renovate and bring back to life this one-of-a-kind structure (the "Prior Order"). See Exhibit A, Recorded Board Order HPB17-0176. Please allow this letter to serve as the required of intent in connection for a new application for a Certificate of Appropriateness to approve renovations of the rear yard including the pool deck.

**Property and Prior Order.** 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 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). Recognizing the Hotel as a true icon of the Miami Beach skyline, the Owner and its dedicated design team undertook a detailed investigation of the Property's history in order to present a plan that revived some of the key historic architectural features that made the Delano stand out. Some key elements of the approved renovations included: maintaining the historical 'Delano Hotel' signage, restoring the iconic vertical color bands on the elevations, restoring the historic dining terrace and recreating the mezzanine bridge in the lobby.

With the same care and diligence, the Applicant now submits plans for the renovations to the rear yard which create a space that is functional, in tune with the spirit of this historic Property, and fully compliant with all applicable zoning restrictions in the City of Miami Beach Code of Ordinances (the "Code") (the "Proposed Renovations").

**Proposed Renovations.** The rear yard is currently improved with a impervious wooden deck, cabanas, and a bar which cover a vast majority of the area. The existing rear yard provides only 606 square feet (22%) of pervious area within the Dune Overlay when 2,173 square feet (80%) is required. Similarly, 1,054 square feet (21%) of pervious area is provided within the Oceanfront Overlay when 2,536 square feet (50%) is required.

The Proposed Renovations create logical flow within the rear yard and incorporate natural materiality, a beach-inspired color palette, and lush landscaping to create a tropical oasis that is more in tune with the Property's surroundings. The Applicant proposes two chickee structures, as well as wooden walkways less than 44 inches in width<sup>1</sup> to connect the rear yard to the existing connection to the promenade and beachwalk and to a new walkway access on 17<sup>th</sup> Street. The first chickee structure is located within the Dune Overlay and will function as an outdoor bar counter which, due to its elevation and well as proposed fencing and lush landscaping, will not visible to pedestrians from the existing beach walk or 17<sup>th</sup> Street in compliance with Section 142-1109 of the Code (the "Dune Chickee"). The second chickee is located within the Oceanfront Overlay setback 10 feet from the City's bulkhead line and has sun loungers and other beach furniture( the "Oceanfront Chickee"). The rest of the rear yard includes portable beach furniture seating a top of sand as well as appropriate landscaping. The Proposed Renovations provide 2,228 square feet (82%) pervious area in the Dune Overlay when 2,173 square feet (80%) is required and provide 2,553 square feet (50.3%) of pervious area in the Oceanfront Overlay when 2,536 square feet (50%) is required. Additionally, the Proposed Renovations comply with all other Code requirements regarding permissible uses, elevation of the proposed structures, height, setbacks and others.

In short, the Proposed Renovations are a better and more environmentally friendly design than the existing conditions and contribute substantially to the revitalization of this iconic historic structure that commenced a few months ago with the approval of the Prior Order. The Applicant looks forward to fully realizing its inspired vision for the Property by obtain approval of the Proposed Renovations.

### **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.**

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<sup>1</sup>Section 142-1132(o)(11) of the Code provides that walkways at a maximum of 44 inches are a permitted encroachment into required yards. The Code also provides that width may be increased to a maximum of 5 feet for those portions of walkways necessary to provide ADA required turn around areas and spaces associated with doors and gates. The proposed walkways extend to provide for ADA turn arounds at the ends, but at no point exceed 5 feet.

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.**

Not applicable.

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

Not applicable.

**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.**

Area within the scope of this application is elevated at approximately at or above base flood elevation (8.0' NGVD). The Dune Chickee and the Oceanfront Chickee are elevated at 9.0' NGVD. Beyond the property line, the dune elevates up to 14.0' NGVD.

**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.**

Not applicable.

**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.**

Not applicable.

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

The Dune Chickee and Oceanfront Chickee are elevated at 9.0' NGVD which is above the base flood elevation (8.0' NGVD)

**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.**

Not applicable.

**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.**

Not applicable.


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

The Proposed Renovations substantially decrease hardscape areas in the rear yard. Proposed landscaped areas include trees for shade and other appropriate plantings where can reduce potential heat island effects on-site.

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

Sincerely,

**AKERMAN, LLP**



Neisen O. Kasdin

cc: Cecilia Torres-Toledo, Akerman LLP