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VIA E-MAIL& HAND DELIVERY

March 6, 2023

Deborah Tackett, Historic Preservation and Architecture Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **HPB22-0562 –Letter of Intent** - Proposed Certificate of Appropriateness for New Constuiction located at 6747-6757 Collins Avenue, Miami Beach, FL

Dear Ms. Tackett:

This law firm represents BTL Investments, LLC (the "Applicant") with regard to the property located at 6747-6757 Collins Avenue City of Miami Beach (the "City"). This letter serves as the letter of intent for a Certificate of Appropriateness for new construction ("COA") for a proposed hotel project at the above-referenced property.

Description of the Property. The subject property consists of two vacant oceanfront lots on the east side of Collins Avenue identified by Folio Nos. 02-3211-007-0440 and 02-3211-007-0430 (the "Property"). The Property is approximately 41,664 square feet (0.956 acres) in size and is currently vacant unimproved land. The Property is located within the RM-3, High Intensity Multi-Family zoning district. The Property is within the North Beach Resort Local Historic District, but there are no contributing historic structures on the site. The Property is neighbored by the Sterling Condominium to the north, and the vacant, former Deauville Hotel Site to the south.

Development Approval History. On June 9, 2020, the HPB approved of a Certificate of Appropriateness for the construction of a new hotel building on the Property (the "Prior Approval"). The Prior Approval consisted of an 11-story hotel building with 209

hotel units and 90 parking spaces. The previously approved project provided approximately 93,700 square feet of floor area distributed in a mid-rise building.

Proposed Project. The Applicant seeks a new design for a hotel on the Property that consists of approximately 160 hotel units distributed within a sleeker and more modern tower (the "Proposed Design"). As compared to the previously approved project, the Proposed Design distributes floor area within 16-stories to provide slender tower above a four-level parking and amenity pedestal.

The pedestal, garage. pool deck , drop off, and curb cuts are in the same location as the Prior Approval. However, the massing of the Proposed Design is more efficiently distributed through the upper 12-stories, with a sleek tower that features abundant glazing on all facades. The podium is wrapped with an elegant bronze metallic ornamental screen that provides movement and architectural interest on all elevations. The oceanfront elevation of the Proposed Design acts as a continuation of the dune by including lush salt and wind resistant landscaping perched above the façade. The west façade of the pedestal is cantilevered above an open-air lobby with a large void space and exposed elevator core clad in a similar ornamental bronze metallic finish as the podium screen.

The Proposed Design activates the Collins Avenue frontage at the ground level with a transparent and welcoming open-air entrance lobby with direct access to parking and amenity levels. The open-air lobby is screened by 50% open bronze metallic vertical louvres. Pedestrian walkways on either side of the Property provides access to the main lobby, lobby lounge, and ground floor pool deck towards the east side of the Property. Circulation is internalized within the ground floor level, with long covered drive aisles and fully internalized valet operations. At the east end of the Property, the Applicant proposes a modest ground level pool deck and lushly landscaped lawn area.

The first three levels of the Proposed Design provide parking, loading, and amenities, including an outdoor wellness terrace, a gym, and accessory café. The main amenity deck is located at the fourth level. Levels 5 -16 contain the hotel units, which all have balconies that feature ocean views.

Overall, the Proposed Design complies with the RM-3 District regulations and is compatible with the context of the built environmental along the east side of Collins Avenue with respect to height and massing. The modern architecture of the Proposed Design introduces a distinguished building to Collins Avenue with subtle and appropriate references to the Art Deco and MiMo designs that characterize the historic district. The Proposed Design is porous to Collins Avenue to allow activation for pedestrian and

vehicular access, and the circulation is designed to prevent any impacts to Collins Avenue. Overall, the Proposed Design is consistent with the COA Criteria and represents an improvement over the previously approved project.

Transportation. As part of the Prior Approval, the Applicant conducted a detailed traffic study by Joaquin E. Vargas, Traftech Engineering, Inc. The traffic study found that the previously approved project would generate 137 net new PM peak hour trips on weekdays, and 166 trips during the weekend peak hour. Based on the reduced number of hotel units and increased number of parking spaces, the Applicant anticipates that the Proposed Design will result only 106 PM peak hour trips, which represents a reduction in traffic impacts from the previously approved project.

Sea Level Rise and Resiliency Criteria. The Proposed Design will comply with the Miami-Beach Code of Ordinances with respect to minimum elevation, heat-island effect, minimum landscaping, LEED Certification, and all other resiliency requirements imposed by the Code. The Proposed Design advances the sea level rise and resiliency criteria in Section 133-50(a) of the Code, as follows:

1. **A recycling or salvage plan for partial or total demolition shall be provided.**

   To the extent required, a recycling or salvage plan shall be provided.

2. **Windows that are proposed to be replaced shall be hurricane proof impact windows.**

   To the extent new windows are proposed, new windows will be hurricane proof impact windows.

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

   The Applicant will provide, where feasible, passive cooling systems.

4. **Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.**

   All landscaping will be Florida friendly and resilient.

5. **Whether 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, including a study of land elevation and elevation of surrounding properties were considered.

Sea level rise projections were considered and informed design decisions to increase permeable open space and improve stormwater drainage.

6. **The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

   Any news ground floor driveways or ramping shall be adaptable to the raising of public rights of way and adjacent land.

7. **Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.**

   To the extent possible, all mechanical and electrical systems will be located above base flood elevation.

8. **Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

   The proposed design will be elevated to base flood elevation plus freeboard.

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.**

   Habitable spaces below base flood elevation plus freeboard will use flood proofing system in accordance with the Code.

10. **Where feasible and appropriate, water retention systems shall be provided.**

    Where feasible, water retention systems will be provided.

11. **Cool pavement materials or porous pavement materials shall be utilized.**

    Cool pavement materials or porous pavement materials will be utilized where possible.

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

    The proposed design provides a number of shaded open spaces and non-air-conditioned shaded living spaces to strategically minimize the potential for heat island effects on site. The Applicant is also providing significant plantings and green roofs on the site to provide shade and reduce heat island effects.

Conclusion. The Proposed Design makes appropriate use of the site within the context of the North Beach Historic District in accordance with the COA Criteria. Accordingly, we respectfully request your favorable review and approval of this application. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Michael Larkin

cc: Diego Colmenaro
Yulesis Izquierdo
Bernardo Fort-Brescia
Nicholas Rodriguez, Esq.