

November 21, 2016

VIA HAND DELIVERY

Mr. Thomas Mooney, Director
Planning & Zoning Department
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: *Application to the Historic Preservation Board*
Property Address: 1052 Ocean Drive, Miami Beach, FL

Dear Mr. Mooney:

This law firm serves as special land use counsel to the Congress Hotel on Ocean Drive, LLC, a Florida limited liability company, the owner of the property (the "Applicant"). Please accept this correspondence as our letter of explanation in support of the second submittal to the attached public hearing application to the Historic Preservation Board. The subject property is located at 1052 Ocean Drive, which is legally described as Lots 1, 2, 3, 4 and 5, Block 15 of OCEAN BEACH ADDITION NO. 2, according to the plat thereof, recorded in Plat Book 2, Page 56 of the Public Records of Miami-Dade County, Florida (hereinafter referred to as the "Property").

The Applicant respectfully requests the following modifications to section C(1)(d) and C(1)(f) respectively, of the Historic Preservation Board Order File No. 1253, dated July 8, 2003:

From: There shall be no outdoor entertainment establishment at the rooftop pool area ("Rooftop Pool") at the building located at 1042 Ocean Drive. In addition, the owner shall not seek any special events permits for outdoor entertainment at the rooftop pool.

To: There shall be no outdoor entertainment establishment at the rooftop pool area ("Rooftop Pool") at the building located at 1042 Ocean Drive, unless approved by the Planning Board. ~~In addition, the owner shall not seek any special events permits for outdoor entertainment at the rooftop pool.~~

And

From: The outdoor bar and Rooftop Pool shall only be utilized by residents, room paying hotel guests, and invitees of the residents and invitees of the room paying hotel guests.

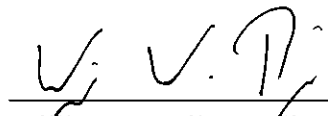
To: ~~The outdoor bar and Rooftop Pool shall only be utilized by residents, room paying hotel guests, and invitees of the residents and invitees of the room paying hotel guests.~~

The Applicant is working with the City's professional staff regarding proposed conditions and operational protocols in support of this request. Based on the foregoing and the supportive documentation attached hereto, we respectfully request your support for this application. Thank you for your consideration.

Very Truly Yours,

Gray Robinson P.A.

By:



William W. Riley, a Shareholder