



February 27, 2017

Historic Preservation Board  
1700 Convention Center Drive  
2<sup>nd</sup> Floor  
Miami Beach, FL 33139

Subject: TwoFifty Collins, LLC  
250/260 Collins Avenue  
Miami Beach, FL 33139

Scope of work included in the HPB Submittal

1. Adjust language in Historic Preservation Board Order #6013, dated October 14, 2008, to allow for both condominium and hotel (short-term rental) use of the property
2. Modify Unit 110 to add a Hotel Reception area
  - a. Reduce the size of the residential unit from a 3-bedroom / 2-bath to a 1-bedroom / 1-bath layout
  - b. Convert the remainder of the space into a reception for hotel use.
    - i. Replace the existing windows with a storefront entrance from the courtyard
    - ii. Add a ramp and railings to meet ADA requirements
    - iii. Make the public restroom ADA compliant
3. Two of the existing units will be modified to meet ADA requirements for hotels, per FL Building Code.
  - a. Unit 106
  - b. Unit 304
4. Proposed new railings at terraces along 3<sup>rd</sup> Street
  - a. Security of hotel guests
  - b. Impede vagrancy on the decks
5. New finishes at pool terrace
  - a. Porcelain tile or silver travertine at pool deck
  - b. Porcelain tile or synthetic slats at remainder of roof deck to resemble wood
  - c. Enclosures (synthetic slats at remainder of roof deck to resemble wood) to hide AC compressors from view
  - d. New trellis (not visible from street sightlines)
  - e. New canopy at elevator to reduce water damage into elevator shaft (not visible from street sightlines)
  - f. New furniture

Sincerely,

CIC

Jose R. Carlo  
FL Architect AR-16566

250-260 COLLINS HPB SCOPE OF WORK 170227.DOC

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