

MIAMI BEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

File No: _____
Date: _____
MCR No: _____
Amount: _____
Zoning Classification _____
(For Staff Use Only)

STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- () BOARD OF ADJUSTMENT (X) HISTORIC PRESERVATION BOARD
() DESIGN REVIEW BOARD () PLANNING BOARD
() FLOOD PLAIN MANAGEMENT BOARD

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. () A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
b. () AN APPEAL FROM AN ADMINISTRATIVE DECISION
c. () DESIGN REVIEW APPROVAL
d. (X) A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
e. () A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
f. () A CONDITIONAL USE PERMIT
g. () A LOT SPLIT APPROVAL
h. () AN HISTORIC DISTRICT/SITE DESIGNATION
i. () AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
j. () AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
k. () TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
l. () OTHER: _____

3. NAME & ADDRESS OF PROPERTY

LEGAL DESCRIPTION: 6565 Collins Avenue - 11 53 42 PB 28-28 AMD PL OF 2ND OCEAN FRONT SUB LOTS 40-41-42- INC BLK 1 LOT SIZE 225 X 331 OR 9896-2613 OR 13242-0847 0487 4 & OR 59R25389 & OR 10470-608/19131-1687 679 4 (Refer to the printout from the Miami-Dade County Property Appraiser's Office, attached hereto as Exhibit "A")

4. NAME OF APPLICANT S.F. Land, LLC

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

6565 Collins Avenue, Miami Beach 33141

ADDRESS OF APPLICANT CITY STATE ZIP

BUSINESS PHONE # (305) 866-8855 CELL PHONE # _____

E-mail address: c/o Ira Sussman - irasussman@the-beach.net

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") Same as above

If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.

Same as above
ADDRESS OF PROPERTY OWNER CITY STATE ZIP
BUSINESS PHONE # CELL PHONE #
E-mail address:

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN

Jose Gomez - Beilinson Gomez Architects, P.A. - 8101 Biscayne Blvd., # 309 Miami FL 33138
NAME (please circle one of the above) ADDRESS CITY STATE ZIP
BUSINESS PHONE #: (305) 559-1250 FAX #: (305) 551-1740 CELL PHONE #: (305) 778-7955
E-mail address: jq@beilinsonarchitectspa.com

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. Michael W. Larkin, Bercow, Radell & Fernandez, 200 Biscayne Blvd., Ste. 850, Miami, FL 33131
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE #: (305) 377-6231 FAX #: (305) 573-3766 CELL PHONE #: N/A
E-mail address: mlarkin@brzoninglaw.com

b. Monika Entin, Bercow Radell & Fernandez, 200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE #: (305) 377-6237 FAX #: (305) 377-6222 CELL PHONE #: (305) 542-3445
E-mail address: mentin@brzoninglaw.com

c. Justin Karr, Bercow, Radell & Fernandez, 200 Biscayne Blvd., Ste. 850, Miami, FL 33131
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE #: (305) 377-6225 FAX #: (305) 377-6222 CELL PHONE #: (305) 542-3445
E-mail address: jkarr@brzoninglaw.com

NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL: The Applicant is seeking a certificate of appropriateness for partial demolition and design. Refer to the letter of intent and the plans for further details.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES () NO ()
10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [] YES [] NO
11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): _____ SQ. FT.
12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) _____ SQ. FT.
13. TOTAL FEE: (to be completed by staff) \$ _____

PLEASE NOTE THE FOLLOWING:

- *Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."*
- *Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.*
- *In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.*
- *In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action (exclusive of all legal or professional design services). Such disclosure shall:*
 1. *Be in writing.*
 2. *Indicate to whom the consideration has been provided or committed.*
 3. *Generally describe the nature of the consideration.*
 4. *Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.*

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- *When the applicable Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.*

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, Not Applicable, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on my property as required by law and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

SIGNATURE

Sworn to and subscribed before me this ____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION or PARTNERSHIP**

(Circle one)

STATE OF Florida

COUNTY OF Miami-Dade

I, Ira Sussman being duly sworn, depose and say that I am the Manager of S.F. Land, LLC and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Ira Sussman as the Manager of S.F. Land, LLC

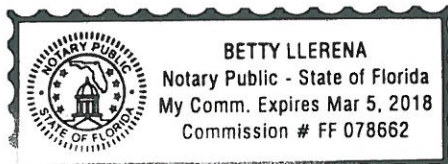
PRINT NAME

[Signature]
SIGNATURE

Sworn to and subscribed before me this 2nd day of September, 2015. The foregoing instrument was acknowledged before me by Ira Sussman, Manager of SF Land, LLC who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires:



[Signature]
NOTARY PUBLIC

Betty Llerena
PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
COUNTY OF Miami-Dade

I, Ira Sussman as the Manager of S.F. Land, LLC being duly sworn, being duly sworn and deposed say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for Design Review approval relative to the subject property, which request is hereby made by me OR I am hereby authorizing Bercow Radell & Fernandez, PLLC to be my representative before the Historic Preservation Board. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Ira Sussman as the Manager of S.F. Land, LLC
PRINT NAME

[Signature]

SIGNATURE

Sworn to and subscribed before me this 2nd day of September, 2015. The foregoing instrument was acknowledged before me by Ira Sussman, Manager of SF Land LLC who has produced FCPL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires

[Signature]
Betty Llerena

NOTARY PUBLIC

PRINT NAME

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

Not Applicable
NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

S.F. Land, LLC.

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

S.F. Land Trust f/b/o Joel Sussman Family

40%

6565 Collins Avenue

Miami Beach, FL 33141

S.F. Land Trust f/b/o Ira Sussman Family

50%

6565 Collins Avenue

Miami Beach, FL 33141

S.F. Land Trust f/b/o Perri Stern Family

10%

6565 Collins Avenue

Miami Beach, FL 33141

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

2. TRUSTEE

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

S.F. Land Trust f/b/o Joel Sussman Family

TRUST NAME

NAME AND ADDRESS	% OF STOCK
<u>Matthew Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Elizabeth Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Benjamin Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Stephanie Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	

S.F. Land Trust f/b/o Ira Sussman Family

TRUST NAME

NAME AND ADDRESS	% OF STOCK
<u>Mollie Sussman Davis</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Paige Sussman Danowit</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Max Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Rachel Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Miriam Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	

S.F. Land Trust f/b/o Perri Stern Family

TRUST NAME

NAME AND ADDRESS	% OF STOCK
<u>Meredith Rishty</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	

3. PARTNERSHIP/LIMITED PARTNERSHIP

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

PARTNERSHIP or LIMITED PARTNERSHIP NAME NAME AND ADDRESS	% OF STOCK

NOTE: Notarized signature required on page 8

4. **COMPENSATED LOBBYIST:**

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

NAME	ADDRESS	PHONE #
a. <u>Michael W. Larkin</u>	<u>200 S. Biscayne Blvd Suite 850, Miami, FL 33131</u>	<u>(305) 377-6231</u>
b. <u>Monika Entin</u>	<u>200 S. Biscayne Blvd Suite 850, Miami, FL 33131</u>	<u>(305) 377-6237</u>
c. <u>Justin Karr</u>	<u>200 S. Biscayne Blvd Suite 850, Miami, FL 33131</u>	<u>(305) 377-6225</u>
d. <u>Jose Gomez</u>	<u>8101 Biscayne Blvd #309, Miami, FL 33138</u>	<u>(305) 559-1250</u>

Additional names can be placed on a separate page attached to this form.

* Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

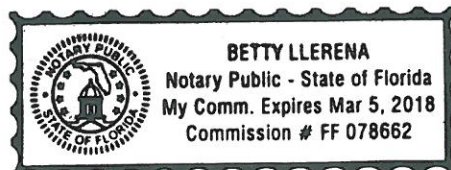
STATE OF FLORIDA
COUNTY OF MIAMI-DADE


I, Ira Sussman as Manager of S.F. Land, LLC, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.


SIGNATURE

Sworn to and subscribed before me this 2nd day of September, 2015. The foregoing instrument was acknowledged before me by Ira Sussman, who has produced FL ID as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP




NOTARY PUBLIC
Betty Llerena
PRINT NAME

My Commission Expires:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/17/2015

Property Information	
Folio:	02-3211-007-0400
Property Address:	6565 COLLINS AVE
Owner	S F LAND LLC
Mailing Address	6565 COLLINS AVE MIAMI BEACH, FL 33141
Primary Zone	4100 MULTI-FAMILY - 101+ U/A
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	0 / 0 / 0
Floors	9
Living Units	269
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	187,442 Sq.Ft
Lot Size	74,475 Sq.Ft
Year Built	1947



Assessment Information			
Year	2015	2014	2013
Land Value	\$17,874,000	\$16,086,600	\$17,427,150
Building Value	\$126,000	\$1,913,400	\$572,850
XF Value	\$0	\$0	\$0
Market Value	\$18,000,000	\$18,000,000	\$18,000,000
Assessed Value	\$18,000,000	\$18,000,000	\$18,000,000

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
11 53 42 PB 28-28	
AMD PL OF 2ND OCEAN FRONT SUB	
LOTS 40-41-42-INC BLK 1	
LOT SIZE 225 X 331	
OR 9896-2613	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,000,000	\$18,000,000	\$18,000,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,000,000	\$18,000,000	\$18,000,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,000,000	\$18,000,000	\$18,000,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,000,000	\$18,000,000	\$18,000,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/25/2013	\$14,250,000	28845-2491	Affiliated parties
12/10/2012	\$100	28413-0425	Corrective, tax or QCD; min consideration
12/10/2012	\$100	28413-0429	Corrective, tax or QCD; min consideration
12/10/2012	\$100	28413-0423	Corrective, tax or QCD; min consideration

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:





BERCOW RADELL & FERNANDEZ

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6231
E-Mail: MEntin@BRZoningLaw.com

VIA HAND-DELIVERY

March 14, 2015

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Revised Letter of Intent for the Historic Preservation Board Application for 6565
Collins Avenue, Miami Beach

Dear Tom:

As you are aware, this firm represents S.F. Land, LLC ("Applicant") in an application seeking the partial demolition and design review approval for its property located at 6565 Collins Avenue ("Property"). This letter serves as the Applicant's revised letter of intent in connection with its certificate of appropriateness application before the City of Miami Beach ("City") Historic Preservation Board (HPB) in order to modify the building façades with the addition of exterior balconies and window enhancements.

Description of the Property. The Property is an oceanfront parcel located on the eastern side of Collins Avenue and approximately 74,475 square feet in size. Identified by Miami-Dade County Folio No. 02-3211-007-0410, the Property is located within the RM-3 Zoning District and the North Beach Resort Historic District ("Historic District"). Designed by architect Henry Hohaus in 1947, the Sherry Frontenac Hotel embodies the Post War Modern style of architecture that prompted designation of the Historic District. A two-story residential building is located to the north of the Property and to the south is the towering Monte Carlo apartment hotel condominium.

Description of the Development Program. The Property's unusual design layout consists of twin towers nine stories high on either side of a three-story lobby and gallery. As noted in the Historic District designation report: "Its saw-tooth shaped plan permits each of the 330 rooms a corner location with maximum light and ocean view... A view from the entrance across the lobby and pool to the ocean is enveloped as a natural part of

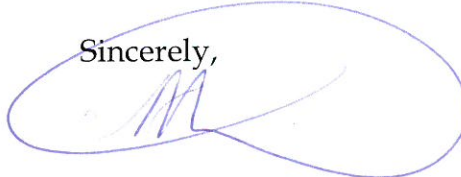
the design of the hotel." Since its original conception, a fundamental design concept for the Property's architect was to enhance visual access and offer guests unparalleled oceanfront views. In furtherance of this same goal, the Applicant's proposed renovation will enhance the oceanfront elevation with installation of balconies and windows, and also restoration of a unique design feature along the Collins Avenue façade.

During the March 8, 2016 hearing, the Historic Preservation Board (HPB) approved all of the installation of balconies along the eastern façade and the restoration of the glass wall along the front façade of the property (as well as all necessary demolition to accomplish both features). However, the HPB members requested that the item be turned for further evaluation of the proposed enlargement of the east facing window openings on the north and south exteriors of both buildings. The accompanying documentation provides the revised plans for the floor to ceiling window openings on the east facing windows, as well as the glass partitions discussed by the Board. This revised window scheme respects the original configurations, while at the same time carrying the building into the 21st century. By increasing visual access to the ocean, the proposal creates synergy with the exterior, bringing the ocean into those units that do not have balconies.

Conclusion. Extensive use of glass and poured concrete with striking geometric shapes is characteristic of Post War Modern architecture. These features were perfectly demonstrated in the construction of the Sherry Frontenac, a design meant to increase sunlight and ocean views. Accordingly, the enlargement of windows is both consistent with the Post War Modern style and the Property's original design. We believe that the proposed development program increases the Property's functionality and is in line with the historic District's predominant character.

We look forward to your favorable review and recommendation. If you have any questions or comments regarding the foregoing, please call me at (305) 377-6237.

Sincerely,



Monika Entin

Enclosures