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June 13, 2024

VIA ELECTRONIC FILING

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

Re: Modification to File No. HPB18-237 – 2618 Collins Avenue.

Dear Tom:

This firm represents TA Hotel Management Group LLC (the "Owner"), the successor in interest to the original applicant and owner of the property located at 2618 Collins Avenue, Miami Beach, Florida (the "Property"). Please consider this letter the Owner's letter of intent supporting an application for revisions to the plan for the approved development on the Property.

Description of Property. The Property is approximately 23,540 square feet in size (0.54 acres) and is located just north of 26th Street between Indian Creek Drive and Collins Avenue, fronting both. The Property is identified by Miami-Dade County Property Appraiser folio number 02-3226-042-0010. The Property is zoned RM-2 Residential Multifamily, Low Intensity and is improved with a four (4) story structure, which was built in 1951. The Property is located within the Collins Waterfront Historic District, and the structure existing on the Property is designated as a historic structure within the district. There are five (5) story multifamily structures neighboring the Property to the north and the south.

The contributing structure on the Property is an excellent example of small scale urban MiMo mid-century architecture. The structure was originally constructed with 33 apartments and 24 hotel rooms and was originally known as the Wentworth Apartments. Shortly thereafter, the building was converted to entirely hotel use and was named the Prince Michael Hotel. The building was then subsequently converted to a multifamily building

known as the Prince Michael Condominiums. The contributing structure is a unique low rise building designed by the noted Architect Roy France.

Approved Development Program. On February 13, 2018 and October 9, 2018, the Historic Preservation Board (the "HPB") approved a consolidated order in File No. HPB18-237 for the partial demolition, renovation and restoration of the existing structure and the construction of a 1-story rooftop addition as part of a new hotel development of up to 107 rooms. The approved renovations include restoration of exterior facades and interior spaces and reconfiguration of the units for hotel use. The first floor was to be reconfigured to restore the historic lobby desk and provide a restaurant on the southeastern portion of the ground floor. The existing pool on the western portion of the ground floor was to remain and a new rooftop pool deck accessible only to hotel patrons was approved to be added.

Proposed Modifications. The Owner is proposing some modest revisions to the approved design, focused on reductions in intensity and use. The total number of hotel rooms is proposed to be reduced to 85, a reduction of 22 rooms. The rooftop pool and accessible roof deck is proposed to be removed from the plan. The approved accessible area in the basement is proposed to be removed, with the relevant floor area being assigned elsewhere in the building. A new stairwell is proposed to be located in the restored lobby area to provide access to second floor meeting space that is replacing approved hotel rooms. The window design on the south side of the building will be modified to increase the size of windows while retaining their historic design and orientation.

Compliance with COA for Demolition & Design Criteria. The Owner's request complies with the Certificate of Appropriateness criteria in that the proposed modification will enhance the development's compatibility with the surrounding properties. The exterior architectural features and general design, scale, massing and arrangement will remain analogous to those of neighboring properties. The proposed modification will reduce the external impacts of the use through the removal of rooftop access.

The design and layout of the proposed site plan provides an efficient arrangement of land uses. Overall, the proposed renovations will positively impact the historic character of the Property, neighborhood and district. Accordingly, the Owner's proposed modified plan meets the Certificate of Appropriateness criteria for renovation and design.

Plan Review Standards. Below are the standards applied by your Department and the Historic Preservation Board as well as the status of the proposed development with each criterion:

a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

The provided plans provide the necessary details.

b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

The provided plans provide the necessary details.

c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit in areas of the city identified in section 118-503.

The provided plans provide the necessary details.

d. The proposed structure, and/or additions to an existing structure is appropriate to and compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties, or the purposes for which the district was created.

Care has been taken in the design of the proposed development to be compatible as possible with the surrounding development.

e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

The Owner has created the site plan in a manner that most efficiently utilizes the Property without negatively impacting the surrounding area.

f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.

Care has been taken to enhance the pedestrian experience and minimize the amount of vehicular and pedestrian interaction.

g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a city master plan, where applicable.

The building elevations have been designed to minimize glare on adjacent parcels.

h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Landscaping has been designed in a manner to provide buffering from adjacent uses.

i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

Care has been taken in limiting the glare and noise escaping the Property.

j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

There are no view corridors that need to be retained. The building massing of the new rooftop addition has been designed to be compatible with the neighboring properties..

k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.

The ground floor is exclusively habitable space.

l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

The rooftop will screen mechanical equipment, stairs, and elevators..

m. Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

The additional development on the Property has been designed in a manner that honors and remains compatible with the existing building.

n. All portions of a project fronting a street or sidewalk shall incorporate of transparency at the first level necessary to achieve pedestrian compatibility .

The modification retains the existing design of the ground floor.

o. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

Due to the historic layout of the building, there is no on-site loading.

Sea Level Rise and Resiliency. Section 7.1.2.4 of the Miami Beach Resiliency Code establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan will be provided.

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

All new windows will be hurricane proof.

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

This provision is not applicable to the instant application.

- (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.

The landscape plan is resilient as it is comprised of native and Florida-friendly plants appropriate for the area.

- (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.

This provision is not applicable to the instant application.

- (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.

This provision is not applicable to the instant application.

- (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.

The plan is in compliance.

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

This is inapplicable to the instant development. It is economically impossible to elevate the existing building.

- (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 54 of the city Code.

This provision is not applicable to the instant application.

- (10) As applicable to all new construction, stormwater retention systems shall be provided.

The project has been designed with stormwater retention as required.

- (11) Cool pavement materials or porous pavement materials shall be utilized.

The project can accommodate cool pavement where possible.

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

The design of the project will minimize the heat island effect.

The Owner is excited to bring this new modified development to the Property. We look forward to your recommendation on our application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

Graham Penn

cc: Jorge M. Bravo
Jeff Gammill