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January 13, 2025

VIA ELECTRONIC SUBMITTAL

Debbie Tackett
Historic Preservation & Architecture Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139
debrahtackett@miamibeachfl.gov

**RE: Final Submittal – HPB 24-0643
REVISED Letter of Intent for Application to the Historic Preservation
Board (“HPB”) for Certificate of Appropriateness and Front Signage
Setback Variance – 1825 Collins Avenue, Miami Beach, FL**

Dear Ms. Tackett:

This firm represents HPT IHG-2 Properties Trust (the “Applicant”), the applicant and owner of the Nautilus Sonesta Miami Beach located at 1825 Collins Avenue, Miami Beach, Florida (the “Property”). Please allow this correspondence to serve as Applicant’s letter of intent in connection with the Applicant’s request for a Certificate of Appropriateness for partial renovation and minor demolition to allow certain improvements as outlined herein. The Applicant is also requesting a front setback variance to allow a detached sign within the front yard. Importantly, other than the aforementioned sign variance, the Applicant is not seeking any waivers or variances in connection with the Application.

I. The Property:

The Property, which is approximately 61,468 square feet (1.41 acres), is located within the Miami Beach Architectural District, the Ocean Drive/Collins Avenue Local Historic District, and is zoned RM-3. The existing structure on the Property is also classified as “contributing” in the Miami Beach Historic Properties Database. The proposed scope of the project subject to HPB review is limited to renovations of the first-floor public spaces, including both interior and exterior areas, and replacement of windows with doors leading to the existing terrace on the second floor.

II. Scope of Project:

The scope of the project is to elevate the guest experience and improve the functionality of the public spaces. Specifically, the project proposes the following:

First Floor:

- a. Replacement of driveway pavers with permeable pavers.
- b. Replacement of front desk millwork in original location.
- c. New lobby café counter.
- d. New glazed partition between lobby and sunken lobby lounge.
- e. Reconfiguration of restaurant/bar area to provide a new semi-private meeting option and to provide new interior/exterior seating.
- f. Replace existing restaurant/bar windows with new sliding window system for indoor/outdoor experience.
- g. Extension of existing raised exterior deck for restaurant/bar.
- h. Refurbishment of existing pool cabanas and wood pool deck.
- i. Replacement and re-orientation of exterior bar and addition of new open-air trellis structures.

Second Floor:

- j. Replace existing windows into doors for access to the existing terrace on second floor.

III. Front Setback Variance for Detached Sign:

The Applicant is requesting a variance to reduce the front setback requirement for a detached sign in Section 6.2.7 of the Miami Beach Resiliency Code from five (5) feet to zero (0) feet, for the proposed sphere sign that will include “The James Hotels” identification. The sign will be located within the same location as the previously existing “Arlo” signage for the hotel. A concept of the signage is shown below, along with the previously existing “Arlo” sign. We believe

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the proposed sphere signage will enhance the character of the Property and will not have any negative impact on the neighborhood or the community at large.

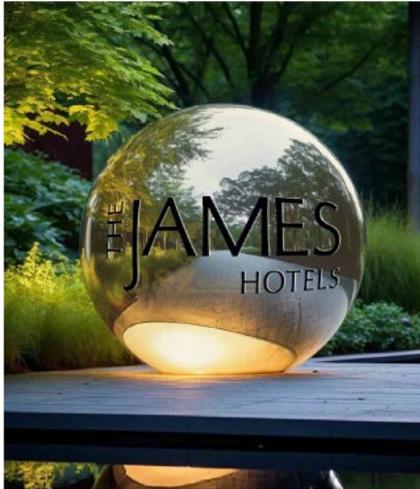


Figure 1- Proposed Concept of Sign



Figure 2- Previously Existing Sign

Consistent with Section 2.8.3 of the Resiliency Code, the Applicant's request for a signage variance satisfies all of the criteria as follows:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;*

This Property has relatively narrow frontage compared with the adjacent Shore Club hotel, which provides a challenge in terms of clearly identifying and distinguishing the Property from its neighbor while traveling by vehicle along Collins Avenue.

(2) The special conditions and circumstances do not result from the action of the applicant;

The special conditions and circumstances (i.e., the narrow configuration of the Property compared to its neighbor) exists through no action of the Applicant.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;

The granting of the variance will not confer on the Applicant any special privilege and remains largely consistent with the purpose and intent of the Code. Specifically, with the exception of the setback, the proposed signage will comply with the dimensional requirements of the Code.

(4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

A literal interpretation of the Code would deprive the Applicant of the ability to properly identify and distinguish the Property, particularly in terms of vehicular ingress, compared to other properties, including its neighbor to the north, which has much broader frontage. This would create an unnecessary and undue hardship on the Applicant.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

The variance is the minimum variance necessary to be able to properly identify and distinguish the Property. As stated above, while the variance permits the signage to be located closer to the right-of-way, the dimensional requirements of the Code are being satisfied.

(6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

The variance will not be injurious to the area or otherwise detrimental to the public welfare. The request is consistent with the general intent and purpose of the Code, and promotes the public welfare, including the ability of approaching vehicles to recognize the Property and its ingress point.

(7) The granting of this request is consistent with the comprehensive plan and does not

reduce the levels of service as set forth in the plan; and

The variance requested is consistent with the City's Comprehensive Plan and does not reduce the levels of service as set forth therein.

(8) The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

The granting of the variance (and the proposed project) is not contrary to the sea level rise and resiliency criteria as identified below.

IV. Compliance with Sea Level Rise and Resiliency Review Criteria:

As required pursuant to Section 133-50(a), Miami Beach Code of Ordinances, Applicant must respond to the following sea level rise and resiliency review criteria:

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

As shown in the Plans, minimal demolition is proposed. However, to the extent required, Applicant will provide the necessary recycling or salvage plan at the time of building permit.

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

Pursuant to the Plans, the Applicant will install hurricane proof impact windows to the extent that windows and/or doors are being replaced or added.

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

Where possible, the Applicant is providing operable sliding doors and windows pursuant to the Plans, which promote an indoor/outdoor experience.

(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.

All proposed landscaping shall comply with City Code requirements for resilient landscaping.

(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.

Not applicable for an existing building.

(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.

Not applicable for an existing building.

(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.

Not practicable or economically reasonable.

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

Not practicable or economically reasonable.

(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.

Not applicable.

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

Not applicable for an existing building.

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

Cool pavement materials and porous pavement materials will be utilized where possible and effective.

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

The architect is utilizing materials that minimize the heat island effect where possible and effective.

In conclusion, the proposed scope of the project will complement the architectural and historical features of the Property, while also elevating the guest experience and improving the functionality of the spaces. Based upon the foregoing, Applicant is respectfully requesting that the HPB approve the Application.

If you have any questions with regard to this Application, please do not hesitate to contact us. Thank you.

Sincerely,

Shutts & Bowen LLP



David J. Coviello

DJC:sm