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VIA EMAIL

Michael Belush
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: State Extension Letter for Files HPB17-0139, 18-0237.

Dear Michael:

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 Applicant's notification of its intent to exercise State Statutory tolling and extension for the HPB and PB approvals for the site pursuant to the State of Emergencies for Hurricane Ian and Hurricane Nicole. This will supplement our previous extensions recognized in December 2022 (letter attached).

In 2011, the Florida Legislature enacted Florida Statute Section 252.363, which serves to toll and extend permits and other government authorizations when the Governor issues a declaration of state of emergency. Section 252.363 of the Florida Statutes provides, in relevant part, that development orders issued by local governments, building permits, Department of Environmental Property or water management district permits issued pursuant to Part IV of Chapter 373, and DRI buildout dates are tolled during the declaration of a state of emergency issued by the Governor and are extended for a period of twenty-four (24) months following the end of the state of emergency.

Hurricane Ian. On September 23, 2022 Governor DeSantis issued Executive Order No. 22-218, which declared a State of Emergency regarding Tropical Depression Nine, which would go on to become Hurricane Ian. Then, on November 21, 2022, January 19, 2023, March 17, 2023, May 15, 2023, July 13, 2023, September 8, 2023, and January 4, 2024, March 1, 2024, and April

29, 2024, Governor DeSantis issued Executive Order Nos. 22-268, 23-21, 23-60, 23-104, 23-139, 23-176, 24-02, 24-36, and 24-80 respectively, each of which extended the State of Emergency for Hurricane Ian for an additional sixty (60) days. As such, the State of Emergency for the Hurricane Ian in Miami-Dade County ends on June 28, 2024 (645 days from September 23, 2022). Permits and development orders are therefore tolled during the State of Emergency by 647 days (or as applicable based on date of approval) and extended for twenty-four (24) months following the end of the State of Emergency for Hurricane Ian. Pursuant to Section 252.363(1)(b), the deadline to file an extension notification is presently September 26, 2024, for Hurricane Ian Extension Notifications (90 days from the expected end date of the State of Emergency).

Hurricane Nicole. On November 7, 2022, Governor DeSantis issued Executive Order No. 22-253, which declared a State of Emergency regarding Subtropical Storm Nicole, which later developed into Hurricane Nicole. Then, on January 5, 2023, March 3, 2023, May 1, 2023, June 29, 2023, August 25, 2023, October 23, 2023, December 19, 2023, February 19, 2024, and April 18, 2024, Governor DeSantis issued Executive Order Nos. 23-02, 23-48, 23-87, 23-133, 23-170, 23-211, 23-243, 24-32, and 24-72 respectively, which extended the State of Emergency for Hurricane Nicole for an additional sixty (60) days each. As such, the State of Emergency for Hurricane Nicole in Miami-Dade County ends on June 17, 2024 (467 days from November 7, 2022). Permits and development orders are therefore tolled during the State of Emergency by 467 days (or as applicable based on date of approval or concurrent emergency) and extended for twenty-four (24) months following the end of the State of Emergency for Subtropical Storm Nicole. Pursuant to Section 252.363(1)(b), the deadline to file an extension notification is presently September 15, 2024, for Hurricane Nicole Extension Notifications (90 days from the expected end date of the State of Emergency).

Please consider this letter to be our notification that the Applicant will be availing themselves of the statutory tolling and extensions for application files HPB17-0139 and 18-0237. The Applicant reserves the right to amend this notification in the event that the Governor further extends the State of Emergency and/or to notify the City of any other valid extensions.

Historic Preservation Board	HPB17-0139, 18-0237
Issued Date	8/13/19
Current Expiration Date (including any previous extensions)	8/24/24
Section 252.363 Tolling Tolling - 540 days (Hurricane Ian) (discounting 105 day overlap with Surfside Declaration recognized in 2022 letter) Tolling – 0 days (Hurricane Nicole)	2/15/26
Plus 24 months (Hurricane Ian)	2/15/28
Plus 24 months (Hurricane Nicole)	2/15/30
New Expiration Date	2/15/30

The Applicant intends to use the tolling and extensions to extend the time period in which to obtain a full building permit pursuant to the requirements of the above approvals and associated State and City regulations. The Applicant expects to act on the above final approval within the period of extensions. Thank you for your attention to this matter. If you have any questions or concerns, please contact me at (305) 377-6229.

Sincerely,

 Graham Penn

MIAMIBEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139
Tel: (305) 673-7550, Fax: (305) 673-7559

December 30, 2022

Zone0822-0975

Emily Balter
ebalter@brzoninglaw.com

**Subject: State Extension of Development Approvals
HPB 17-0139 & HPB 18-0237
2618 Collins Ave
Miami Beach, Florida**

Dear Emily Balter,

This letter is in response to correspondence requesting verification of receipt of State Extensions filed for development approval at the subject property. Based on the submitted documentation, the applicant has submitted the required notice advising that they will be exercising the tolling provisions provided by Florida Statutes Section 252.363, due to a declared state of emergency as follows:

Emergency	Start Date	--	End Date	Max Duration	
Irma	9/4/2017		2/27/2018	176 days +	6 mos.
Maria	10/2/2017		12/15/2018	439 days +	6 mos.
Red Tide	10/4/2018		12/16/2018	73 days +	6 mos.
Dorian	8/28/2019		10/27/2019	60 days +	6 mos.
Surfside	6/24/2021		1/06/2023 (ongoing)	561 days +	6 mos.

	File #	Orig.Appr.	Exp. Date	+Irma	+Maria	+Red Tide	+Dorian	+Surfside
HPB	17-0139 18-0237	2/13/2018	8/13/2019	2/27/2020 (14 days+)**	6/14/2021 (291 days+)*	12/15/2021 (1 days+)*	8/13/2022	8/25/2024

*The dates above take into consideration overlapping states of emergencies. Days indicated + 6 months.

**The dates above take into consideration approvals that occurred AFTER a state of emergency was issued.

Based upon the aforementioned State Extensions, development orders **HPB 17-0139 & HPB 18-0237** have an expiration date of **8/25/2024**.

If you have any further questions, please do not hesitate to contact this department again.

Sincerely,
DocuSigned by:



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Michael A. Belush, AICP
Planning & Design Officer