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February 6, 2023

Thomas Mooney
Planning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

**Re: Letter of Intent for Application to the Historic Preservation Board for
Certificate of Appropriateness – 4041 Collins Avenue, Miami Beach, FL**

File Number: HPB22-0553

Dear Mr. Mooney:

This firm represents Golden Palms, LLC, the applicant ("Applicant") and owner of the Confidante Hotel located at 4041 Collins Avenue, Miami Beach, Florida (the "Property"). Please accept this correspondence as the Applicant's letter of intent in connection with the attached application package seeking review and approval by the Historic Preservation Board ("HPB") to allow certain renovations to the 1940s and 1950s structures on the Property, including a repositioning of the exterior stairs and porch of the historic 1940s building. The Applicant is also seeking to reconfigure the existing pool deck, which will include relocating an underutilized 1930s historic home to the southeast corner of the Property, where it will be activated as part of a beach club and outdoor lounge.

The Property

The Property, which is approximately 71,200 square feet (1.63 acres), is located within the Collins Waterfront Historic District and the Collins Waterfront Architectural District and has a zoning designation of RM-3 (Residential Multifamily High Intensity). As further explained in the historic resource report included with this application, the Property comprises two contributing structures – a 16-story Art Deco/Streamline building to the north designed by Victor Nellenbogen and constructed in 1940 as the Lord Tarleton Hotel, and a 10-story Melvin Grossman building to the south that was constructed in the Postwar Modern style in 1955, when the buildings were collectively rebranded as the Crown Hotel. The Property also includes a one-story historic 1930s

house¹, currently located on the north portion of the Property, and a 12-story 2007 addition, formerly known as the Thompson Hotel.²

Scope of Project

The scope of the project is largely driven by the Applicant's desire to unify disconnected spaces throughout the Property and to elevate certain primary function areas, like the hotel lobby, in order to create direct sightlines to the horizon and embrace the Property's symbiotic relationship with the shoreline. To this end, the Applicant is proposing to proceed with the following scope of work³:

- i. Reconfigure the exterior stairs and porch of 1940s historic building entry in order to provide a grander entrance for guests. A new ramp will provide access from the existing 2007 porte-cochère canopy to the 1940s porch;
- ii. Reactivate the historic 1940s building entry (now occupied by a staircase) as the main hotel entry leading to a new second-floor lobby that will be accessible by a proposed two-stop elevator;
- iii. Partially demolish the interior second-floor Crown Lounge and two hospitality suites and reconfigure the second-floor outdoor covered terrace in order to repurpose the space as a new second-floor lobby, lounge, and bar. The new lobby and lounge will be enveloped by floor to ceiling window wall glazing that will provide a new visual connection to the outdoor terraces, pools, and Miami Beach's sun-soaked shoreline and the Atlantic Ocean;
- iv. Reconfigure existing pool deck as follows:
 - a. Relocate the historic 1930s home (currently located on the north edge of the Property) to the southeast corner of the Property, where it will be setback 16 feet from the bulkhead line, beyond the 10 feet required by the City's land development regulations. The underutilized historic home will be activated as part of a new beach club and outdoor lounge.

¹ The 1930s house, which is approximately 1,410 square feet, was previously located across Collins Avenue and was incorporated into the Property in 2008.

² On or about June 26, 2022, the Planning Board modified a Conditional Use Permit ("CUP") for a Neighborhood Impact Establishment on the Property that consists of restaurants, lounges, bars and a pool deck. See Planning Board Order PB22-0519 (included with this application package). The modified CUP recognizes Golden Palms, LLC as the owner and Hyatt Corporation as the operator of The Confidante Miami Beach Hotel (formerly known as The Thompson).

³ Renovation work to accommodate revised food and beverage programming on the existing ground-floor will be submitted under a separate submission at a later date, pending the Applicant's engagement with a restaurateur.

- b. Construct a new pool and pool deck at a higher elevation at the north edge of the property, which enjoys greater sun exposure. The upper pool, pool deck and pool bar will be raised approximately five feet above the height of the existing pool in order to provide greater connection to the ocean and the second-floor lobby and lounge.
- c. Redesign the lower pool in a sinuous shape with ramps and stairs providing access to the upper pool deck and lobby bar.
- d. Install a new grand staircase that will connect the pool deck and bar to the newly designed second-floor terrace, lobby and lounge. The curvilinear forms of the renovated pool deck and second-floor terrace, coupled with the oval-shaped pools will represent a modern nod to the Art Deco style.

The project is designed to bring much needed connectivity to the Property while celebrating and preserving the contributing historic structures on site. Additionally, the Applicant has been mindful to incorporate the proposed renovations and reconfigurations within the bounds of the City's land development regulations and therefore the Applicant is not seeking any variances or waivers in connection with this application.

As part of its review, the Historic Preservation Board shall also consider how the project addresses the City's **Sea Level Rise and Resiliency Review Criteria** pursuant to **Section 133-50(a)**:

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

To the extent required, the Applicant will provide a recycling and salvage plan to the City prior to the partial demolition of any existing structure.

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

The Applicant will install hurricane proof impact resistant windows within the renovated portions of the second-floor lobby.

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

Where appropriate, operable windows will be incorporated into the project design to allow for a passive cooling system.

- 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.

Landscaping shall comply with all code requirements.

- 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.

The architect has studied the land elevation of the property and adjacent parcels, and has proposed a design that is compliant with the current Florida Building Code and addresses the need for improved resiliency to future sea level rise.

- 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.

The ground floor and yard elevations are adaptable to future raising of public rights-of way and adjacent land.

- 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.

All critical mechanical and electrical systems will be located above base flood elevation.

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

All habitable portions of the buildings are located above flood elevation.

- 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.

The Project will comply with Chapter 54 of the City Code.

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

Stormwater retention systems will be provided per civil engineer design at time of permitting.

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

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

- 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.

The proposed renovations are consistent with the character of the surrounding neighborhood and will complement the architectural and historic identity of the Property. Moreover, the Application is not seeking any waivers or variances to proceed with the project. Based on the foregoing, the Applicant respectfully requests that the HPB approved this application.

Sincerely,



Javier F. Aviñó
Liana M. Kozlowski

Encls.