

September 21, 2025

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

Re: Letter of Intent for Modification to Historic Preservation Board File No. 7245 - 1545 Collins Avenue, Miami Beach, FL- The Royal Palm Hotel

Dear Mr. Mooney:

This firm represents RP Hotel Holdings, LLC, the applicant (“Applicant”) and owner of the Royal Palm Hotel (the “Hotel”) located at 1545 Collins Avenue, Miami Beach, Florida (the “Property”). Please accept this correspondence as the Applicant's letter of intent in connection with an application seeking the deletion of certain conditions of approval set forth by the Historic Preservation Board (“HPB”) contained in HPB File No. 7245 (the “2011 HPB Order”) which were duplicated in the Hotel's Conditional Use Permit for which the Applicant has a pending Planning Board application for modification.

On May 10, 2011, the HPB adopted the 2011 HPB Order which included several outdoor, noise, and operational conditions included in Paragraph 8. Later that year, in September of 2011, a Conditional Use Permit (“CUP”) (PB17-0108 f/k/a PB2032) was approved by the Planning Board to allow for the operation of a neighborhood impact establishment consisting of three distinct venues at the Hotel. The CUP states that “the following additional conditions of approval by the Historic Preservation Board for File No. 7245 are hereby incorporated by the Planning Board conditions of approval” (the “Operational Conditions”).

In 2024, the Historic Preservation Board approved significant renovations to the Property (HPB24-0623) (the “2024 HPB Order”). The 2024 HPB Order did not contain any of the Operational Conditions. Following this approval, on August 17, 2025, the Applicant submitted an application to the Planning Board for a modification to the CUP (Process Number PB25-0779) (the “CUP Modification”). The CUP Modification includes modifications to the Operational Conditions. As a matter of follow up, to clean up and ensure consistency amongst the various outstanding board orders regarding the

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Property, the Applicant was advised by City staff that the 2011 HPB Order must be amended to delete the Operational Conditions so that they only remain in the CUP and subject to the jurisdiction of the City's Planning Board moving forward.

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 7.1.2.4** of the Resiliency Code, addressed below:

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

N/A – See HPB24-0623

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

N/A – See HPB24-0623

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

N/A – See HPB24-0623

- 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.

N/A – See HPB24-0623

- 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.

N/A – See HPB24-0623

- 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.

N/A – See HPB24-0623

- 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.

N/A – See HPB24-0623

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

N/A – See HPB24-0623

- 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.

N/A – See HPB24-0623

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

N/A – See HPB24-0623

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

N/A – See HPB24-0623

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

N/A – See HPB24-0623

Based on the foregoing, the Applicant respectfully requests that the HPB approve this Application.

Sincerely,

Carter N. McDowell