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Via Online Submission

Chair and Board Members, Historic Preservation
Board City of Miami Beach, Planning Department
1700 Convention Center Drive, 2nd
Floor Miami Beach, Florida 33139

**Re: Letter of Intent for a Certificate of Appropriateness for Design
HPB22-0540 - 2457 Collins Ave PH2
The Royal Club Condominium**

Dear Chair and Board Members:

Our Law Firm represents Mr. Troy Taylor (the “Applicant”), the owner of the property located at 2457 Collins Ave PH2 in the Royal Club Condominium (the “Property”). Please allow this correspondence to serve as the Applicant’s Letter of Intent in support of the enclosed application seeking a Certificate of Appropriateness for Design from the Historic Preservation Board.

The Applicant is requesting a Certificate of Appropriateness for Design for the installation of doors to create ingress/egress between the interior and exterior portions of the Property (leading to the outdoor patio/terrace). There will be 5 window panels to be installed, comprising the improvements to the Property and there will be partial demolition as approved by the Association. The design and color will match the existing building design and the glass color will match the existing building glazing. The dimensions of the window improvements are 17”-7” in width, by 7’-8” in height. All of the foregoing was approved by the Association for the Royal Club Condominium. Please see the enclosed Condominium Approval Letter and architectural plans that further detail the requests contained herein.

Below please find the Applicant’s responses to each of the Sea Level Rise and Resiliency Review criteria pursuant to § 133-50 of the City’s Land Development Regulations.

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

Not Applicable.

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

Not Applicable.

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

Not Applicable.

- (4) Whether resilient landscaping (salt tolerant, high water-absorbent, native or Florida friendly plants) will be provided.**

Not Applicable.

- (5) Whether adopted sea level rise projections in the Southeast Florida regional Climate Action Plan, as many be revised from time to time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation surrounding properties were considered.**

Not Applicable.

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public right-of-ways and adjacent land.**

Not Applicable

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above flood base elevation.**

Not Applicable.

- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to base flood elevation.**

Not Applicable.

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry floor proofing systems will be provided in accordance with Chapter 54 of the City Code.**

Not Applicable.

- (10) Where feasible and appropriate, water retention systems shall be provided.**

Not Applicable.

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

Not Applicable.

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

Not Applicable.

In light of the foregoing, and the application materials submitted herewith, we respectfully request the Historic Preservation Board's approval of this application.

Very truly yours,

PATHMAN SCHERMER TANDY, LLP



David E. Sacks

Encls.