



VIA ELECTRONIC MAIL

February 7, 2026

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Mr. Michael Belush, Planning & Design Officer  
Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

RE: HPB25-0683: Revised Letter of Intent for Certificate of Appropriateness for 1680 Collins Avenue, Miami Beach

Dear Mr. Belush:

This law firm represents San Juan Hotel, LLC (the "Applicant"), the owner and operator of the San Juan Hotel located at 1680 Collins Avenue (the "Property") within the City of Miami Beach (the "City"). Please allow this letter to serve as the letter of intent in support of the Applicant's request for a Certificate of Appropriateness and variances to restore a portion of the existing hotel and introduce new hotel square footage on the west side of the Property. This request includes a waiver to permit on-street loading in a local historic district.

Property Description. The Property, further identified by Miami-Dade County Folio No. 02-3234-019-0630, is located on the west side of Collins Avenue just south of 17 Street. See Figure 1. Aerial, below. The Property is approximately 17,940 square feet (0.41) in size. The Property is improved with the San Juan Hotel, which contains 75 guest rooms, and an attached one-story commercial storefront currently operated as a liquor store.



Figure 1. Aerial.

Land Use and Zoning. The Property is designated High Intensity Commercial (“CD-3”) on the City’s Future Land Use Map and is designated CD-3, Commercial, High Intensity District on the City’s Zoning Map. The Property is further located in the Art Deco MIMO Commercial Character Overlay district.

Historic Preservation. The Property is located in the Miami Beach Architectural District and the Museum Historic Preservation District local historic district. Pursuant to the City’s Historic Properties Database, the existing structure on the Property is classified as a contributing structure.

Project. The Applicant proposes a new project restoring a portion of the contributing hotel, as well as introducing additional new hotel square footage on the west side of the Property (the “Project”). More specifically, the Project proposes to restore and reconstruct the historic façade, porch and lobby area, and eliminate the existing liquor store and adaptively reuse this space as a new accessory food and beverage establishment and garden area. The Project will further restore and utilize the portion of the existing structure on the east side of the Property, which will contain hotel units and a front penthouse preserved from the original structure. In the mid-section of the Property, the contributing exterior walls will be preserved,

and the interior will be reconstructed. The Project also includes a proposed addition to the west side of the structure and Property containing new construction, which will include a new primary lobby facing James Avenue, and additional hotel rooms and accessory square footage.

The restored contributing structure on the east side of the Property facing Collins Avenue will be approximately four (4) stories in height, and the new construction portion on the west side of the Property will be approximately five (5) stories in height. Of the existing 75 guest rooms, 31 will be demolished and reconstructed and 27 will remain and be restored. The overall Project will contain approximately 44,755 square feet of floor area and 104 guest rooms.

It must also be noted that as part of this resubmittal, the Collins Avenue frontage area was modified to substantially increase the pervious surface area provided. The existing curb cuts on Collins Avenue do not comply with current access management and driveway spacing standards, and at the request of the Florida Department of Transportation (FDOT), the drop-off and pick-up area facing Collins Avenue have been lengthened slightly to improve compliance with FDOT standards. To minimize the impact of these modifications, the materials for the entire frontage area have been replaced with pervious and attractive concrete pavers, increasing the provided pervious area from seven (7) percent to 34 percent, and decreasing the impervious area from 93 percent to 66 percent. By replacing the entire area with these attractive pavers, FDOT safety standards can be better accommodated, and the existing automotive driveway can be replaced with a more attractive and cohesive plaza element. A supplemental diagram illustrating the above-described changes has been included with this resubmittal.

The Project is designed to be compatible with the Museum Historic Preservation District and the Miami Beach Architectural District and surrounding properties, while remaining distinguishable from the surrounding contributing buildings in accordance with the Secretary of the Interior Standards for the Treatment and Rehabilitation of Historic Buildings.

The Project is consistent with the Comprehensive Plan and compliant with the underlying CD-3 regulations. The purpose of the High Intensity Commercial Category is to provide development opportunities for and to enhance the desirability and quality of existing and/or new medium intensity commercial areas which primarily serve the entire City. The Project furthers this purpose by proposing to preserve, restore, and honor the historic building façade and key architectural elements, while seamlessly enhancing and expanding the structure with an addition to the building that emulates and compliments the existing

structures features and design while satisfying modern accommodation expectations. Further, the existing incompatible liquor store will be eliminated, and the area will be utilized as an accessory restaurant and garden connected to the historic lobby area fronting Collins Avenue.

While preserving the character and history of the existing structure, the Project will inject new life into this primary business corridor and support the continued revitalization of the nearby Lincoln Road. The attractive design of the Project and removal of the existing liquor store commercial space also improves the aesthetics of the area, while compliance with all required resiliency measures ensures enhanced resiliency for the area. The Project will not adversely impact public health, safety, morals, and general welfare. Rather, it will enhance the pedestrian experience with a more compatible use and restored front façade. The cumulative effect of the Project will enhance the pedestrian experience and contribute to the viability of the surrounding area.

Variance Requests. The Applicant respectfully requests the following in connection with the Project:

- 1) Variance from Section 7.5.2.1.a.3 to permit a roof deck five feet (5') above the main roofline where a maximum of three feet (3') is permitted;
- 2) Variance from Section 7.5.3.2.d to permit a canopy height of 13 feet (13') where 12 feet (12') is permitted.

Roof Deck Variance. The Applicant is proposing a 1,602 square foot roof deck on the west side of the Project above the fifth floor containing a 15' x 30' swimming pool. Section 7.5.2.1 of the Code establishes a height exception for roof top decks up to three feet (3') above the main roofline and not exceeding a combined deck area of 50 percent (50%) of the enclosed floor area immediately one floor below. Section 7.5.2.1 of the Code further establishes a height exception for rooftop swimming pools of up to five feet (5') above the main roofline, with a maximum 4-foot wide walkway surrounding the pool structure. Here, the Applicant intends to avoid the potentially dangerous condition of a swimming pool edge that is elevated from the surrounding deck by proposing a roof deck that is level with the swimming pool. As a result, a variance of two feet (2') is requested to allow a roof deck at five feet (5') above the main roofline, level with the swimming pool. The proposed deck is well below the maximum permitted 50 percent (50%) of enclosed floor area below at only 26.4 percent (26.4%) of the enclosed floor area immediately one floor below. Approval of this variance will allow the Applicant to offer its guests a beautiful pool and deck with stable footing, reduced risk of tripping or other potential injuries, and an overall safer experience.

*Practical Difficulty.* Strict application of the Code's limitation on roof decks to a maximum height of three feet (3') above the main roof line creates practical difficulty for the Property and Project. The Project proposes restoring and preserving a portion of the existing contributing structure while sensitively incorporating new square footage and amenities necessary for the continued viable use of the Property. The proposed roof deck includes a small swimming pool, which is permitted to extend up to five feet (5') above the main roof line. Enforcing a lower deck height would result in an abrupt and unavoidable 2-foot drop between the pool edge and the surrounding roof deck, creating a hazardous condition that increases the risk of tripping, slipping, and falls for guests. Allowing the entire roof deck to align at five feet (5') above the main roof line eliminates this unsafe change in elevation, provides a more uniform and accessible walking surface, and significantly enhances guest safety. It further allows the Applicant to provide a smaller and less significant roof deck and reduce its impact on the contributing structure and overall Project while still providing the proposed swimming pool in a safe environment.

Canopy Height Variance. The Applicant is proposing a projecting canopy on James Avenue to provide protected, covered access to the entrance of the Project. Pursuant to Section 7.5.3.2.d of the Code, canopies are permitted to extend from an entrance door to the street line of any building, and where a sidewalk or curb exists, as is the case with the Property, the canopy may extend to within 18 inches to the curb line and may not exceed 15 feet and 12 feet in height. Further, clear space between the grade and the bottom of the canopy valance must be provided at a minimum of seven feet (7'). Here, the Applicant is proposing a canopy that measures 13 feet in height to the top of the canopy, in order to provide a consistent architectural element that is consistent and cohesive with both the new and contributing elements of the Project. As required by the Code, the canopy provides 12 feet between grade and the bottom of the canopy valance and extends out just under 15 feet (14'8").

*Practical Difficulty.* Strict application of the Code requirement limiting canopies to a maximum height of 12 feet creates a practical difficulty for the Property and Project. The requested one foot (1') increase in height is necessary to accommodate a functional and continuous canopy extending to and from the building entrance along James Avenue, providing essential weather protection, safe pedestrian circulation, shade, and improved guest ingress and egress conditions. Due to the Property's location, surrounding conditions, and the architectural proportions and design of the contributing structure and proposed new additions, a 12-foot canopy would appear compressed, visually disjointed, and inconsistent with the scale and style of the building and street, undermining the cohesive design of the Project. Allowing a canopy height of 13 feet enables a design that fits appropriately and results

in an architecturally balanced, aesthetically pleasing canopy that is consistent with and complementary to the Project and surrounding area. The canopy otherwise satisfied the requirements of the Code.

Satisfaction of Hardship Criteria. The variances requested further satisfy the hardship criteria pursuant to Section 2.8.3.a of the Code, 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;

Special conditions exist due to the Property's contributing status and unique and historic architectural elements, dual frontage, and the need to preserve and restore significant architectural elements while integrating new construction and modern hotel amenities. These conditions are unique to the Property and are not shared by other sites in the district.

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

The special conditions result from the historic nature, existing configuration, and regulatory requirements applicable to the Property, not from any action of the Applicant. The Project responds to these pre-existing constraints while seeking to preserve and restore the significant portions of the contributing structure.

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;

Granting the variances will not confer a special privilege, as the Project otherwise complies with the applicable development regulations. The variances will allow reasonable design solutions consistent with those available to similarly situated properties.

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;

Literal interpretation of the Code would prevent the Property from reasonably utilizing rooftop and entrance amenities commonly enjoyed by other similarly situated properties and impose unnecessary hardship by limiting safe, functional, and viable use of the Property.

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

The requested variances are the minimum necessary to address practical design and safety issues including eliminating hazardous elevation changes at the roof deck and achieving a functional, architecturally cohesive entrance canopy. No greater deviation from the Code is requested than required to allow reasonable use.

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; and

The variances are consistent with the intent of the land development regulations and will not be injurious to the surrounding area or public welfare. The Project enhances pedestrian experience, safety, aesthetics, and compatibility with the surrounding historic district.

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. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.

The Project is consistent with the Comprehensive Plan and does not reduce the levels of service as set forth in the plan.

Off-Street Loading Waiver. Due to the lack of vehicular access and constraints of preserving and restoring the contributing structure, a waiver of off-street loading spaces is needed to allow loading to occur on James Avenue. The Project requires a total of four (4) off-street loading spaces based on the Code.<sup>1</sup> Pursuant to Section 5.2.6 of the Code, the HPB may waive the requirements for off-street loading for properties containing a contributing structure provided that a detailed plan delineating on-street loading is approved by the parking department. On December 11, 2025, we met with the Director of the Parking

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<sup>1</sup> Three (3) Loading Spaces are required for hotels over 100 units but not more than 200 units, and one (1) loading space is required for ground floor commercial spaces between 2,000 and 10,000 square feet.

Department William MacDonald and shared our detailed on-street loading plan. On January 12, 2026, we received approval from Director MacDonald via email, confirming that space with direct access to the canopy entrance to the Project can be labeled as a "Passenger Loading Zone" 24/7 and allowing for the setup of an additional one (1) to two (2) parking space equivalents to be rented for the valet arrival and drop-off lane to be used in conjunction with the passenger loading zone, to ensure front door valet service. Director MacDonald's approval has been attached hereto as Exhibit A. Accordingly, we respectfully request a waiver of the required off-street loading spaces in accordance with the approved on-street loading plan.

Certificate of Appropriateness Criteria. The Project complies with the Certificate of Appropriateness Criteria per Section 2.13.7.d of the Code, as described in more detail in Exhibit B, below. See Exhibit B, COA Criteria.

Sea Level Rise and Resiliency Criteria. The proposed renovations will make for a more resilient building. The proposed Project advances the City's Sea Level Rise and Resiliency Criteria in Section 7.1.2.4 of the Resiliency Code as follows:

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

A recycling and salvage plan for any demolition will be provided.

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

Hurricane proof impact windows will be provided.

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

The Applicant will provide, where feasible, passive cooling systems.

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

The Project includes resilient, Florida-native, or Florida-friendly landscaping.

(5) Whether 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, including a study of land elevation and elevation of surrounding properties were considered.

Sea level rise projections have been considered in the design and development of the Project.

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

The ground floor areas will be adaptable to raised public rights-of way and adjacent properties.

(7) Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

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

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

The existing structure and new construction, where reasonably feasible and appropriate, will be elevated to base 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 of 54 of the City Code.

No habitable space is located below base flood elevation.

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

Water retention systems will be provided as part of the resiliency goals of the Project.

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

Cool pavement and porous materials are proposed where appropriate.

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

The proposed design has considered the potential for heat island effects on-site and will minimize the potential to the greatest extent possible.

Conclusion. The proposed improvements will restore and revitalize the San Juan Hotel and bring an exciting, new, compatible project to the area. Accordingly, we respectfully request your favorable review and recommendation of this Application. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Michael Larkin

cc: Benjamin Sherry

# EXHIBIT A

## Benjamin Sherry

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**From:** Macdonald, William <WilliamMacdonald@miamibeachfl.gov>  
**Sent:** Monday, January 12, 2026 4:54 PM  
**To:** Benjamin Sherry; Choueiry, Ghassan; Ventura, Alberto  
**Cc:** Marlowe, James; Michael W. Larkin; Betty Llerena; Diana Ramos  
**Subject:** RE: 1680 Collins Avenue San Juan Hotel Parking Plan

**Importance:** High

Benjamin and Michael,

First of all, I am so very sorry for the delay. It was not intentional by any means as I strive to be much better than this.

As far as the currently plans, While I agree with the concept, we cannot guarantee any of the spaces along the curb will be setup in any specific way. What we can do in ensure the space with the most direct access to the canopy entrance is labeled a "Passenger Loading Zone" 24/7. This is allowed via our code. We can also then setup an additional one or two parking space equivalents to be rented for the valet arrival and drop-off lane to be used in conjunction with the passenger loading zone, to ensure front door valet service. However, the loading zone for any block face will be placed in a manner that benefits the entire block. Outside of anything rented or allowed by code, curb space is organic and subject to change.

I hope this is sufficient and reflects what we discussed on the meeting. [@Choueiry, Ghassan](#) or [@Ventura, Alberto](#) Please correct me if I misspoke anywhere!

# MIAMIBEACH

**Will MacDonald PTMP, CPP, Director**

PARKING DEPARTMENT

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*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.*

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**From:** Benjamin Sherry <brsherry@brzoninglaw.com>  
**Sent:** Thursday, January 8, 2026 2:23 PM  
**To:** Macdonald, William <WilliamMacdonald@miamibeachfl.gov>; Choueiry, Ghassan <GhassanChoueiry@miamibeachfl.gov>; Ventura, Alberto <AlbertoVentura@miamibeachfl.gov>  
**Cc:** Marlowe, James <JamesMarlowe@miamibeachfl.gov>; Michael W. Larkin <MLarkin@brzoninglaw.com>; Betty Llerena <BLLerena@brzoninglaw.com>; Diana Ramos <DRamos@brzoninglaw.com>  
**Subject:** RE: 1680 Collins Avenue San Juan Hotel Parking Plan

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

Hi William,

Happy New Year! I am reaching out to follow up on the below Dropbox. As a reminder we are seeking confirmation that the below plan is acceptable, which is designed per our conversation before the holidays. Please let us know if a follow up meeting would be needed to discuss. Thank you!

<https://www.dropbox.com/scl/fo/9e8r5twl162uk8tfzdr0i/Ale2axqgVS86UNgkXKMwMFg?rlkey=2yp15vetl82vbkpmb121eklskl&st=9i4f70th&dl=0>

Best,



**Benjamin Sherry**

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**From:** Benjamin Sherry  
**Sent:** Monday, December 29, 2025 2:13 PM  
**To:** 'Macdonald, William' <[williammacdonald@miamibeachfl.gov](mailto:williammacdonald@miamibeachfl.gov)>; 'Choueiry, Ghassan' <[ghassanchoueiry@miamibeachfl.gov](mailto:ghassanchoueiry@miamibeachfl.gov)>; 'AlbertoVentura@miamibeachfl.gov' <[AlbertoVentura@miamibeachfl.gov](mailto:AlbertoVentura@miamibeachfl.gov)>  
**Cc:** 'jamesmarlowe@miamibeachfl.gov' <[jamesmarlowe@miamibeachfl.gov](mailto:jamesmarlowe@miamibeachfl.gov)>; Michael W. Larkin <[MLarkin@brzoninglaw.com](mailto:MLarkin@brzoninglaw.com)>; Betty LLerena <[BLlerena@brzoninglaw.com](mailto:BLlerena@brzoninglaw.com)>; Diana Ramos <[DRamos@brzoninglaw.com](mailto:DRamos@brzoninglaw.com)>  
**Subject:** RE: 1680 Collins Avenue San Juan Hotel Parking Plan

Good afternoon William,

I hope you had a pleasant holiday! I am kindly following up on the below when you have a chance. Thank you!

Best,

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**From:** Benjamin Sherry  
**Sent:** Tuesday, December 16, 2025 5:44 PM  
**To:** Macdonald, William <[williammacdonald@miamibeachfl.gov](mailto:williammacdonald@miamibeachfl.gov)>; Choueiry, Ghassan <[ghassanchoueiry@miamibeachfl.gov](mailto:ghassanchoueiry@miamibeachfl.gov)>; 'AlbertoVentura@miamibeachfl.gov' <[AlbertoVentura@miamibeachfl.gov](mailto:AlbertoVentura@miamibeachfl.gov)>  
**Cc:** 'jamesmarlowe@miamibeachfl.gov' <[jamesmarlowe@miamibeachfl.gov](mailto:jamesmarlowe@miamibeachfl.gov)>; Michael W. Larkin <[MLarkin@brzoninglaw.com](mailto:MLarkin@brzoninglaw.com)>; Betty LLerena <[BLlerena@brzoninglaw.com](mailto:BLlerena@brzoninglaw.com)>; Diana Ramos <[DRamos@brzoninglaw.com](mailto:DRamos@brzoninglaw.com)>  
**Subject:** 1680 Collins Avenue San Juan Hotel Parking Plan

Good afternoon William,

Thank you again for taking the time to meet with us and discuss the above captioned project last week. As discussed, I have linked a Dropbox below containing a proposed plan depicting the layout we discussed in our meeting, and a cover letter/narrative briefly describing the proposed plan. We would greatly appreciate your review and approval of the plan. Please let us know if you have any questions or comments. Thank you very much!

Dropbox:

<https://www.dropbox.com/scl/fo/9e8r5twl162uk8tfzdr0i/Ale2axqgVS86UNgkXKMwMFg?rlkey=2yp15vetl82vkpmb121eklskl&st=9i4f70th&dl=0>

Best,

## Exhibit B

Pursuant to Section 2.13.7.d of the City Resiliency Code, a decision on an application for a Certificate of Appropriateness shall be based upon the following:

- I. Evaluation of Compatibility. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to section 2.13.7(d)(ii)(1) of the Code.
  - a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time. The Project complies with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
  - b. The Secretary of Interior's Standards for Reconstruction as may be amended from time to time. The Project complies with the Secretary of Interior's Standards for Reconstruction.
  - c. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the city commission. The Project complies with all relevant and applicable guidelines, policies, and plans.
- II. Compatibility with Surrounding Properties. In determining whether a particular application is compatible with surrounding properties the historic preservation board must consider the following criteria pursuant to section 2.13.7(d)(ii)(2) of the Code.
  - a. Exterior architectural features. The Project is designed to be compatible with the Museum Historic Preservation District and the Miami Beach architectural district and surrounding properties, while remaining distinguishable from the surrounding contributing buildings in accordance with the Secretary of Interior Standards for the Treatment and Rehabilitation of Historic Buildings.

- b. General design, scale, massing and arrangement.

The general design, scale, massing and arrangement of the Project is intended to preserve, restore, and honor the historic building façade and key architectural elements, while seamlessly enhancing and expanding the structure with an addition to the building that emulates and compliments the existing structures features and design while satisfying modern accommodation expectations. The Project is consistent and compatible in terms of design, scale, massing and arrangement.
- c. Texture and material and color.

The materials and finishes have been carefully selected to be consistent and cohesive with that of the original contributing structure and compatible with the surrounding area. The frontage area on the Collins Avenue side has also been improved with more attractive, compatible, and pervious materials.
- d. The relationship of a, b, c, above, to other structures and features of the district.

The Project is a key architectural landmark in the neighborhood and will be restored to its original glory while simultaneously being improved to be more consistent and compatible with the surrounding area and its needs. The Project will allow for a resilient landmark structure to be preserved in time while simultaneously providing much needed modern amenities on one of the City's main frontages along Collins Avenue and in close proximity to the rapidly improving Lincoln Road.
- e. The purpose for which the district was created.

The Project proposes to restore a contributing structure, improve resiliency, and construct a compatible and cohesive addition to the west portion of the Property, in line with the purpose for which the district was created.
- f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.

The Project is appropriately located and compatible in terms of size and design with the surrounding landscape.



- c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit in areas of the city identified in section 2.13.1(c). The Project design, colors, surface finishes, landscape materials, and architectural elements of both the exterior and primary public interiors have been carefully selected to align with the existing contributing structure and to be compatible with the surrounding area.
- d. The proposed structure, and/or additions to an existing structure is appropriate to and compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties, or the purposes for which the district was created. The Project is compatible with adjacent environment and structures and will enhance the appearance of the surrounding properties. The Project proposes to restore a contributing structure, add new floor area in a compatible manner and eliminate an existing incompatible liquor store.
- e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors. The Project has been designed to provide an efficient arrangement of land uses in consideration of safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors. The primary hotel entrance has been shifted to James Avenue to be more compatible and increase safety. The contributing structure's existing historic façade elements will be preserved, and historic façade elements that have been eliminated over the years will be reconstructed. The existing non-contributing and incompatible liquor store will be removed in order to restore and reconstruct the original hotel façade.

- f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided and that driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.

The Project provides clearly defined, segregated pedestrian access to the site. The Project further minimizes impacts on traffic flow and pedestrian movement and provides safe ingress and egress.

- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a City master plan, where applicable.

The Project provides lighting that is designed to ensure safe movement of persons and vehicles and reflection on public property for security purposes to minimize glare and reflection on adjacent properties and consistent with the master plan where applicable.

- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design. Landscape and paving materials were chosen with the intention of enhancing the overall site plan design.

- i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

Buffering materials are used where applicable to ensure headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

- j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

The orientation and massing of the Project is sensitive to surrounding conditions and maintains important pedestrian views and spatial relationships.

- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the proposed building fronting a sidewalk, street or streets shall be residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.

The Project is designed to comply with this criterion.

- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

The Project includes an appropriate rooftop architectural treatment where feasible and screens all mechanical equipment, stairs, and elevator towers.

- m. Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

The Project's addition of new construction is designed, sited and massed in a manner that is consistent and compatible with the existing improvements.

- n. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.

The Project's street frontage is designed to incorporate transparency at the first level to achieve pedestrian compatibility. The Project further proposes to remove the existing liquor store which is not compatible.

- o. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties. The Project is designed to minimize its impact on adjacent properties.
- p. In addition to the foregoing criteria, the requirements of chapter 104, of the General Ordinances, shall apply to the historic preservation board's review of any proposal to place, construct, modify or maintain a wireless communication facility or other over the air radio transmission or radio reception facility in the public rights-of-way.  
Not Applicable.
- q. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.  
The Project complies with the sea level rise and resiliency review criteria as described in the Letter of Intent