



February 13, 2023

City of Miami Beach  
Planning and Zoning Division  
1700 Convention Center Drive  
Miami Beach, Florida

Ref: Letter of Intent for the Breakwater Hotel – Interior Glass Frameless Door  
940 Ocean Drive, Miami Beach, FL 33139

Dear Historic Preservation Board Members & City Planning Staff,

This project was previously approved in July 2020. However, due to permitting and other issues the approval expires and we are resubmitting for HPB approval.

This submittal is to request approval of this minor interior renovation to the wonderful lobby of the Breakwater Hotel. The following describes our intent with the proposed design:

The intent of this submittal is to remove an existing Non-Historic Aluminum storefront door separating the hotel lobby & restaurant and replacing with a more historically appropriate frameless door with side lights. The door will be a swing door. The door separation is needed to successfully operate the hotel & restaurant simultaneously.

In summary, this elegant solution to enhance the existing lobby with a historically correct frameless glass door and is designed in the best interest of this beautiful historic work of architecture & the needs of the owner.

We respectfully request your review and approval of the proposed interior frameless glass door at The Breakwater Hotel 940 Ocean Drive.

Thank you,

Ari L. Sklar, AIA, NCARB, LEED AP  
Architect, President

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