

June 25, 2017

VIA HAND DELIVERY

The Chairperson and Members of the
Miami Beach Historic Preservation Board
c/o Ms. Deborah J. Tackett
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: HPB17-0138 | Application for a Certificate of Appropriateness for Design & Demolition | 1060 Ocean Drive, Miami Beach (the “Property”)

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents Nakash Strand, LLC (the “Applicant”), in connection with land use and zoning matters relating to the Property. Please accept this Application, on behalf of the Applicant, for a Certificate of Appropriateness for design and demolition (“COA”) in connection with the redevelopment of the Property (the “Project”).

I. The Property

The Property is located in the Ocean Drive/Collins Avenue Historic District and the Miami Beach Architectural District. The Property is zoned Mixed Use Entertainment (MXE) on the City of Miami Beach Official Zoning Map and designated Mixed Use Entertainment (MXE) on the City’s Future Land Use Map.

The Property contains a 3-story Hotel from 1934 originally called Bon Air Hotel designed by Henry H. Maloney. Enclosed please find a copy of the building cards for the Property and a Historic Resource Reports (“Historic Report”).

II. Project

Applicant is submitting to the Historic Preservation Board (“HPB”) for a COA to restore the lobby area and the covered porch along Ocean Drive. The renovation will have slight demolition and when completed will be a repurposed lobby as a restaurant and bar. The

remainder of the restaurant and bar are outside the public area of the hotel. With the approval the façade will have a façade as it did when it was originally built in 1934.

III. Request for Certificate of Appropriateness

Applicant is hereby requesting an approval of the COA to permit the renovation. The activation Ocean Drive by reintroducing the activity in a space formally closed for years will enhance the pedestrian experience. In renovation of the property it will have a closer façade as it did in 1934 and will be more compatible with the surrounding properties.

IV. Compliance with COA Criteria

In accordance with Section 118-564 of the Code, the Application complies with the criteria for issuance of a COA. The proposed physical improvements and additions are designed to be compatible with the surrounding properties. The general design, scale and massing of the renovations to the Property are appropriate to the size of the lot and compatible with the surrounding properties.

V. Conclusion

The Applicant is requesting the approval of the COA to reintroduce the retail facades of the replicate of the contributing hotel. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Alfredo J. Gonzalez