



Neisen O. Kasdin

Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131
Tel: 305.374.5600
Fax: 305.374.5095

July 12, 2017

Thomas Mooney
Planning and Zoning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33131

**Re: Letter of Intent – 230 1st Street (a/k/a 81 Washington Avenue)
Final Submittal – Historic Preservation Board (HPB17-0143)
Certificate of Appropriateness for Renovations and Modifications**

Dear Mr. Mooney:

On behalf of 81 Washington Associates LTD (the "Applicant"), we submit this application for the property located at 230 1st Street (a/k/a 81 Washington Avenue) in the City of Miami Beach (the "Property"). The Property is located at the southeast corner of Washington Avenue and 1st Street, is approximately 13,000 square feet (or .298 acres), and is improved with a contributing historic structure (the "Building") that has been significantly modified and expanded over the years, a surface parking lot, and an outdoor terrace. The Property is zoned CPS-1 and is located within the Ocean Beach Local Historic District.

Applicant is requesting a Certificate of Appropriateness for renovations and improvements to the Property in conjunction with its plans to restore the Building, improve the Property's outdoor spaces, and make significant investments to reinvigorate the Property. Specifically, Applicant proposes to replace the existing surface parking lot with outdoor seating and lush landscaping, as well as make select Building modifications to improve aesthetics and functionality.

We submit that the proposed project will preserve and enhance the Building and add value to the surrounding historic district. We respectfully request your favorable review. Please do not hesitate to contact me should you have any questions related to this matter. Thank you for your consideration.

akerman.com

Sincerely,

AKERMAN, LLP



Neisen O. Kasdin

cc: Deborah Tackett
Michael Belush
Jake Seiberling
Marissa Amuial