

April 29, 2022

Historic Preservation Board Members  
c/o Deborah Tackett, Chief of Historic Preservation  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: **HPB22-0498 – Request for Certificate of Appropriateness, Variances, and Waiver for the Proposed Boutique Hotel Located at 7418 Harding Avenue - LETTER OF SUPPORT**

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Dear Board Members:

I am the owner of two apartment buildings located at 7425 and 7415 Byron Avenue, Miami Beach, Florida, which are located in close proximity to the above-referenced property. I had a conversation with the applicant's representative regarding the above-referenced application associated with the request for a Certificate of Appropriateness, two variances and waiver. I reviewed the plans and renderings of the proposed project and understand the requests, including the demolition of the north-south configured contributing structure, the renovation and rehabilitation of the east-west configured contributing structures, and the variances and waiver needed to construct the boutique hotel that are functional and congruent with the neighborhood's as-built context. Given the applicant's goal to renovate and activate the existing structures in a manner consistent with the property's historical architectural character, and to allow for a loading space in the rear of the property, the variances and waiver are justified and should be granted. The proposed boutique hotel is well designed – the sharp design features, glass balconies, and introduction of the original windows will compliment the architectural character of the North Shore Historic District.

Based on the foregoing, I fully support the applicant's requests, including the variances and waiver, the proposed boutique hotel, and ask the Historic Preservation Board to approve the application.

Sincerely,



Manuel Novodzelskystabinsky  
Costa del Sol Miami, LLC