

June 21, 2022

VIA ELECTRONIC SUBMISSION

Debbie Tackett
Historic Preservation and Architecture Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: HPB22-0527 - Historic Preservation Certificate of Appropriateness for Partial Demolition and Design for the Property Located at 1360 Collins Avenue, Miami Beach, Florida 33139

Dear Debbie:

As you know this law firm represents 1360 Commodore LLC (the “Applicant”), the owner of the property located at 1360 Collins Avenue, Miami Beach, Florida (the “Property”). Please allow this letter to serve as the letter of intent in connection with a request to the Historic Preservation Board (“HPB”) for a certificate of appropriateness for partial demolition and design of the Property.

The Property. The Property is located on the southwest corner of Collins Avenue and 14th Street. It is identified by Miami-Dade County Folio No.: 02-3234-008-0890 and is located within the Mixed Use Entertainment (MXE) zoning district and the Ocean Drive/Collins Ave Historic District. The structure was originally designed by Henry Hohausser in 1939. It was originally designed as a 50-unit hotel. Over the years the structure has seen a number of changes, including the most recent change which converted the hotel into a 25-unit apartment building with a ground floor restaurant. While many of the classic Hohausser features have been preserved, including eyebrows, horizontal banding and porthole ornamentation, other features have ceased to exist. Principally, the lobby space has been completely reimaged into a restaurant space. The restaurant encompasses the entire lobby, impeding access to the higher levels from the main lobby area.

Description of Proposed Development. The Applicant is seeking to restore the original use of the building along with its character. This application proposes to restore the building to a hotel use. The restoration will result in approximately forty-six (46) hotel units. The units will range in size from 206 to 349 square feet. All the rooms will realign with the existing, historic, windows. The applicant also proposes to introduce a rooftop pool with lower viewing deck. As part of the rooftop remodeling, the Applicant proposes to re-introduce the historic flagpole.

This application also proposes to restore all of the historic banding, eyebrows, and decorative exterior features. More importantly, it seeks to re-introduce a lobby entrance to the hotel from Collins Avenue, including front lobby desk.



While individually the changes are minor, their overall impact on the viability of this structure are significant. These minor changes will modernize the Property without reinforcing, and not detracting from, the historic architecture.

Conclusion. The above-described modifications will not require any variances or other deviations of the City's Zoning Code. Moreover, the modifications will improve the aesthetics of the Property and make it more compatible with the character and contemporary nature of the surrounding community, while at the same time restoring much of the original character and glamour of the original structure. We look forward to your favorable review and recommendation of this application. If you have any questions or comments in the interim, please do not hesitate to contact our office.

Sincerely,
MHE LAW PA



Monika H. Entin

MHE