

December 27, 2016

**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: Application for a Certificate of Appropriateness for Design & Demolition |  
Setai Hotel | 2001 Collins Avenue, Miami Beach (the "Property")**

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Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents Setai Hotel Acquisition, 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 Residential Multifamily, High Intensity (RM-3) on the City of Miami Beach Official Zoning Map and designated Residential Multifamily, High Intensity (RM-3) on the City's Future Land Use Map.

The Property contains a replica of an 8 story art deco hotel from 1936 originally called Dempsey-Vanderbilt designed by Henry Hohausser and a 40 story condominium opened in 2004. The Setai Hotel is currently an apartment hotel with 88 hotel rooms within the Dempsey-Vanderbilt and 134 Condominium units within the 40 story tower. 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 façade of the Dempsey-Vanderbilt along Collins Avenue and the corners of 20<sup>th</sup> 21<sup>st</sup> street. The renovation will have slight demolition of the ground level facades in order to reintroduce the retail and restaurant opening along the street. With the approval the façade will have a façade as it did when it was originally built in 1936.

**III. Request for Certificate of Appropriateness**

Applicant is hereby requesting an approval of the COA to permit the renovation. The activation of Collins Avenue by reintroducing the store opening will make Collins Avenue in that area more pedestrian friendly. In renovation of the property which is a replica will have a closer façade as it did in 1936 and will be more compatible with the surrounding properties.

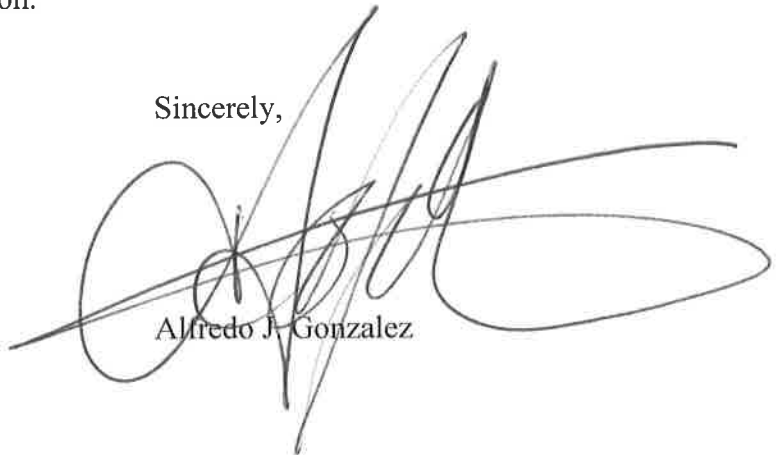
**IV. Compliance with COA Criteria**

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