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Miami Beach Historic Preservation Board  
c/o Deborah Tackett  
Historic Preservation & Architecture Officer  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**Re: Letter of Intent for Certificate of Appropriateness  
HPB22-0551 / 4000 Collins Avenue, Miami Beach, Florida**

Dear Ms. Tackett:

We represent SOV CMB HOTEL OWNER LLC (the “**Applicant**”), the owner of the hotel located at 4000 Collins Avenue, Miami Beach, Florida (the “**Property**”). The Applicant intends to improve the hotel rooftop with a modest rooftop terrace with outdoor dining, an enclosed indoor bar, as well as a sun deck to allow activities for hotel guests, such as group fitness and mindfulness classes (the “**Rooftop**”). We submit this Letter of Intent and the enclosed plans and materials in support of the Applicant’s request for a Certificate of Appropriateness (“**COA**”) for the proposed Rooftop improvements.

**Property.** The Property is located on Collins Avenue between 40<sup>th</sup> Street and 41<sup>st</sup> Street, within folio 02-3226-001-1930. The hotel comprises the southern portion of the site; a CVS and parking garage are located on the northern portion. The Property is zoned RM-2, has a corresponding Comprehensive Plan future land use designation of RM-2, Medium Density Multi Family Residential, and is a contributing historic structure within the Collins/Waterfront Historic District and the Collins Waterfront Architectural District.

Designed by architect A. Herbert Mathes in the Postwar Modern style, the Property was originally constructed in 1948 as the Continental Hotel. It featured 102 rooms with accessory dining, a pool area, and a rooftop deck. Today, the Property operates similarly as hotel with accessory ground-level commercial uses and parking. The Applicant intends to restore functionality to the roof deck, a key amenity of the original hotel, as shown on the historic postcard below.



**Figure 1. Historic Postcard**

**Proposal.** As shown on the enclosed plans prepared by the project architect, Beilinson Gómez Architects, PA, the Applicant proposes to improve the hotel’s rooftop with outdoor dining and a sun deck to host activities for hotel guests and visitors. The proposed improvements include a kitchen area, a small fully enclosed bar counter seating approximately seven (7) people, and a sophisticated trellis structure to provide protection from the elements. The outdoor dining portion is oriented towards Collins Avenue, away from the residential uses to the west. The proposed design is clean, airy, and natural. It intends to complement the coastal and relaxed feel invoked by the seafoam-green-colored historic signage. The rooftop incorporates green walls, sharp lines, and natural materiality to create a calming and welcoming environment. Included in the scope of work is a modest extension of an existing elevator headhouse from the upper hotel level to the proposed roof terrace to allow for safe and convenient access. Thoughtful landscaping will be incorporated at the south and north to accentuate the design. Importantly, the enclosed line-of-sight studies show the improvements will have little to no impact on how the historic building is appreciated from the public right-of-way.

**Compliance with Relevant Criteria.** The proposal is consistent with the character of the historic district and satisfies the criteria for the issuance of a COA in Section 118-564(a)(1) of the City’s Land Development Regulations. The Applicant’s request likewise complies with the Sea Level Rise and Resiliency Criteria in Section 133-50 of the Code, as follows:

Sea Level Rise and Resiliency Criteria.

*(1) A recycling or salvage plan for partial or total demolition shall be provided.*

The Applicant will recycle or salvage materials as required during any demolition.

*(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.*

The design includes impact-resistant glass for the enclosed bar area and railings.

*(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.*

The Applicant is proposing swing doors to divide the indoor and outdoor areas, allowing for passive cooling in the cooler months. The proposed trellis will also help keep patrons cool.

*(4) Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 126 of the city Code.*

Landscaping will include salt-tolerant, highly water-absorbent, native or Florida-friendly plants.

*(5) The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.*

Not Applicable. This is an existing structure.

*(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height.*

Not applicable. This is an existing structure.

*(7) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.*

Not Applicable. This is an existing structure. Any relocation of rooftop mechanical equipment will occur above base flood elevation.

*(8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.*

Not Applicable. This is an existing structure.

*(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.*

Not applicable. This is an existing structure.

*(10) As applicable to all new construction, stormwater retention systems shall be provided.*

Not applicable. This is an existing structure.

*(11) Cool pavement materials or porous pavement materials shall be utilized.*

Not applicable. This is an existing structure.

*(12) The design of each project shall minimize the potential for heat island effects on-site.*

The Applicant proposes to include passive cooling systems, which will minimize heat island effects on-site.

**Conclusion.** Approval of the requested COA will allow the Applicant to restore functionality to the hotel's rooftop in homage to the building's history and consistent with the character of the historic district and with the criteria for approval. The modest improvements complement the natural and coastal feel of the existing historic façade with little to no impact on how the building is viewed and appreciated from the public right-of-way. The proposal is sure to become a thoughtful and celebrated addition to the neighborhood.

Should you have any questions regarding this application, please do not hesitate to contact me. We look forward to your favorable review.

Sincerely,



Kristofer D. Machado

Enclosures

cc: Cecilia Torres-Toledo, Esq.