



Architecture – Interiors – Construction Management  
Lic.#AA26002467

**VIA HAND DELIVERY**

The Chairperson and Members of the  
Miami Beach Historic Preservation Board  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

October 28, 2016

**Re: New Age 2012 LLC, 801/807/815 Alton Road, Miami Beach (the “Property”)  
Application for Certificate of Appropriateness to retain on-site parking that  
received all necessary permits in the past (“Application”)  
HPB File # \_\_\_\_\_**

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents New Age 2012, LLC (the “Applicant”) in connection with land use and zoning matters relating to the properties located at 801, 807 and 815 Alton Road (collectively, the “Properties”). Our client is proposing to restore and renovate these historic properties, which were each built in the 1940s and designed by architect A. Herbert Mathes. After our restoration and renovation are complete, our client will be operating these properties as one combined suites hotel.

Planning Staff is supportive of our restoration of these historic structures and will be approving the restoration at Staff level. However, Planning Staff is asking that, as part of the Properties’ restoration, our client remove five (5) parking spaces on the west side of the Properties. The paving and development of these five (5) spaces were done in the 1990s by a prior owner, who received all necessary permits from the City for such paving and development. Evidence of the issuance of City permits for such paving and development is attached to this letter. Therefore, the existing five (5) parking spaces on the west part of the Properties are completely legal and permitted. For the reasons set forth below, we are respectfully requesting that the Historic Preservation Board allow the five (5) spaces to remain as part of our overall restoration and renovation of these historic properties.

**I. The Project**

As shown on the enclosed plans, Applicant will preserve and restore the existing historic buildings with upgrades to the windows, application of new paint and installation of new landscaping around the perimeter. A check-in area for guests will be present in the lobby. In addition to the upgrades noted above, our client will remove all the existing metal security bars on the windows and replace the windows with new hurricane impact glass. All of these changes and improvements will bring back the historic luster of the Properties and assist in returning the existing façades to their original appearance.

## **II. Parking**

As indicated above, the sole reason that this application is before the HPB relates to our need to keep the existing legally, permitted parking spaces on the west. We make this request for several reasons.

First, the five (5) spaces received all necessary permits and approvals in the 1990s and, thus, are legal parking spaces. These spaces have legally existed at the property for approximately twenty (20) years. If the spaces were added illegally in the past, then certainly their removal would be required. That is not the case here. Because the spaces are legal, our client should not be forced to remove them.

Second, our client bought the Properties in reliance on the fact that the parking spaces were legal and would remain at the property. The presence of the legal parking spaces makes the property more valuable. Thus, our client paid a premium for the purchase of these Properties because of the existence of these parking spaces. As you know, parking spaces on South Beach are scarce so a building with parking spaces is worth more than one without parking. It would be unfair for the City to force the removal of these legal spaces now after our client bought the Properties in reliance on the legal parking spaces remaining.

Third, we need to keep the parking spaces in order to operate a suites hotel. Our client could have decided to keep the current use of the buildings as apartments and make no restoration or renovation of the existing historic structures. Instead, our client elected to invest substantial funds to restore the Properties and operate a suites hotel. Based on our client's experience of owning many high-end suites hotel units in Miami Beach, we know that the existence of parking spaces is a key feature that guests want. Many prospective guests rent cars when they get to Miami Beach and specifically ask in advance if the suites hotel will have parking. If there is no parking, the guests will stay elsewhere. It would be unfair for our client to spend substantial funds restoring these historic properties in order to open a suites hotel only to have the parking spaces that hotel guests need taken away.

Fourth, our client will be adding lush landscaping to buffer the appearance of the parking spaces. Thus, the aesthetic effect of the spaces will be minimal.

Finally, in an area such as South Beach where parking is in such short supply, it is bad policy to force the removal of legally, permitted parking spaces. Removal of legally permitted off-street parking will lead to more cars searching for parking on the street in an area where parking is already very difficult to find.

## **V. Conclusion**

Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Wesley Art Castellanos, Registered Architect



October 28, 2016  
Page 3 of 3

801/807/815 Alton Road, Miami Beach  
New Age 2012, LLC

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