



February 16, 2017

Chairman and Board Members
Historic Preservation Board
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Re: 1208 Collins Avenue
Miami Beach, FL 33139

Sir/Madam:

The applicant is requesting to be allowed to install an outdoor seating area at the front of the existing 3-story multi-use building.

Approval by the Historic Preservation Board, if granted, will not result in any detriment to the adjacent property or the surrounding neighborhood, and will not be materially detrimental to the public welfare.

The hardship is not self-created by any person having interest in the property nor is the result of mere disregard for or ignorance of the provisions of the Zoning Ordinance, but in trying to strike a balance between requirements of the Zoning Ordinance and the design guidelines of the City of Miami Beach.

Your kind consideration would be greatly appreciated.

Respectfully,

A handwritten signature in black ink, appearing to read "JL Gomez", with a stylized flourish at the end.

Jose L. Gomez, AIA
Beilinson_Gomez Architects P.A.

JLG/mev