



Neisen O. Kasdin

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March 15, 2017

Thomas Mooney
Planning and Zoning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33131

**Re: Letter of Intent – 161 Ocean Drive
Final Submittal – Historic Preservation Board
After-the-fact Certificate of Appropriateness**

Dear Mr. Mooney:

On behalf of Komar Investments, Inc. (the "Applicant"), we submit this application for the property located at 161 Ocean Drive (the "Property"). The Property contains a contributing historic structure commonly known as the Stanton Hotel ("Historic Structure"), as well as a newer structure built in 2001 commonly known as the Marriott Stanton South Beach. The Property is zoned RPS-4 and is located within the Ocean Beach Historic District.

Applicant has owned the Property for approximately 20 years, and is now making a significant investment to reinvigorate the Property. As part of those efforts, Applicant recently renovated portions of the Historic Structure to create a new restaurant space. During those renovations, a water leak formed and caused a partial roof cave-in at the Historic Structure interior retail space commonly known as the Starbucks coffee shop (the "Starbucks Space"). The leak also caused extensive water damage within the Starbucks Space.

In order to mitigate damage caused by the water leak, Applicant performed certain basic emergency demolition and corrective work within the Starbucks Space prior to seeking Board approval (the "Emergency Work"). After performing the Emergency Work, Applicant stopped all work and filed its initial application for an After-the-fact Certificate of Appropriateness. Attached as **Exhibit A** is a receipt showing the fee paid in conjunction with that November 7, 2016 filing.

Especially because Applicant had no intention to remodel the Starbucks Space now, it has taken Applicant several months of working with its tenant (Starbucks), its design team, and City of Miami Beach Historic Preservation Staff to devise an appropriate remodeling strategy for the Starbucks Space. In the interim, the Starbucks Space has sat unused and in a state of disrepair.

Applicant believes that it has developed a set of plans that will respect the historic character of the Starbucks Space while improving its functionality. In fact, the Emergency Work uncovered previously lost historic tile and terrazzo elements which Applicant intends to restore and feature within the Starbucks Space.

We believe that the proposed changes will help rejuvenate the Property and add value to the surrounding historic district. As such, we respectfully request your favorable review. Please do not hesitate to contact me should you have any questions related to this matter. Thank you for your consideration.

Sincerely,

AKERMAN LLP



Neisen O. Kasdin

cc: Deborah Tackett
Jake Seiberling
Marissa Amual
Wesley Hevia

EXHIBIT A

City of Miami Beach
City Hall
1700 Convention Center Dr.
Miami Beach, FL 33139
305-673-7420
Welcome

000723-0037 Irma R. 11/07/2016 10:57AM

ENERGOV

Sutherland, Erin (Three Brickell City
Center)

2016 Item: 00034410

PL - New Application

Fees 2,500.00

After-the-Fact Upcharge
(Planning Department) 5,000.00

7,500.00

Subtotal 7,500.00

Total 7,500.00

CHECK 7,500.00

Check Number 010779

Change due 0.00

Paid by: KOMAR INVESTMENTS INC



KOMAR INVESTMENTS, INC. 450 Grand Ave. Suite 1100 Miami, FL 33131		Total Check Number 010779	10779
SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS		11/08/2016	\$7,500.00
City of Miami Beach 1700 Convention Center Dr. Miami Beach, FL 33139-1101			