

Gorge Iglesias

El Sazon Cubano, LLC
7305 Collins Avenue
Miami Beach, FL 33141

March 31, 2025

Chair and Members of the Historic Preservation Board ("HPB")
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

7305 Collins Ave, Miami Beach, FL 33141 – Certificate of Appropriateness for Design and Variances for Renovation and Addition of Outdoor Bar and Tiki Structure.

Dear Chair and Members of the Historic Preservation Board,

I am writing to you as the owner of ****El Sazon Cubano, LLC**** ("Applicant"), the lessee of the Premises located at 7305 Collins Avenue, Miami Beach, Florida 33141 (the "Premises"). The Premises is located within the Harding Townsite Historic District and the North Shore Historic District.

We are seeking retroactive approval for the recently completed renovations and construction at the Premises. This work includes the addition of an outdoor bar and a Tiki-style shelter. It is important to clarify that no changes were made to the setbacks during this renovation, and all work was performed in full compliance with the existing layout and zoning requirements.

Completed Construction Details:

1. Outdoor Bar and Tiki Structure:

The outdoor bar was added to accommodate the expanded seating area and to better serve our customers. This addition allows for enhanced service and an overall better guest experience. The Tiki-style shelter was also constructed, which provides essential protection from Miami Beach's variable weather. We would like to emphasize that the Tiki structure was crafted by a Native American artisan. According to Florida law, Native American artisans are not required to obtain permits for building Tiki structures on private property, which is why this particular structure was constructed without a permit.

2. Investment and Economic Impact:

We invested nearly \$1,000,000 to completely renovate and bring up to date what was, for all intents and purposes, an abandoned restaurant. This investment was not just for the Tiki structure but also included a full renovation of the restaurant, including updating equipment to improve both the operations and the customer experience. Additionally, this investment created numerous job opportunities, helping support local employment in the area. Since completing the renovations, we have seen a significant increase in business, including a doubling of gross sales in the first year following the updates. This substantial reinvestment in the property has not only revitalized our business but has also contributed positively to the surrounding community, supporting the local economy and generating new opportunities.

Variances Required:

Although no changes were made to the setbacks, we respectfully request the following variances for other aspects of the project:

1. Variance for Outdoor Bar Operating Hours:

We request approval to extend the operating hours of the outdoor bar to 12:00 AM (midnight) Sunday through Thursday, and until 1:00 AM on Friday and Saturday. These extended hours are necessary to accommodate the high volume of customers and to align with the nightlife expectations of Miami Beach.

Cultural and Community Impact:

The completed renovations have significantly enhanced the cultural vibrancy of the Premises and the surrounding area. The outdoor bar and Tiki structure provide a unique experience that reflects the tropical and cultural identity of Miami Beach, offering a distinctive atmosphere for both locals and visitors. The Tiki structure, crafted by a Native American artisan, contributes to the cultural richness of the space and provides a connection to local heritage.

In addition, the renovations have had a positive impact on the broader community. The investment in the restaurant has generated new business, created jobs, and increased foot traffic to the area. The space has become a popular destination, further adding to the vibrancy of the local economy.

Conclusion:

We believe the completed renovations, along with the requested variances, align with the City's comprehensive plan and contribute positively to the cultural and economic development of

Miami Beach. The Tiki structure, crafted by a Native American artisan, does not require a permit under Florida law, but we seek your retroactive approval to ensure it fits within the guidelines of the Historic Preservation Board.

Thank you for considering this request. We look forward to your favorable review and approval.

Sincerely,

Gorge Iglesias

Owner, El Sazon Cubano, LLC