

41st and Collins Garage LLC

4000 Collins Avenue
Miami Beach, FL 33140

Date: April 9, 2025

To:

Mayor: Steven Meiner

Commissioners: Kristen Rosen Gonzalez, Laura Dominguez, Alex J. Fernandez,
Tanya K. Bhatt, David Suarez, Joseph Magazine

Historic Preservation Board Members: Ray Breslin, Elizabeth Camargo, Brian Ehrlich, Linsey Lovell, Haskel
Mayer, John Stuart, Laura Weinstein-Berman

Historic Preservation & Architecture Officer: Debbie Tackett

RE: Letter of Support for the Redevelopment of 3611-3621 Collins Avenue (Casa Cipriani Miami)

Dear All,

As the owner of parking garage at 4000 Collins Avenue, I am writing to express my full support for the proposed redevelopment of 3611-3621 Collins Avenue by the development team of 13th Floor Investments, Midtown Equities, and the Cipriani family.

The project, Casa Cipriani Miami, represents a thoughtful and high-quality addition to our neighborhood. Its commitment to architectural excellence, historic sensitivity, and community-oriented design will bring meaningful value to Collins Avenue and to the greater Miami Beach community. The development's homage to the 1930s-era Art Deco legacy, paired with world-class hospitality and design standards, will enhance the historic character of the district while also contributing to the vitality and prestige of the area.

As a direct neighbor, I am confident that the proposed project will positively impact the neighborhood in terms of aesthetic improvement, increased property value, and the careful stewardship of our shared architectural heritage. Moreover, this development will benefit the city and its residents at large by continuing to elevate Miami Beach into a world-class destination for culture, design, and hospitality. I appreciate the team's proactive approach in engaging with the community and ensuring that the project aligns with the goals of the Historic Preservation Board and the City of Miami Beach.

I respectfully urge the Historic Preservation Board to approve this important project and allow Casa Cipriani Miami to move forward.

Sincerely,



Todd Benson

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