



Neisen O. Kasdin

Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131

T: 305 374 5600
F: 305 374 5095

January 5, 2025

City of Miami Beach Historic Preservation Board
c/o Deborah Tackett
Chief Historic Preservation and Architecture Officer
1700 Convention Center Drive
Miami Beach, FL 33132

Re: HPB24-0610: Certificate of Appropriateness for New Construction at 3611-3651 Collins Avenue, Miami Beach FL 33139

Dear Ms. Tackett:

We represent MVEV6, LLC and Beach House 8 Condominium Association, Inc. (collectively, the "Applicant") in connection with land use board approvals for redevelopment of 3611-51 Collins Avenue, Miami Beach, Florida (the "Property"). Please allow this to serve as our letter of intent requesting approval of a Certificate of Appropriateness ("COA") for new construction at the Property (the "Project" or "Casa Cipriani").¹

Property. The Property encompasses a full City block and consists of three waterfront parcels generally bounded by 36th Street to the south, Collins Avenue to the west, 37th Street to the north, and a public boardwalk and Atlantic Ocean to the east.² See Figure 1 below. The Property is approximately 72,800 square feet or 1.671 acres in size and has corresponding land use and zoning designations of RM-3. It is located within City's Collins Waterfront Historic District, and it is also within the Collins Waterfront Architectural District in the National Registry of Historic Places.

¹ Note, this Application does not request a Certificate of Appropriateness for the demolition of the existing structures. Approval of the demolition is preempted to the State of Florida pursuant to Section 553.8991 of the Florida Statutes known as the Resiliency and Safe Structures Act and does not require approval of the Historic Preservation Board.

² The Property is further identified with Miami Dade Property Appraiser Folio Numbers: 02-3226-001-1560, 02-3226-001-1570, and reference folio 02-3226-057-0001.

The Property is currently developed with three independent structures, one at each tax parcel and is bisected by the Coastal Construction Control Line ("CCCL"). 3651 Collins is developed with the Beach House 8 Condominium ("BH8") which was built in 2015 and is a non-contributing building. 3621 and 3611 Collins are improved with the former Coral Reef Hotel and the Patrician Hotel, respectively, which are nonconforming structures in relation to the base flood elevation requirements for new construction issued by the National Flood Insurance Program and have been vacant and boarded up for a number of years. Although the Property will be developed as a unified development site, no new construction is proposed at BH8 (3651 Collins Avenue).³ BH8 will continue to operate as it does today. At 3621-11 Collins Avenue, the Applicant hereby proposes redevelopment as *Casa Cipriani*.



Figure 1. The Property

³ Because we are creating a unified development site, the lot width is considered 200 feet even though new development is only proposed within the 150-foot frontage of 3611-21 Collins. The lot width dictates the side setback requirement as well as the sum of the side yards requirement. BH8 is able to retain their existing 7'-6" now legally non-conforming side setback pursuant to Sec. 2.12.8.b.4.a. of the Code. *Casa Cipriani* will comply with the minimum side setback requirement providing 16'-6" setback from 36th Street when only 16'-0" required. For the sum of side yards, the Applicant will be pursuing a Commission Warrant pursuant to Sec. 2.7.1. of the Code to reduce the requirement 25% from 32'-0" to 24'-0" provided as 7'-6" existing to remain at BH8 and 16'-6" at *Casa Cipriani*. Note that although no interior setback is required between BH8 and *Casa Cipriani*, a meaningful 17'-0" interior setback is provided which is more than the existing interior side setback and introduces light and air into both projects. Our proposal meets the intent of the Code and allows for a much better quality design and pedestrian experience along 36th Street.

Casa Cipriani. For four generations, the Cipriani family has been recreating the charm and elegance of the Italian Riviera by delivering world-renowned hospitality service in their namesake establishments to thousands of patrons. It all started in 1931 with Harry's Bar, a modest bar in Venice, Italy that soon became the home to the stars, royalty, writers, artists and intellectuals from all parts of the world. The Cipriani's commitment to perfection quickly gained them consumer trust allowing them to grow into an international hospitality powerhouse with over 25 restaurants locations, multiple lounges and, most recently, hotels and branded residences. The original Casa Cipriani hotel and private members' club in New York City has been wildly successful—it received three Michelin Guide keys, which is the highest honor awarded by this world-renowned institution. As the brand continues to grow, the Cipriani family is ecstatic to develop its latest flagship establishment, *Casa Cipriani*, here in Miami Beach. *Casa Cipriani* proposes 36 hotel rooms, 23 multifamily residential units, a private member's club, a jazz club, state-of-the-art spa and wellness facilities, and food and beverage venues.

Casa Cipriani aims to strike the perfect balance between contemporary European design and the characteristic joyful ambiance of Miami Beach's historic hotels. It recaptures and reimagines the elegance of the 1940s and 50s Miami Beach where the Grand Dame hotels, including properties such as Roy France's 1948 Saxony Hotel and Morris Lapidus' 1954 Fontainebleau Hotel, made Collins Avenue an architectural marvel and Miami Beach "America's Playground". Brandon Haw's *Casa Cipriani* is a contemporary Grand Dame that loudly celebrates the heritage of the hotels that came before integrating wherever possible the design features that made some historic Miami Beach hotels icons. Honoring Roy France and his legacy in Miami Beach, the design was driven by the now famous quote from the master himself "*bring in the light and air for that is what people come to Florida for...*"

Casa Cipriani celebrates the glamour of arrival with a lushly planted and generous driveway and porte cochere along Collins Avenue. It sets back the building façade to allow space for flowering plants and trees to emulate a true hallmark of the Grand Dame hotels—their lushly planted gardens that lined the length of the property. The stone base of the entry level is kept short at just two stories high and crowned with generously planted roof gardens and residential pool deck, creating multi-tiered layers of greenery to be admired from Collins Avenue and neighboring buildings. A separate entrance for the residences is proposed along 36th Street to maintain efficiency within the site.

Upon entering on Collins Avenue, one is greeted by a double-height entry hall featuring an expertly crafted grand staircase. A fabulous jazz club, the private members' club and a world-class restaurant that overlooks the Italianate Ocean Garden and the beach beyond and a magical garden planted with scented lemon trees and bougainvillea is located at the second level. The four hotel floors rise above the stone piano nobile of the club floor, their terraces gently step out and forward towards the ocean, enabling the subtle transition between the

smaller hotel programmatic requirements and the larger residential accommodation needs on the floors above. This gentle forming of the building then reverses at the upper residential levels making the building appear to curve away from the viewer when seen from the ground. The wrap around terraces grow and undulate around all faces of the building creating deeper spaces for relaxing and entertaining facing the ocean and also for the enjoyment of the western sunset views. In this way, the design allows that Florida light and air in for joyous enjoyment.

Neighborhood Context. The Property is located in the Collins Waterfront Historic District an area stretching from 23rd Street to 44th Street from the ocean to Indian Creek. The greatest concentration of architecturally important buildings lies in the stretch of Collins from 29th Street north to 43rd Street, within which the Property is located. The defining characteristics of this district are the important taller oceanfront hotels in the Art Deco or post war modern style. These include the Sea Isle (The Palms), the Versailles (Aman), the Cadillac and the Saxony (Faena) all designed by Roy France, as well as other prominent large oceanfront hotels, including the Crown (former Lord Tarleton) by Nellenbogen and the Seville (Edition) by Grossman.



Casa Cipriani will be a contemporary Grand Dame, reimagining the elegance and grandeur of 1940 and 50s Collins Avenue, that compliments the historic district. Guided by the design ethos of the great Roy France, light and air are thought of and used as materials in the design. The end result is an elegant and joyful development which will become an emblem of the Cipriani brand and Midbeach.

Sea Level Rise and Resiliency Criteria. *Casa Cipriani* is consistent with the criteria in Section 7.1.2.4.a.1. of the Code, to the extent applicable, as follows:

- A. A recycling or salvage plan for partial or total demolition shall be provided.

This application is for a COA for new construction. Demolition of existing buildings is not within the scope of this application. However, a recycling or salvage plan will be provided as part of the demolition permit application.

- B. Windows that are proposed to be replaced shall be hurricane proof impact windows.*

All windows proposed are hurricane proof impact windows.

- C. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.*

Passive cooling systems including operable windows and sliding doors were provided where feasible and appropriate.

- D. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 4 in Land Development Regulations.*

Resilient landscaping, salt tolerant, highly water-absorbent, native, or Florida-friendly plants, is provided in planting plan.

- E. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.*

Applicant considered the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan and specifically studied the land elevation of the subject property and the elevation of surrounding properties when designing the Project. Proposed elevations reflect that study.

- F. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to 3 additional feet in height.*

The ground floor, driveways, and garage ramping are adaptable to the raising of public rights-of-way and adjacent land and provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to 3 additional feet in height.

- G. As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects*

shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

All critical mechanical and electrical systems are located above base flood elevation.

H. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Not applicable. Application proposes new construction.

I. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with chapter 54 in General Ordinances.

The Project will be dry flood proofed in accordance with Chapter 54 of the General Ordinances for proposed levels and uses located below Design Flood Elevation (BFE+Freeboard).

J. As applicable to all new construction, stormwater retention systems shall be provided.

Stormwater retention systems are provided.

K. Cool pavement materials or porous pavement materials shall be utilized.

Cool payment materials utilized.

L. The design of each project shall minimize the potential for heat island effects on-site.

Design employs light colors, lush and dense landscaping and integrates passive cooling systems to minimize potential heat island effects.

We look forward on working on this project with you. Should you have any questions or concerns, please feel free to contact us.

Sincerely,

AKERMAN, LLP



Neisen O. Kasdin

Cc: Rey Melendi (rmelendi@13fi.com)

Cecilia Torres-Toledo (cecilia.torres-toledo@akerman.com)