

Date: April 8, 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 Casa Cipriani Miami Beach

Dear Members of the Historic Preservation Board,

As a professional with a background in architecture and design, and someone who was directly involved in the development of the neighboring Faena District projects, I am writing to express my enthusiastic support for the proposed redevelopment of 3611–3621 Collins Avenue by 13th Floor Investments, Midtown Equities, and the Cipriani family. I have worked with the architect Brandon Haw extensively and I really value his professionalism and design approach.

Casa Cipriani Miami represents a highly considered and architecturally significant contribution to the evolution of Collins Avenue. The design demonstrates a deep understanding of—and respect for—the historic urban fabric of Miami Beach. Its reinterpretation of 1930s Art Deco principles through a contemporary lens is both sophisticated and contextually appropriate, reinforcing the district's architectural legacy while thoughtfully addressing today's urban and cultural dynamics.

Having worked extensively on the Faena projects, I know firsthand the responsibility that comes with shaping this iconic stretch of Miami Beach. This project not only meets that standard—it elevates it. Beyond replacing a set of visually and functionally obsolete structures, Casa Cipriani Miami introduces a refined sense of scale, materiality, and programmatic diversity that will enrich the surrounding neighborhood and public realm. It offers a rare opportunity to strengthen our city's identity as a global destination for design, hospitality, and cultural excellence.

I commend the development team for their collaborative approach and design sensitivity, and I strongly encourage the Historic Preservation Board to approve this proposal, which I believe will stand as a landmark of thoughtful design.

Ximena Caminos

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Founder: The Reef|Line|HoneyLab|Faena