

August 14, 2025

Deborah Tackett, Chief of Historic Preservation  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: HPB25-0672 – Cadet Hotel – Letter of Intent for Historic Preservation Hearing Board Approval

Dear Debbie,

Southern Property Inv. Group Inc. (the Applicant) is the owner of the property located at 1701 James Avenue (see Exhibit A), in the City of Miami Beach, Florida. This letter shall serve as the Applicant's required Letter of Intent in connection with this Historic Preservation Board process, which the applicant is intending to legalize all improvements on the property via a variance for the trellis and wood deck along the front setback.

Description of the Property: The property is approximately 12,500 square feet in size and located on the northeast corner of James Avenue and 17<sup>th</sup> Street. The property is zoned RM-2 Multifamily, medium intensity, a zoning designation that permits commercial and hotel uses.

The property has been developed as the Cadet Hotel, originally built in 1941 and designed by Albert Anis. Today, the property is two stories with 34 hotel rooms. The property has been operating as the Cadet Hotel continuously since 1983. The current owner of the Cadet Hotel has made a concerted effort to preserve the small, historic lobby much in its original form and function. The original terrazzo floors, wood entrance door, small guest bar and check in desk all remain from the original 1941 construction. The limited area of this amenity space, and with no ability to expand guest amenities beyond this footprint into other interior areas, has led the owner to activate under-utilized outdoor areas to upgrade the guest experience, making it emblematic of Miami Beach lifestyle.

Per Chapter 7.2.5.2 of the Miami Beach Zoning Code, the uses Hotel and Cafe are allowed for the RM-2 district.

Variance Request: The existing trellis and wood deck is located within the 20' front setback along James Avenue. Applicant seeks a variance approval of City Code Section 142-338 to permit a 2' front setback where 20' is required. Approval of this variance would legalize the existing exterior patio with ample screening from the streets. It is worth noting and shown in the provided photographs that no seating is seen or heard from the street. The main structure of the hotel abides by the required setbacks. There are other properties in the surrounding area that enjoy a 0' setback.

Conclusion: The Applicant's proposal is consistent with the character of this commercial neighborhood, as well as the intent of the Code and its design considerations. The variance requested is minimally intrusive and necessary to provide a shaded, lush area for patrons to enjoy.

We respectfully request your review and favorable recommendation of the requested variance. Thank you.

Sincerely,



Dr. Vilma Biaggi, Owner



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 05/08/2025



PROPERTY INFORMATION	
Folio	02-3234-019-0430
Property Address	1701 JAMES AVE MIAMI BEACH, FL 33139-7508
Owner	SOUTHERN PROPERTY INVT GROUP INC
Mailing Address	1701 JAMES AVE MIAMI BEACH, FL 33139-7508
Primary Zone	4000 MULT-FAMILY - 63-100 U/A
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths /Half	45 / 45 / 0
Floors	2
Living Units	32
Actual Area	
Living Area	12,500 Sq.Ft
Adjusted Area	10,560 Sq.Ft
Lot Size	Multiple (See Building Info.)
Year Built	

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$2,640,000	\$2,640,000	\$2,640,000
Building Value	\$1,360,000	\$660,000	\$950,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$4,000,000	\$3,300,000	\$3,590,000
Assessed Value	\$3,630,000	\$3,300,000	\$3,590,000

BENEFITS INFORMATION			
Benefit	Type	2024	2023
Non-Homestead Cap	Assessment Reduction	\$370,000	

Note: Not all benefits are applicable to all Taxable Values (i.e., County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
ALTON BEACH 1ST SUB PB 2-77	
LOTS 19 & 20 LESS E18FT BLK 27	
LOT SIZE 80 X 132	
OR 15987-4407-05 0783 1	

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,630,000	\$3,300,000	\$3,590,000

SCHOOL BOARD			
Year	2024	2023	2022
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,000,000	\$3,300,000	\$3,590,000

CITY			
Year	2024	2023	2022
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,630,000	\$3,300,000	\$3,590,000

REGIONAL			
Year	2024	2023	2022
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,630,000	\$3,300,000	\$3,590,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/1993	\$600,000	15987-4407	Sales which are qualified
02/01/1986	\$330,000	12803-1650	Sales which are qualified
10/01/1980	\$592,500	10892-0409	Sales which are qualified
07/01/1974	\$285,000	00000-00000	Sales which are qualified

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