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March 22, 2026

City of Miami Beach Historic Preservation Board  
c/o Michael Belush  
1700 Convention Center Drive  
Miami Beach, FL 33132

**Re: HPB25-0656: RESUBMITTAL - Certificate of Appropriateness for New Construction at 1600 Washington Avenue and 1601 Drexel Avenue, Miami Beach FL 33139**

Dear Michael:

Akerman LLP represents 420 Lincoln Rd. Development, LLC (the "Applicant"), Ambassador Paul Cejas' company, which owns the properties located at 1600 Washington Avenue and 1601 Drexel Avenue (collectively, the "Property"). The Applicant intends to redevelop the Property with a mixed-use building including ground level commercial and approximately 210 residential units (the "Project"). As you know, the Project was presented to the Historic Preservation Board ("HPB") at its October 21, 2025 meeting (the "Hearing") and, at that meeting, the HPB members provided valuable feedback on the design and requested some modifications. Please allow this to serve as supplemental letter of intent, to be read in conjunction with the previously provided letter of intent, detailing the proposed design changes to directly address the HPB's comments.

**Modifications.** The HPB members and City professional planning staff's comments at the Hearing regarding the Project design can be summarized in the following items: (1) appropriate recognition and homage to the historic structure being demolished, (2) additional articulation to break up the building's massing along the 16<sup>th</sup> Street frontage to provide a better transition from low rise residential area to the south, and (3) better treatment of alley entrance for an enhanced pedestrian experience. During the past five months the Applicant's team has worked collaboratively with HPB planning staff—meeting multiple times—to implement modifications to the design that adequately addressed all comments as follows:

- (1) *Appropriate recognition and homage to the historic structure being demolished;*

The Applicant proposes an innovative approach to accomplish this goal. The façade of the two-story historic structure proposed to be demolished will be reimagined and memorialized by etching it into the lobby's glazing at the exact location where the current building exists. This way, the prior design can be fully appreciated in a way that still allows for a cohesive design language throughout the building.



- (2) *Additional articulation to break up the building's massing along the 16th Street frontage to provide a better transition from low rise residential area to the south;*

The building has been shifted north to create space for varying balcony depths that provide movement to the structure. Balconies extend and recede from the main plane, producing a dynamic rhythm that breaks the rigidity of the grid. This interaction generates depth, variations in shadows, and a visually active façade.

In terms of protection and expression, metal railings are used together with metal louvers and solid stucco on the terraces in an artistic pattern. These elements not only serve as a safety function, but also act as light and view filters, providing privacy and solar control. Their materiality introduces a lighter more permeable

texture that contrasts with the solid planes reinforcing the interaction between full and empty spaces and enriching the overall composition. The end result is a lighter, more playful building with additional architectural interest to be appreciated by the pedestrian.



- (3) *Better treatment of alley entrance along 16<sup>th</sup> Street for an enhanced pedestrian experience.*

Renderings illustrating the proposed landscaping and a more realistic pedestrian perspective show the alley is adequately treated and conducive to an enjoyable pedestrian experience.



Note, the design modifications do not affect compliance with all relevant Code criteria which were analyzed in full in prior LOIs.

**Conclusion.** The Applicant is excited to present this updated design which successfully addresses all City staff and HPB comments. We look forward on working on this Project with you and bringing online approximately 210 residential units in the City's urban core. Should you have any questions or concerns, please feel free to contact us.

Sincerely,

**AKERMAN, LLP**

  
Neisen O. Kasdin

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