

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER HPB19-0316		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		Historic Preservation Board <input checked="" type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 245 and 251 Washington Avenue			
FOLIO NUMBER(S) 02-4203-003-1090, 02-4203-003-1080			
Property Owner Information			
PROPERTY OWNER NAME 251 Washington, LLC			
ADDRESS P.O. Box 190778		CITY Miami Beach	STATE FL
ZIP CODE 33119			
BUSINESS PHONE (305) 791 -1702	CELL PHONE	EMAIL ADDRESS 2242street@gmail.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Certificate of Appropriateness for a new a private school. See Letter of Intent for additional details.			

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME Carlos Touzet		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 65 NW 24th St #108		CITY Miami	STATE FL
		ZIPCODE 33127	
BUSINESS PHONE 305.789.2870	CELL PHONE 786.281.6187	EMAIL ADDRESS carlos@touzetstudio.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Emily Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 673-6232	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
		ZIPCODE	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

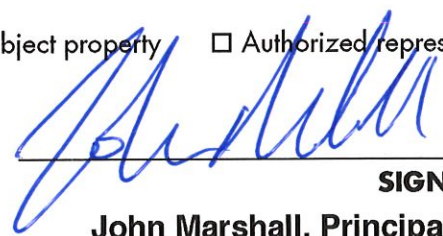
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one ^{Text} year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☒ Owner of the subject property ☐ Authorized representative



SIGNATURE
John Marshall, Principal

PRINT NAME

6/13/19

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

SIGNATURE**NOTARY PUBLIC**

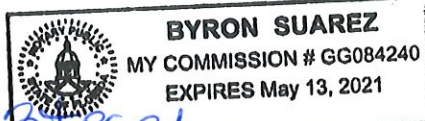
My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami - Dade

I, John Marshall _____, being first duly sworn, depose and certify as follows: (1) I am the Principal _____ (print title) of 251 Washington, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

Sworn to and subscribed before me this 13 day of June, 2019. The foregoing instrument was acknowledged before me by John Marshall, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: May 13, 2021**SIGNATURE****NOTARY PUBLIC****PRINT NAME**

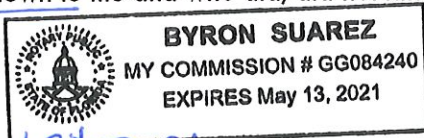
POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami - Dade

I, John Marshall, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin and Emily Balter to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

John Marshall**PRINT NAME (and Title, if applicable)**[Signature]**SIGNATURE**

Sworn to and subscribed before me this 13th day of June, 2019. The foregoing instrument was acknowledged before me by John Marshall, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]**NOTARY PUBLIC**My Commission Expires: May 13, 2021Byron Suarez**PRINT NAME****CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

251 Washington, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
John Daniel Marshall, Revocable Trust U/A/D	100%
<u>July 3, 2013, as amended</u>	
P.O. Box 190778	
Miami Beach, FL 33119	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
------------------	----------------

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

John Daniel Marshall, Revocable Trust U/A/D July 3,
 2013, as amended

TRUST NAME

NAME AND ADDRESS	% INTEREST
John Marshall, Trustee and Beneficiary	100%
P.O. Box 190778	
Miami Beach, FL 33119	

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Michael Larkin and Emily Balter	200 S. Biscayne Blvd., Suite 850	305.374.5300
Carlos Touzet	65 NW 24th St #108, Miami, FL 33127	786.281.6187
Adrian Dabkowski	600 North Pine Island Road, Plantation, FL 33324	954.535.5114

Additional names can be placed on a separate page attached to this application.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

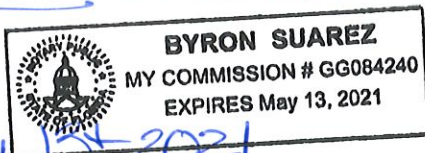
Florida
STATE OF _____
Miami - Dade
COUNTY OF _____
John Marshall, Principal

I, _____, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

John Marshall
SIGNATURE

Sworn to and subscribed before me this 13th day of June, 2019. The foregoing instrument was acknowledged before me by John Marshall, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



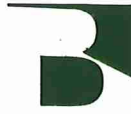
My Commission Expires: May 13 2021

Byron Suarez
NOTARY PUBLIC

Byron Suarez
PRINT NAME

EXHIBIT A

LEGAL DESCRIPTION: LOTS 14 AND 15, BLOCK 8, OF OCEAN BEACH FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6231
E-Mail: MLarkin@brzoninglaw.com

VIA HAND DELIVERY ELECTRONIC SUBMITTAL

July 8, 2019

Debbie Tackett, Chief of Historic Preservation
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: REVISED Request for Certificate of Appropriateness for the Property
located at 245-251 Washington Avenue, Miami Beach

Dear Ms. Tackett:

This firm represents 251 Washington, LLC (the "Applicant"), the owner of the property located at 245-251 Washington Avenue (the "Property") in the City of Miami Beach ("City"). Please allow this letter to serve as the revised Letter of Intent supporting a request to the Historic Preservation Board ("HPB") for a Certificate of Appropriateness and variance for a new private school at the Property.

Property Description. The Property is currently an undeveloped, vacant lot located on the east side of the Washington Avenue, and south of 3rd Street. The Miami-Dade County Property Appraiser identifies the Property with two Folio Nos. 02-4203-003-1090 and 02-4203-003-1080. See Exhibit A, Property Appraiser Summary Report. The total lot area is approximately 13,000 square feet (0.29 acres) in size. The two structures previously located on the northern lot (the "251 Parcel") were demolished in 1989, and the structure on the southern lot (the "245 Parcel") was demolished pursuant to an emergency demolition Order in 2003. See Exhibit B, Historic Resources Report. The Applicant has separately submitted a request to the HPB for an after the fact Certificate of Appropriates for demolition of the previous structures. The structure on the 245 Parcel was a historically contributing building on the City's historic properties index. See Exhibit C, Miami Beach Historic Property Viewer.

The Property is zoned "Medium-High Density Residential Performance Standard" District ("R-PS3"), and is also located within the Ocean Beach Local Historic District.

Applicant Proposal. The Applicant is proposing to develop the vacant lot as a temporary location for a world-class private school for the South of Fifth neighborhood (the "Project"). The Applicant hopes to have the school located at the Property for a temporary period not to exceed three (3) years, while the property located at 224 2 Street is under construction.

The school will be a modern-take on the classic school house design, with a drastic pitched roof, semi-permanent tent. The Property will have functional dual-frontages off of Washington Avenue on the west and Collins Court on the east. The perimeter of the lot will be lined with a metal and terrazzo, multi-color fence and lush landscaping and shrubbery. The tent structure will be located approximately fifteen (15) feet from the front property line in order to allow sufficient outdoor space and feature a welcoming, clear glass entry way five (5) feet from the property line in compliance with the land development regulations. The entrance area will feature a pedestrian gates and bicycle parking on Washington Avenue. The rear setback is approximately forty-seven and a half (47.5) feet from the rear property line, which provides on-site parking, a driveway off the right of way, as well as additional outdoor space.

The school will be an open floor plan and a mezzanine level of approximately 5,980 square feet, which is well within the permitted Floor Area Ratio. The Applicant will comply with the required open space through payment in lieu, pursuant to Section 142-704(b)(4) of the City's Code of Ordinances ("City Code"). The Project also substantially complies with the City Code permitted height of fifty (50) feet, at approximately thirty-five (35) feet NGVD. Required parking will be satisfied with four (4) off-street parking spaces. The intent is that many of the parents and guardians living in the south of Fifth Street will walk and bike with their children to school.

Variance Request. The Applicant's proposal substantially complies with the R-PS3 land development regulations. The setback variance requested is necessary for the use of the Property as a private school.

1. A Variance of Code Section 142-1131(d), to permit the north and south side setbacks at 7'-6" when 50' is the minimum depth required of interior side yards for schools in residential districts that is not adjacent to a business district or a public street.

Satisfaction of Hardship Criteria. The Applicant's variance request satisfies the hardship criteria pursuant to Section 118-353(d) of the City Code, as follows:

- 1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;**

There are special conditions and circumstances that exist which are peculiar to the land and use, and application of land development regulations. The Property is comprised of two (2) separately platted lots, each fifty (50) feet in width. Strict compliance with Section 142-1131(d) of the City Code would eliminate the entire developable area of the Property as a private school. This special condition is peculiar because it requires a modestly-sized, privately owned school to satisfy the requirements of a much larger use that is typically open to the public.

- 2) The special conditions and circumstances do not result from the action of the applicant;**

The special circumstances, in this case, do not results from the actions of the Applicant. The Applicant chose to invest and use this property as a supplementary location for a private school because of its location in south of Fifth Street in close proximity to residences, businesses and City-owned parks. The intent of the Code is to protect residential neighborhoods from large places of public assembly. The Performance Standard districts are distinct from the purely residential districts in that they allow for modification of requirements affecting certain individual lots and greater flexibility to encourage more innovative design and development. This is true for this Property that has sat idle for almost sixteen years.

- 3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

Schools are a necessary public service that are conditionally permitted in the R-PS3 District. The Code allows other similarly situated property owners to seek similar variances to accommodate development and allow for the construction of certain uses, such as private schools, on lots less than 100' wide.

- 4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

A literal interpretation of the provisions of the land development regulations would deprive this particular Applicant rights enjoyed by other properties in the same zoning district to develop private schools, and would result in an unnecessary and undue hardship. Specifically, strict application of the large required setbacks would render this Property undevelopable for the proposed use as a school.

- 5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;**

Due to the intrinsic, temporary nature school structure, the width is necessary to accommodate the appropriate height and length. The Project complies with the required seven and a half (7.5) feet required interior side setbacks in the Residential Performance Standard District for all other uses. The request is the minimum variance that will make possible the reasonable use of the Property.

- 6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

Granting of the setback Variance will be in harmony with the general intent and purpose of these land development regulations. As stated, the Project satisfies the required setbacks of the Residential Performance Standard District. The increased required setbacks are intended for places of public assembly. However, while this Property falls into the definition of school, it is privately owned and have a modestly sized student capacity and is temporary. The school will not have large public assembly that require additional parking and may disrupt neighboring uses.

The Variance will not be injurious to the area involved or detrimental to the public welfare, in fact it will serve a need in this community for families with young children. The Project has dual frontages for access, Washington Avenue and Collins Court. This will divide impact on either roadway, minimizing any potential impact the abutting neighbors.

- 7) **The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.**

The variance request is consistent with the City's Comprehensive Plan, which permits the conditional uses specifically authorized in the land use category R-PS3, such as schools. In fact, strict application of Code would be inconsistent with the Comprehensive Plan because it would prohibit a school at this particular Property. Additionally, the Project will not reduce the levels of service as set forth in the plan.

Practical Difficulty. Strict compliance with the land development regulations for public assembly uses would render this Property undevelopable as a school when the Applicant is proposing a small, private school that will not have large amounts of visitors.

As stated, Section 142-1131(d) of the City Code would require 100 feet of setbacks on a 100 foot wide lot. This leaves no developable area. Section 142-697(a) requires seven and a half (7.5) feet setbacks for all other uses. The Project complies with the seven and a half (7.5) feet of setbacks on the north and south interior sides.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.**

Yes.

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.**

Yes.

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

Yes.

(4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.

Resilient landscaping will be provided.

(5) 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.

The Applicant has considered the adopted sea level rise projections and the land elevations of the subject property and surrounding properties.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways 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 up to three (3) additional feet in height.

The proposed design, including ground floor, driveways, and garage ramping will be adaptable to the raising of public rights-of-ways and adjacent land, and will provide sufficient height and space to ensure that entry ways and exits can be modified.

(7) 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.

Critical mechanical and electrical systems are located above base flood elevation.

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

Where feasible, new construction will be elevated up to base floor elevation, plus Freeboard.

(9) 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 of 54 of the City Code.

Where feasible, habitable space will be located above base flood elevation plus Freeboard.

(10) As applicable to all new construction, stormwater retention systems shall be provided.

Yes.

(11) Cool pavement material or porous pavement materials shall be utilized.

Yes.

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

The Project design will minimize the potential for heat island effects on site with ample and lush greenspace and landscaping.

Conclusion. Approval of the Certificate of Appropriateness for design and setback Variance will permit a better use of the Property for future generations of Miami Beach residents. The Project is an innovative design that significantly complies with the Land Development Regulations. Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6231.

Sincerely,



Michael W. Larkin

Enclosures

cc: Emily K. Balter



OFFICE OF THE PROPERTY APPRAISER

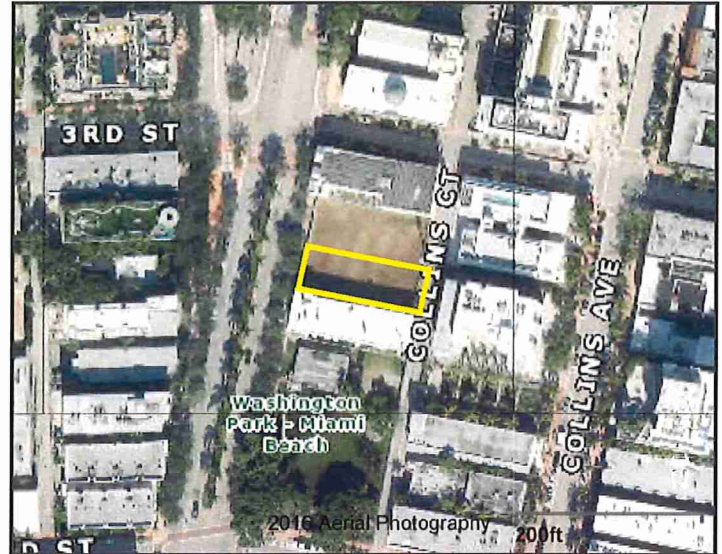
Summary Report

EXHIBIT

A

Generated On : 5/2/2019

Property Information	
Folio:	02-4203-003-1080
Property Address:	
Owner	SOUTH5 LLC C/O FEILDONE
Mailing Address	200 S BISCAYNE BLVD 3600 MIAMI BEACH, FL 33139 USA
PA Primary Zone	3003 MULTI-FAMILY
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2018	2017	2016
Land Value	\$2,600,000	\$2,600,000	\$2,600,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$2,600,000	\$2,600,000	\$2,600,000
Assessed Value	\$2,600,000	\$2,600,000	\$2,600,000

Benefits Information				
Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
3 54 42 OCEAN BEACH FLA SUB PB 2-38 LOT 14 BLK 8 LOT SIZE 50.000 X 130 COC 25494-1959 03 2007 6	

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/04/2015	\$8,250,000	29526-2117	Non-market financing or assumption of lease
02/28/2014	\$3,950,000	29055-4929	Qual on DOS, multi-parcel sale
03/01/2007	\$1,950,000	25494-1959	Other disqualified
07/01/2004	\$0	22597-2417	Sales which are disqualified as a result of examination of the deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

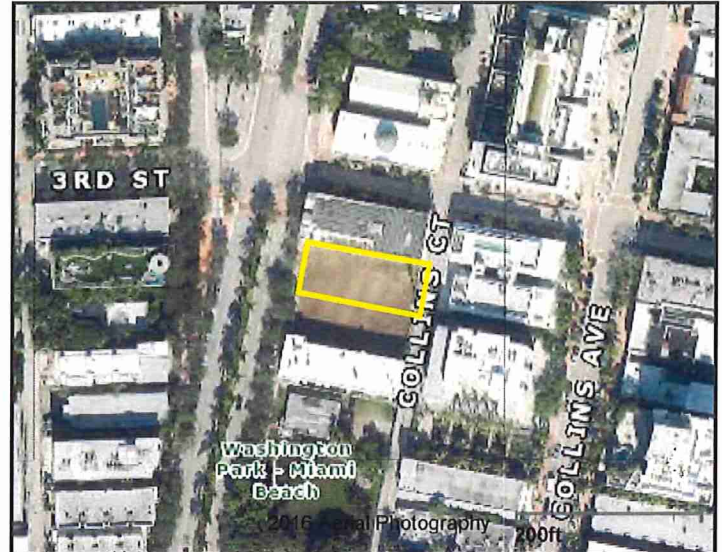
Generated On : 5/2/2019

Property Information	
Folio:	02-4203-003-1090
Property Address:	251 WASHINGTON AVE Miami Beach, FL 33139-7115
Owner	SOUTH5 LLC C/O FEILDONE
Mailing Address	23240 CA 1 MARSHALL, FL 94940 USA
PA Primary Zone	3003 MULTI-FAMILY
Primary Land Use	0081 VACANT RESIDENTIAL ; VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	0

Assessment Information			
Year	2018	2017	2016
Land Value	\$2,600,000	\$2,600,000	\$2,600,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$2,600,000	\$2,600,000	\$2,600,000
Assessed Value	\$2,600,000	\$2,600,000	\$2,600,000

Benefits Information				
Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
OCEAN BEACH FLA SUB PB 2-38 LOT 15 BLK 8 LOT SIZE 50 X 130 OR 18469-4345 0798 5 COC 22848-3487 11 2004 1



Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/04/2015	\$8,250,000	29526-2117	Non-market financing or assumption of lease
02/28/2014	\$3,950,000	29055-4929	Qual on DOS, multi-parcel sale
11/01/2004	\$925,000	22848-3487	Sales which are qualified
07/01/1998	\$0	18469-4345	Sales which are disqualified as a result of examination of the deed

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Version:



HISTORICAL RESOURCES REPORT
FOR
245 / 251 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

PREPARED BY TOUZET STUDIO
JULY 8, 2019

tabbies

EXHIBIT

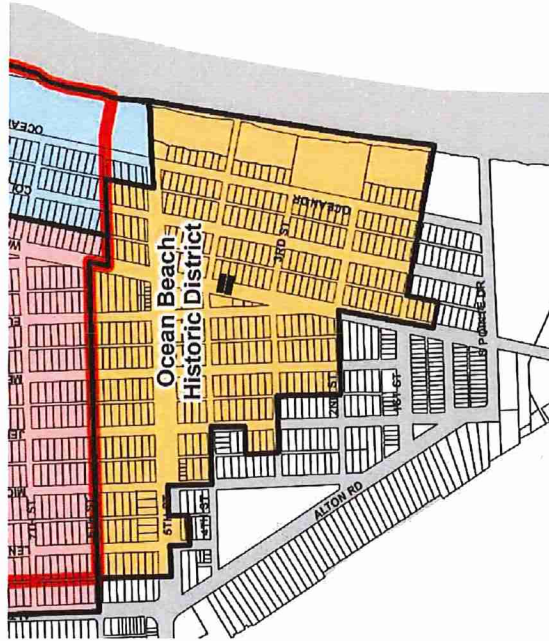
B

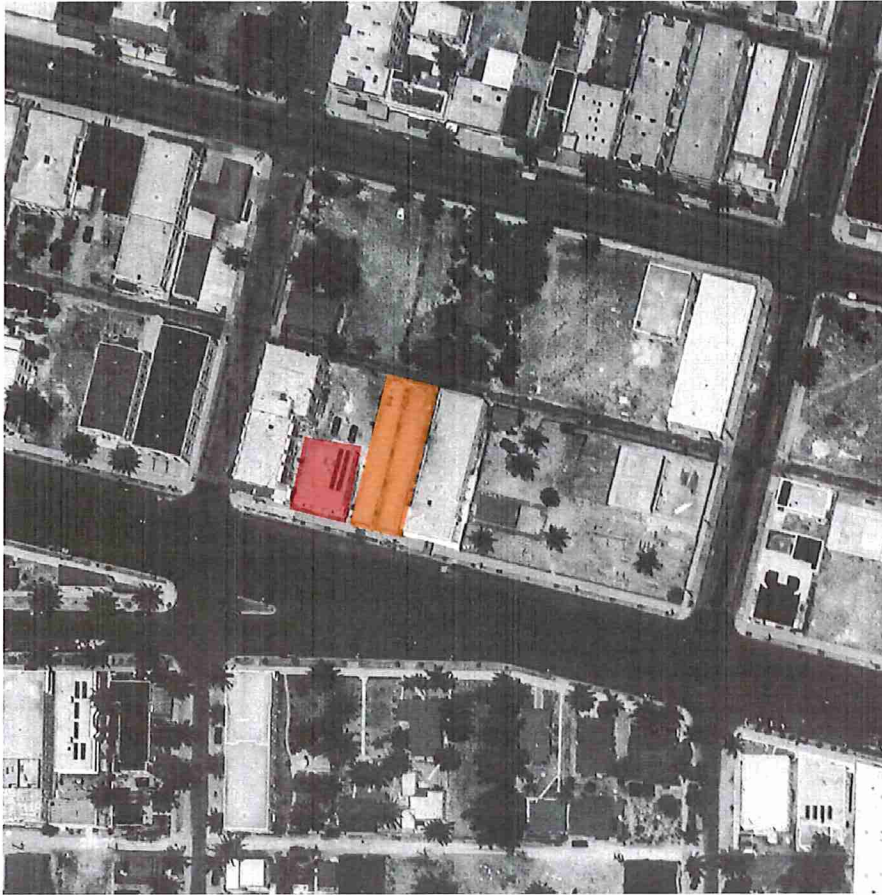
OCEAN BEACH HISTORIC DISTRICT

"In 1995, after noting the potential loss of significant structures and sites in the South Pointe Redevelopment Area, the Miami Beach Historic Preservation Board designated the Ocean Beach Historic District south of Sixth Street."¹³

The "district represents a significant part of the first settlement on Miami Beach, becoming a magnet for pioneer tourists and adventurous residents of fledgling Miami in the early twentieth century. It is also the site of the first subdivision and infrastructure on the Beach, known as the Ocean Beach subdivision platted in 1912. The first hotel (still in existence at 112 Ocean Drive) is located within that original subdivision. The first recreational bathing facility, Smith's Casino, preceded even the original Ocean Beach subdivision. The "Ocean Beach" area was also at the site of Government Cut, which upon opening, enabled Biscayne Bay to be dredged for ocean liner use and influenced the development of the greater Miami area."¹⁴

"Ocean Beach was not built for the social elite as areas further north, but as a modest resort community by the sea welcoming the common man. The small scale and simplicity of the architecture is reflective of generally modest Art Deco and Mediterranean Revival Hotels and small apartment houses within the center."¹⁵





251 WASHINGTON AVENUE

245 WASHINGTON AVENUE

Visible in the 1941 aerial are both the Pail Mall Apartments at 251 Washington Avenue and 245 Washington Avenue. Both would have been completed by 1937.



- 251 WASHINGTON AVENUE
- 245 WASHINGTON AVENUE

The 1954 aerial now includes the addition of a 4-unit, one-story apartment building at the rear of 251 Washington Avenue.



251 WASHINGTON AVENUE
245 WASHINGTON AVENUE

In 1989 both of the apartment buildings on 251 Washington Avenue have been demolished, as shown in this aerial from 1994.



251 WASHINGTON AVENUE



245 WASHINGTON AVENUE



An Emergency Demolition Order is issued by a City Official in 2003 for 245 Washington Avenue. In this aerial from 2004, both parcels are shown vacant.

245 WASHINGTON AVENUE

Demolished by Emergency Demolition Order
of Building Official 2003

□□□□□

STATUS: CONTRIBUTING

ADDRESS: 245 WASHINGTON AVENUE

OTHER ADDRESSES:

LEGAL: BLOCK B, LOT 14

ZONING: EPS-3

NEIGHBORHOOD DISTRICT: OCEAN BEACH - ORIGINAL SUBDIVISION

ORIGINAL OWNER: M. STEINHARDT
CURRENT OWNER: BEATRICE KASTNER
245 WASHINGTON AVE. MIAMI
BEACH, FL 33134

PROPERTY NAME:

PREVIOUS NAMES: MECCA APARTMENTS

ARCHITECT: B. KINGSTON HALL

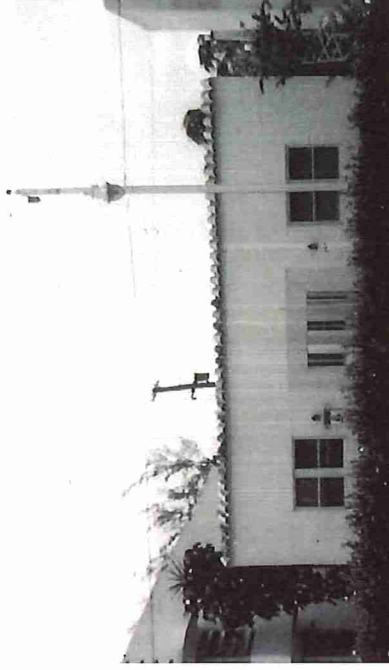
DATE OF CONSTRUCTION: 1936



STYLE/PERIOD: MEDITERRANEAN/ART DECO TRANSITION
CURRENT USE: RESIDENTIAL (URBAN)
EXTERIOR CONDITION: ~~GOOD~~ (UNSCALED)
STATEMENT OF SIGNIFICANCE: MODERATE STRENGTH (GRULLA) W/ SCOPED ADJUSTMENTS
BUILDING ACROSS FRONT; SYMMETRICAL; W/ BANNED & CENTER
PLAZA; GROUND FLOOR; THE DATE OF THE
PREPARED BY: A. Del Zin
F. Del Zin

SUMMARY

On November 30th of 1936, a permit was issued to M. Steinhardt by the Building Department of the City of Miami Beach for the construction of a one-story, concrete block and stucco building. The building, named the Mecca Apartments during the ownership of O. Engelberg, would consist of eight apartments and three hotel rooms.¹ The modest apartment building was designed by B. Kingston Hall, a respected local architect known for his Art Deco work. From the Building Records it appears that the building exhibited minimal upkeep and improvements, other than limited roofing repairs. The building appears to have begun to fall into disrepair by the mid-80's. The continued decline in its upkeep would lead to its demolition in 2003 under an Emergency Demolition Order issued by the Building Official.² The demolition would occur without a Certificate of Appropriateness.

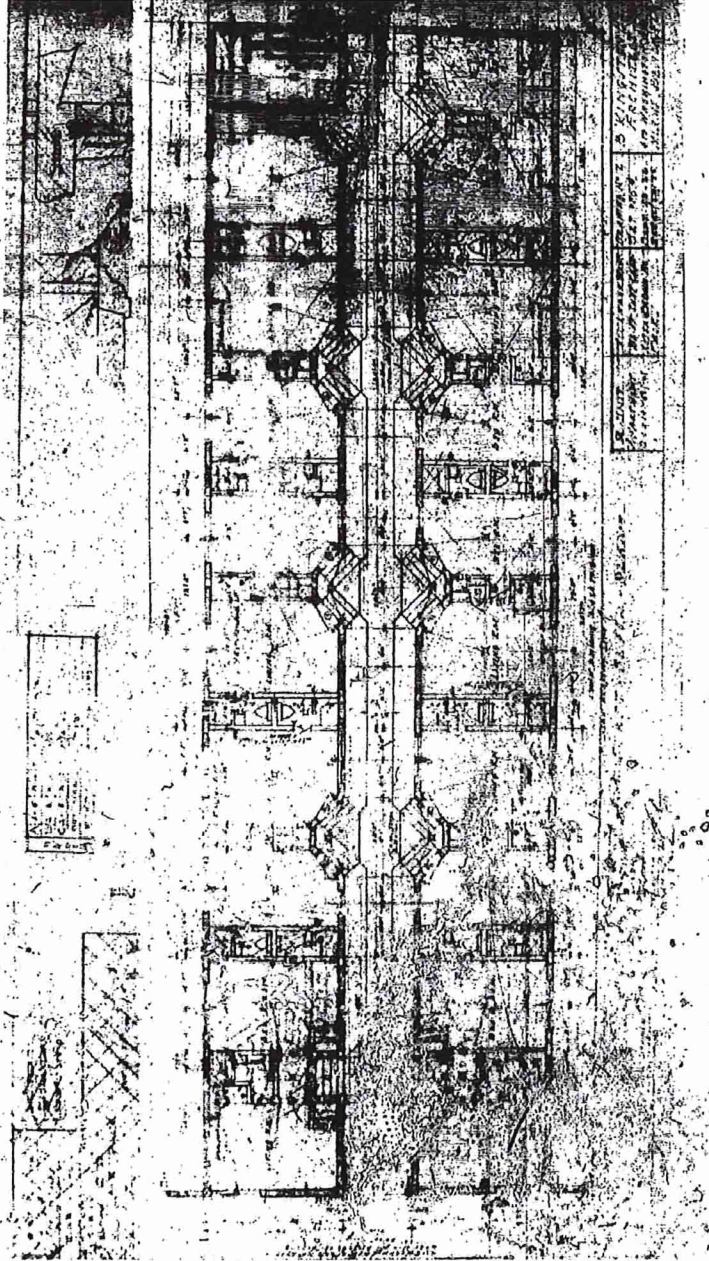


245 WASHINGTON AVENUE

The one-story structure is classified as "contributing" in the Historic District Designation Report and as being designed in a Mediterranean Revival – Art Deco Transitional ("Med-Deco") style.⁶

The front façade is symmetrical about a central portal that decoratively edged by a rectangular frame consisting of convex fluting. The front wall is composed of a series of horizontal bands with wide, shallow recesses marking the bands. Two rectangular, horizontal windows flank the portal. The top of the parapet is capped by a single row of barrel tiles.

The plan is arranged as two 16 ft wide bars set apart by a 6 ft wide passageway. An interesting detail is the articulation of the apartment entries. Each apartment appeared to have a central entry feature consisting of two, 3 riser steps stairs meeting at 45° and leading to two door openings – one leading to the bedroom and one to the living room.



ARCHITECTURAL PLAN FROM MICROFICHE, 1936

B. KINGSTON HALL

A local Miami Beach architect with offices during the 1930's on Washington Avenue.⁷ There are over 20 remaining structures designed by Hall remaining on Miami Beach. Of these, most are designated as "contributing" structures.⁸

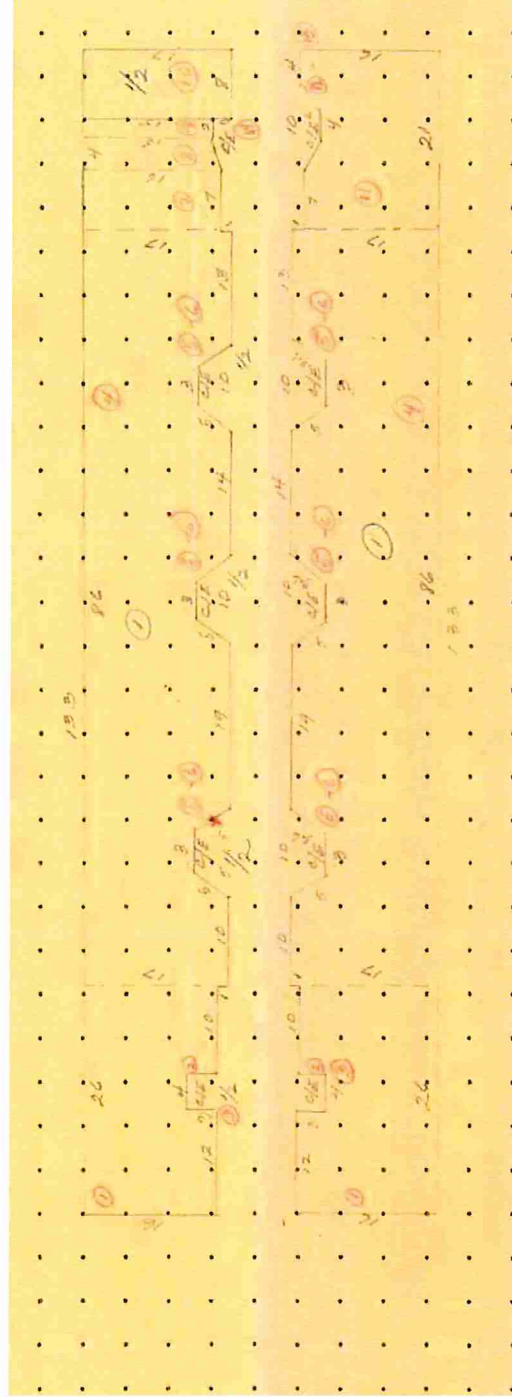
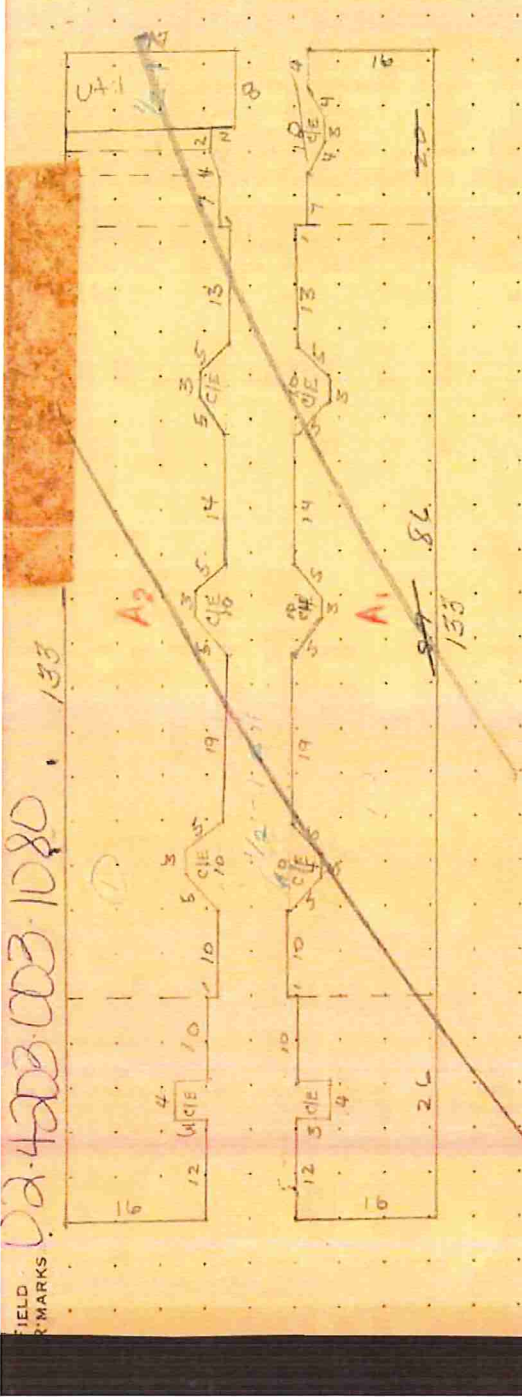
THE BLACKSTONE HOTEL

In 1929 Kingston Hall designed the Blackstone Hotel. It was the tallest structure in Miami Beach, which at that time was still "a resort town of low-rise structures."⁹ "In 1934, V.H. Nellenbogen remodeled the hotel. Originally the structure had 246 hotel rooms but in 1953, Henry Hohausser did the remodeling of 88 apartment units with one bedroom and two baths. In 1988, there were also some renovations but overall the structure has remained essentially unchanged over the years."¹⁰



THE SEYMOUR HOTEL

The Seymour Hotel, located at 945 Pennsylvania Avenue, was built in 1936. It has been recently acquired by a boutique hotel brand and will be renovated.



FIELD NOTES AND SKETCH
PLAN DIMENSIONED

245 WASHINGTON AVENUE, MIAMI BEACH FL
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 06 MAY 2019

1099
 Owner: H. STEINHAUS
 Lot 14 Block 8 Subdivision C.B.
 General Contractor: A. Kaplan
 Architect: B. Kingston Hall
 Front 39-10 Depth 129-9 Height
 Type of construction C-B-6- Cost \$ 20,000.00

Permit No. 9253
 No. 245 Street Washington Ave
 Address
 Address
 Stories 1
 Use Apartment house
 5 units & 3 hotel
 rooms
 Foundation Spread footing
 Roof flat

Plumbing Contractor Fixzit # 9658
 No. fixtures 82
 No. Receptacles
 Plumbing Contractor People's Gas Co. #1014
 No. fixtures set 1 gas stove - 5 gas heater
 Sewer connection -- 1 -- Septic tank

Electrical Contractor Gendard # 7910
 No. outlets 54
 Rough approved by Heaters
 Electrical Contractor Gendard # 8137
 No. fixtures set 52
 Date of service Jan. 11-1937

Alterations or repairs # 12156 - Alteration for boiler room
 Building Permit # 12156 - 1 Oil burner & tank (275 gals) Merritt Oil Burner Co. #10-14-1937
 # 35609 Roof repairs - Guaranty Roofing Co. Inc. \$ 820.00 April 16, 1951
 # 37871 Roofing - Pearce M-Roof Coating Co. Inc. \$ 840.00 Jan. 21, 1952

#14877-Gordon Roofing-Re-roof 35 gas-12000-4-10-79
 #21848 3/22/77 Larrv New Roof - \$2500 \$4,900.

ELECTRICAL PERMITS: #79578 7/27/84 Victoria Elect - 20 light outlets, 20 fixtures, 1 repair

DATE PERMIT: 1936 AMT. PERMIT: 420303-108 PERMIT NO. DATE CK'D: 1-2-59 DEPUTY: SEAN M. ...

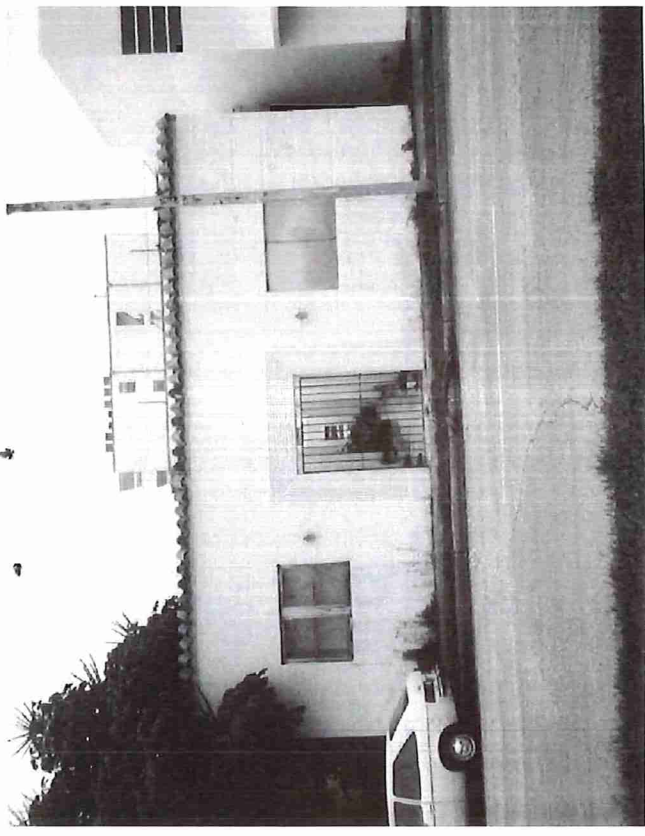
LEGAL DESCRIPT: Ocean Beach file. 14 99 Blk. B

SCHOOL DIST. 14 PB 2/38

LOINGS	A	B	C	OPERATORS		YR.	LAND	IMPR.	TOTAL	REMARKS
				FOLIO	PLATES					
QUEST FOR RECHECK	6-1-59	103	8.24							
TYPE BLDG.	Apt. HSG									
MATERIAL	CBS	31								
STORIES	1									
FOUND.	Span.									
FLOORS	Oak	12								
BED ROOMS	19									
BATHS	19									
ROOF	TAR	10								
FLASH	w/bH									
PLUMBING	Auer	11								
ELECTRIC	Auer	5								
A/C - HEAT	-									
PROJ./CUST.	Cust. 50									
MISC'L										

NAME: FRIEDA KALSTEIN
ADDRESS OF PROP.: 245 Washington Ave
MAIL ADDRESS: MIAMI BEACH FLA.

6/4/82



02-4203-03-1080 _ FRONT
JUNE 4, 1982

12/15/82



02-4203-03-1080 _ SIGNED J. CHAY
DECEMBER 15, 1982

11/3/83



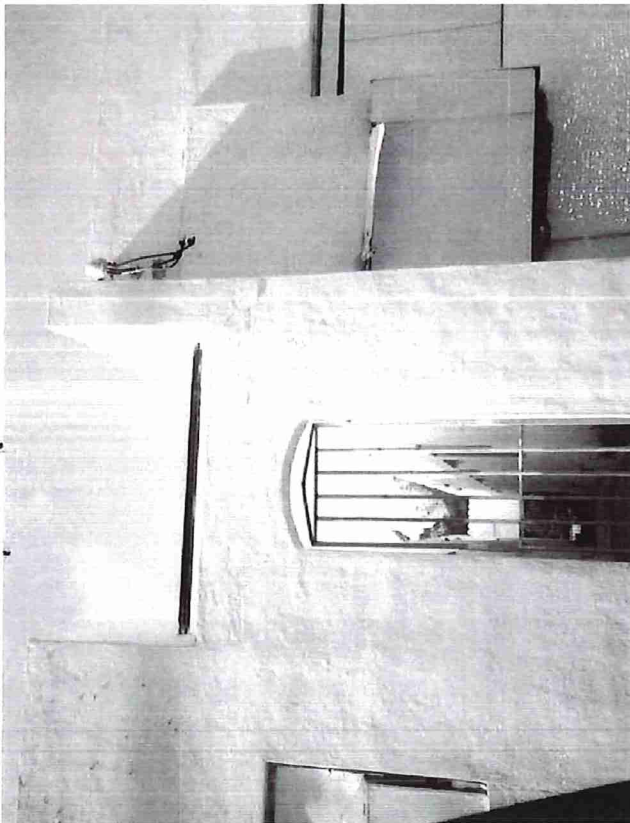
02-4203-03-108 - FRONT
NOVEMBER 3, 1983

12/31/84



02-4203-03-1080 - SIGNED MARQUEZ
DECEMBER 13, 1984

12/31/84



02-4203-03-1080 — SIGNED MARQUEZ
DECEMBER 31, 1984

8/1/85



02-3227-08-1190 — SIGNED RDARITY
AUGUST 1, 1985

58/1/85



02-4203-03-1080 — SIGNED RDARITY
DECEMBER 1, 1985

11/26/86



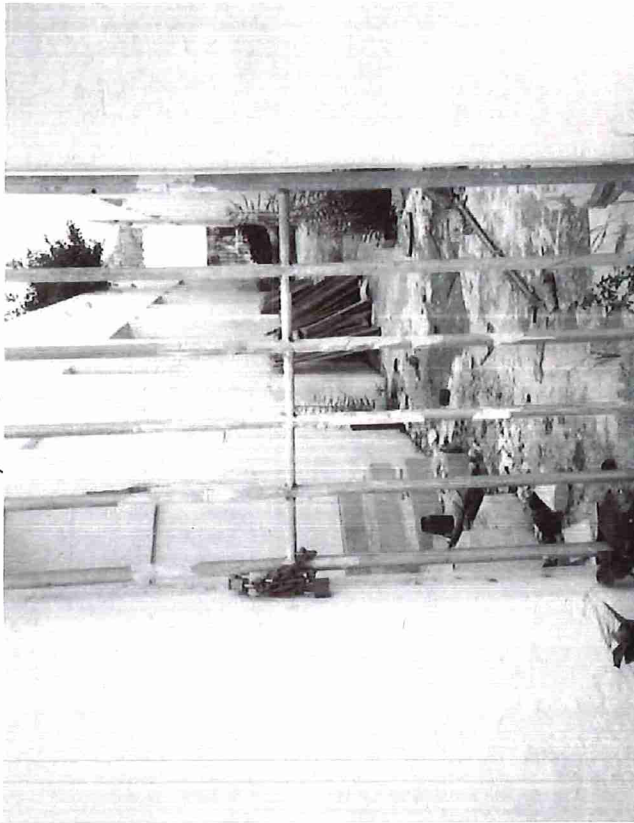
02-4203-03-1080 — SIGNED RLOUJE
"REAR - NO ELECTRIC CONNECTION.
METERS ARE RUSTED AND BROKEN."
NOVEMBER 26, 1986

HISTORIC POLAROID 1982-2000

245 WASHINGTON AVENUE, MIAMI BEACH FL
HISTORIC RESOURCES REPORT

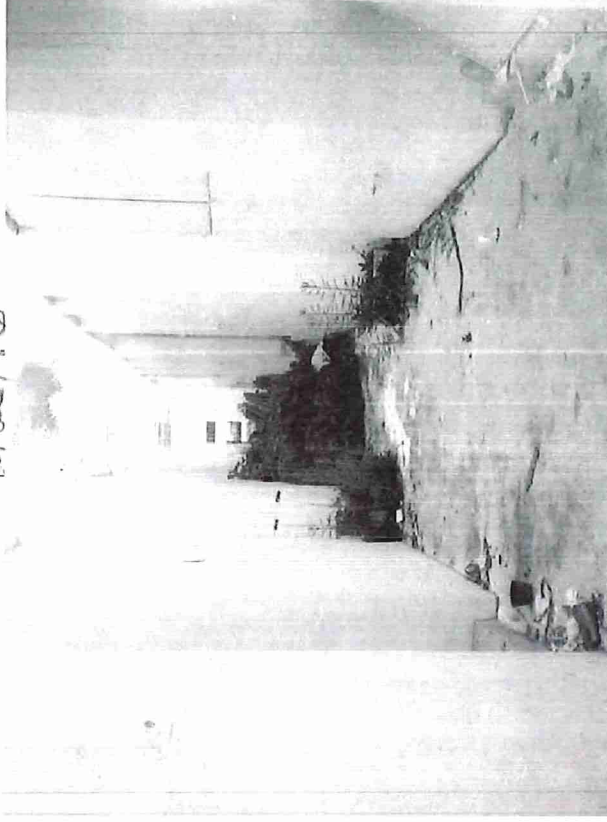
HISTORIC PRESERVATION BOARD SUBMITTAL | OF JULY 2019

11/26/86



02-4203-03-1080 _ SIGNED R.LOUJE
"BETWEEN THE BUILDINGS FROM REAR"
(NOTE DOUBLE PADLOCK)"
NOVEMBER 26, 1986

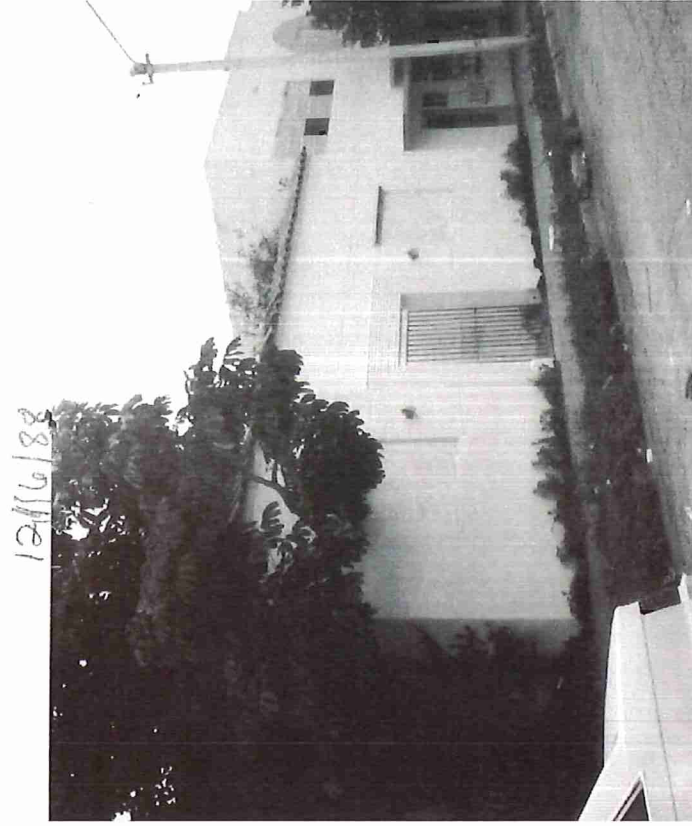
11/26/86



02-4203-03-1080 _ SIGNED R.LOUJE
"BETWEEN THE BUILDINGS FROM THE FRONT"
NOVEMBER 26, 1986

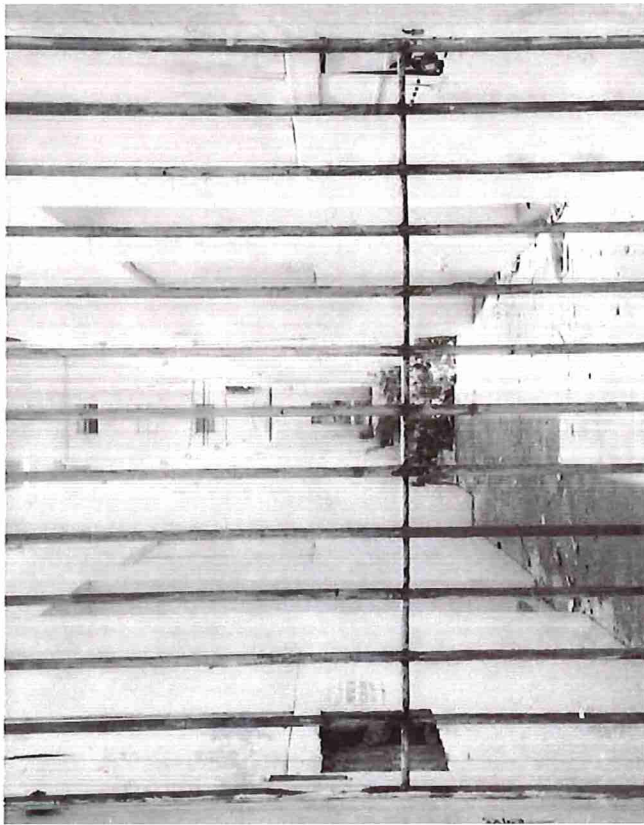


UNTITLED



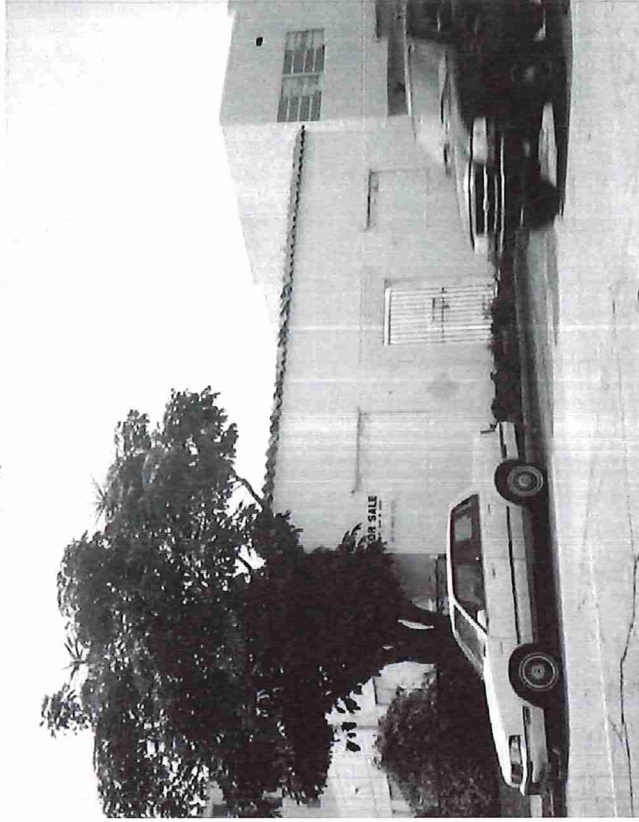
UNTITLED
DECEMBER 16, 1988

5-17-00



02-4203-003-1080 _ SIGNED W.S
MAY 17, 2000

5/17/00



02-4203-003-1080 _ SIGNED W.S
MAY 17, 2000

251 WASHINGTON AVENUE

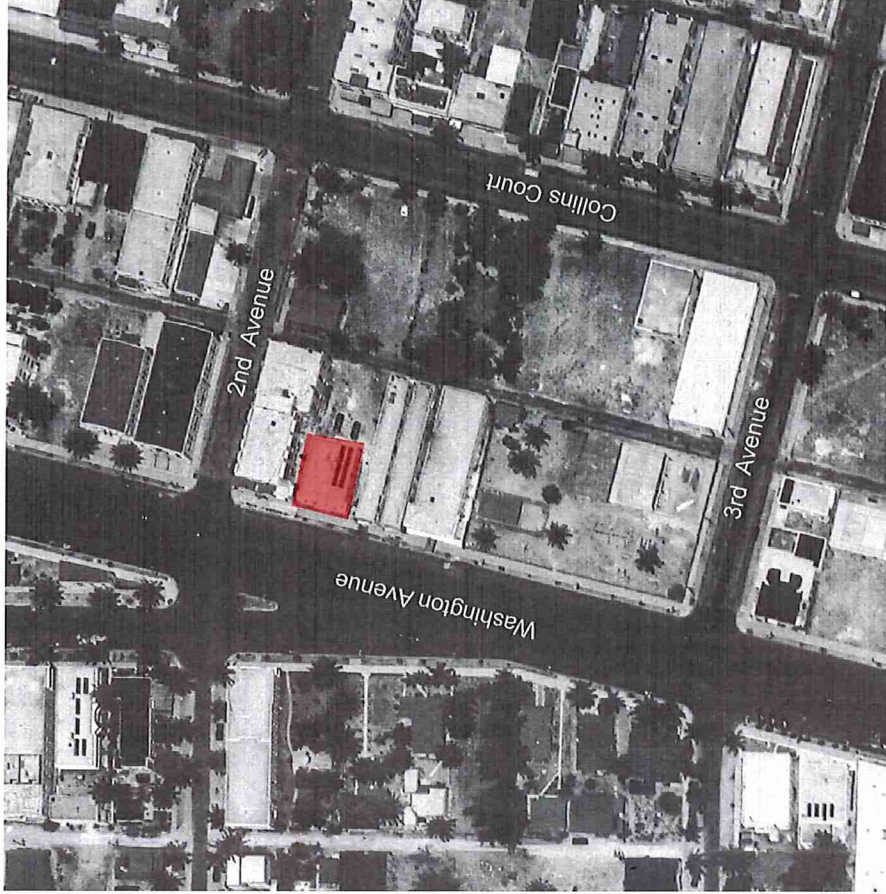
251 WASHINGTON AVENUE

The original structure on 251 Washington Avenue was designed by Edward A. Nolan and built in 1937. It was a two-story, concrete block and stucco apartment building, The Pall Mall Apartments, which was designed for Louis Pall. The building contained four apartments and had a relatively small footprint – 40 feet in width by a depth of 55 feet.

The small footprint of the Pall Mall allowed the construction of a separate, smaller structure in 1952 for Lina Pascual. The second structure was designed by Leonard Glasser and it consisted of a one-story, flat roof, concrete block and stucco apartment building of four units. The footprint of this second structure on the site was 30 feet in width by a depth of 58 feet.

A building permit was issued on September 22nd of 1989 for an Unsafe Structure Demolition. The Building Permit record appears to show that the Unsafe Structure Demolition permit was possibly issued first for the 1937 structure and that a subsequent Demolition permit was then issued for the building at the rear, the 1952 structure.

We are unable to find any images of 251 Washington Avenue.



Aerial c. 1941

EDWARD A. NOLAN



The Chatham Apartments.



The first structure to be built at 251 Washington Avenue was designed by Edward A. Nolan, a well-known, local architect that worked in South Florida between the 1910's through the 1940's. One of his earlier projects in 1916 was The Chamberlain Apartments. He also designed The Chatham Apartments. Noted in the Historic report for the Chatham: "Symmetric tripartite front facade; zigzag roofline; eyebrow above windows; horizontal striping on parapet wall; marquee "Chatham Apts" sign above primary entryway; applied wrought iron ornamentation above roofline in the center of the facade; rounded southeast corner of the building."



Owner	Lot	Block	Mailing Address	Permit No.	Street	Date
OWNER LOUIS PAUL	107	8	Subdivision Ocean Beach	10473	Washington	Oct. 12-1937
General Contractor	Jess E. Marcoux	Bond # 1716	Address	No. 251	Use Apartment house in units	
Architect	Eduard A. Nolan		Height	Stories 2	N.C.	
Front lot Depth	55'		Type of construction	Foundation spread footing	Roof Flat	
c/b/s/			Cost	\$ 18,000.00		
<hr/>						
Plumbing Contractor	Fitzit # 10903		Address			Oct. 21-1937
No. fixtures lg	Rough approved by Gas OK JJ Farrey-	Nov. 5-1937	Date			
NGC#354346	GAS - 12 -					
Plumbing Contractor	Gas OK JJ Farrey-	Nov. 10-1937	Date			
No. fixtures set	Final approved by		Address			
Sewer connection	Septic tank		Make			
<hr/>						
Electrical Contractor	Harold E Dare # 9814		Address			Date Nov. 5-1937
No outlets lg	Heaters		Fans		Temporary service	
Rough approved by	Stoves	Refrigerators 4	Date			
	Congress 4					
Electrical Contractor	Harold E. Dare # 10218		Address			Date Dec. 20-1937
No. fixtures set	lg	Final approved by H. C. Imman				Date
Date of service	December 28th-1937					
<hr/>						
Alterations or repairs	1937. Painting - Paint painter					Date Jan. 1935
BUILDING PERMIT # 27025	Awinging no uprugs on City property-					April 16, 1936
BUILDING PERMIT # 30359	Remodeling - changing four apartment units into eight units - (8) - No music					
	Each unit must contain at least 400 sq. ft. - Joseph					
	T. Posl. contractor					July 16, 1936

BUILDING PERMIT # 92665 Four new kitchen windows - no plans- Owner, day labor
93702 Painting, gray later; installing new windows:
4413-19 by owner, day labor; installing new windows:
460978 The Cornall Co. of Fiat Roman? 2nd square \$1082.00 - Jan. 7, 1966
461000 General contracting, "owner" - 9643 - 1/10/66 \$666.66
461001 General contracting, "owner" - 9643 - 1/10/66 \$666.66
461002 Adams & Adams Contracting Co., 2nd st. Board street laundry apt. - 9592 - 1/10/66
461003 Adams & Adams Contracting Co., 2nd st. Board street laundry apt. - 9592 - 1/10/66
95114 - Ostin Exterminating - Tent Pungation 3759.00 9/26/70
\$66480 1/11/65 owner water blast, seal and paint 21,500.

PLUMBING PERMIT # 28322 J.B. Forbes - 4 sinks, August 1, 1949
38039 Dixie Bell Oil Company: one hot water heater May 7, 1955
#47079 G.J. Pitach, 1 Gas Water Heater 2/20/69

#20898 9/17/81 Palmetto Roof - reroof 17 sq \$3,200.
#62244 9/9/85 Vega & Son Plumbing 1 replace gas range, repair gas piping

[illegible]

BUILDING PERMITS: #BD690055 - 9-22-89 - Juelle Inc. - Demo Unsafe Structure - \$7,000.00



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PERMIT #	COMP. TYPE	SUB. TYPE	APPLIED	APPROVED	EXPIRED	STATUS	DESCRIPTION	STREET_NO	STREET_DIRECTION	STREET_NAME	PARCEL_NO
BA905557	AUTOPROJ	OTH	32957	32903	32918	CLOSED	GARBAGE AND DIRT ON ROOF	251		WASHINGTON AV	42030031090
BA910018	AUTOPROJ	DMO	32692		33253	CLOSED	DEMO UNSAFE STRUCTURE	251		WASHINGTON AV	42030031090
BA913280	AUTOPROJ	OTH	32786	32792	32792	CLOSED	GARBAGE - TRASH ON ROOF IN REAR	251		WASHINGTON AV	42030031090
BA913558	AUTOPROJ	OTH	32797	32804	32804	CLOSED	VACANT - TRASH - GARBAGE OF ALL KINDS	251		WASHINGTON AV	42030031090
BA914243	AUTOPROJ	OTH	32811	32827	32827	CLOSED	PM - GARBAGE & JUNK ON ROOF	251		WASHINGTON AV	42030031090
BC930548	BCOMPL	OTH	34214			CLOSED	BLDG FENCE W/O PERMIT/INCL 259 WASH AV	251		WASHINGTON AV	42030031090
BM50402052	BMISC	RESEARCH	38064			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BM50404715	BMISC	RESEARCH	38251			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BM50701008	BMISC	RESEARCH	39087			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BM592302	BMISC	OTH	36297	36297		CLOSED	MICROFILM	251		WASHINGTON AV	42030031090
BS193011	BSECLIN	OTH	33983	32680	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BS193012	BSECLIN	OTH	33983	32428	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BS193013	BSECLIN	OTH	33983	32442	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BS193014	BSECLIN	OTH	33983	32447	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BD890055	DEMO	DMO	32692	32773	33253	CLOSED	DEMO UNSAFE STRUCTURE	251		WASHINGTON AV	42030031090
BD900010	DEMO	DMO	32938	33073	33253	CLOSED	TOTAL DEMO OF REAR BUILDING POHD316-74	251		WASHINGTON AV	42030031090

FOOTNOTES/REFERENCES

- 1 245 Washington Avenue Building Card, City of Miami Beach Building Department
- 2 Ibid.
- 3 Miami Design Preservation League website
- 4 Ocean Beach Historic District Designation Report, Revised 12/10/95, pages 3, 4
- 5 MDPL website
- 6 Ocean Beach Historic District Designation Report, page 27
- 7 Microfiche of Architectural Plan for 245 Washington Avenue, City of Miami Beach Building Department
- 8 MDPL website
- 9 Ibid.
- 10 Ibid.



MIAMI BEACH

HISTORIC PROPERTY VIEWER

ID	HP District	Form Date	Contributing Field	Site Name Original	Site Names	Const Date	Address Number	Street	Style	Architect	Builder	Original use
15153	Ocean Beach	1/1/1996	Contributing	Original -		1936	245	Washington Ave	ART DECO / MEDITERRANEAN REVIVAL	Hall, B. Kingston		
Exterior Ornament		Explanation Evaluation										
		Modest façade with scored horizontal banding across front; symmetrical axis with banded and fluted pilaster entry way; tile capped parapet.										
		Notes										



Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 251 Washington Av Board: HPB Date: 6/7/19

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓

*** 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.**

Indicate N/A If Not Applicable

Initials: 

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 251 Washington Av

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	✓
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	✓
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	✓
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	✓
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	✓
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

Indicate N/A If Not Applicable


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Property address: 251 Washington Av

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	✓
a	Section 118-53 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

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f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>	

****ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**

ITEM #	FINAL SUBMITTAL (via CAP)	
	Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.	
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	✓

ITEM #	PAPER FINAL SUBMITTAL:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	✓
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)


Applicant's or designee's signature

6/7/19
Date

Indicate N/A If Not Applicable

Initials: 



VIA HAND-DELIVERY AND ELECTRONIC SUBMISSION

July 8, 2019

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: HPB19-0316 - Narrative Response

HPB Zoning Review

1. Provide a narrative responding to staff comments.
[This shall serve as the narrative response to staff's comments.](#)
2. The project shall comply with section 142-1131(d). Minimum interior side yard required is 50'-0". A variance is required, as proposed.
[Section 142-1131\(d\) would require the sum of the side yards to total 100'. The subject site is 100' wide. Therefore, strict compliance with Section 142-1131\(d\) would render this location non-developable as a school. A variance request has been added.](#)
3. Clearly indicate setbacks proposed on page A-14. Indicate dimensions of parking space and width of back up space.
[7'-6" setbacks noted on page A-14.](#)
4. Provide calculations and a shaded diagram showing compliance with the required 0.70 open space as per section 142-704.
[See open space and FAR diagram on page A-4. Applicant will comply with open space through payment in-lieu, pursuant to Section 142-704\(b\)\(4\).](#)
5. Driveway shall be setback 5'-0" from the rear property line.
[Revised see page A-17.](#)
6. Provide parking calculations for district no. 1, as follows: Junior high, elementary or nursery school: One space per 15 seats in main assembly room, plus one space per classroom.
[Parking calculation added see page A-2.](#)
7. Provide a floor plan showing compliance with required parking.
[See floor plans on pages A-14 and A-15.](#)

8. Only one sign can be provided on the east side. Wall sign not to exceed 0.33 sf x linear frontage. Maximum 30 sf. Or a detached sign, 5 sf on fence wall.
[Signage to be approved separately in compliance with Code.](#)

HPB Plan Review

1. APPLICATION

- a. A separate application should be submitted for the after the fact demo of 245 Washington Avenue.
[See HPB19-0336.](#)
- b. The LOI should explain the temporary nature of the structure and staff would recommend that the application proffer a maximum length of installation.
[The custom tent structure is a combination of acrylic, high-strength textile wall covering over insulated, high-strength wall panels with an acrylic, tensile roof membrane. The school is proposing a maximum of two years.](#)

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. In the RPS-3 zoning district there is a 5'-0" minimum and maximum front setback.
[Revised see page A-7.](#)
- b. The drop off area must comply with the 5'-0" rear setback for parking with the exception of the driveways into and out of the property.
[Revised see page A-7.](#)
- c. Provide required parking calculations.
[Parking calculation added see page A-2.](#)
- d. Sheet A-8 photo A, identify cabinet structure
[Street trash receptacle to be removed identified on page A-9.](#)
- e. Show backflow preventer, FPL transformer, a/c equipment, trash room locations on the site plan and indicate setbacks.
[See page A-14.](#)
- f. Signage is not permitted on the flag.
[Removed.](#)
- g. Indicate what the bell is on the west façade.
[Removed.](#)
- h. All heights shall be measured in NGVD values. The height of the building is measured to the midpoint of a sloped roof. Confirm with the building department that the finish floor of the structure may be lower than BFE plus freeboard.
[Heights revised to NGVD. See pages A-19 and A-20.](#)

- i. Provide details of the canopies and trellises.
[See pages A-29 and A-30.](#)
 - j. Provide photo examples of similar tent structures.
[See page A-28.](#)
 - k. Provide a material samples page with photos of the proposed materials.
[See pages A-29, A-31, A-32, and A-33.](#)
 - l. The signage located on the site wall is limited to 5 sq ft.
[Signage to be approved separately in compliance with Code.](#)
 - m. Provide details of the fences and gates.
[See pages A-33 and A-34.](#)
 - n. The entry trellis/canopy as designed may project 25% into the required front yard setback.
[Entry trellis redesigned.](#)
3. DESIGN/ APPROPRIATENESS COMMENTS (Recommendations)
- a. None

START

July 8th, 2019

To: City of Miami Beach

RE: 245 & 251 Washington Avenue | HPB Landscape Plans Review Comments

Dear Mr. Guzman,

Below please find detailed response to the HPB Landscape comments dated 06/28/2019 to assist in your review of the plans.

REMARK 01-

Provide a written response to comments.

Response: Noted. See below.

REMARK 02-

Provide standard CMB Tree Protection Fence detail on sheet L-02

Response: Noted. See updated detail on Sheet.

REMARK 03-

Shaded lunch area as identified on sheet A-14 is not reflected on Landscape plans. Please make sure base map for Landscape plan is updated / coordinated with architectural site plan.

Response: Noted. Landscape Plan is updated to match current Architectural Site Plan.

REMARK 04-

Total number of canopy shade trees should exceed minimum landscape code requirements.

Response: Noted. Plans now exceed requirements. 7 trees required, 9 provided: (6) CAT1, (1) CAT2 & (2) CAT3 trees.

REMARK 05-

Landscape Plans shall be prepared, signed and sealed by a registered Landscape Architect licensed in the State of Florida.

Response: Noted. Project Landscape Architect is Marsh C. Kriplen, RLA (MAK Work), in collaboration with: Collaborative Independent, Inc.

REMARK 06

As permitted by CMB Code section 130-61(1) copied below, please maximize greenspace area along the south interior side yard adjacent to parking spaces:

Response: Noted & Adjusted.

- *Sec. 130-61. - Off-street parking space dimensions.*
- *(1) A standard perpendicular parking space shall have a width of not less than eight and one-half feet and a length of not less than 18 feet, or when located outdoors, 16 feet with two feet of pervious area overhang, in place of wheel stops and defined by continuous concrete curb, for a total length of 18 feet. The provision of having a two-foot pervious area overhang in standard parking spaces may be waived at the discretion of the planning and zoning director in those instances where said overhang is not practical. In no instance, however, shall the length of any standard off-street parking space be less than 18 feet, unless otherwise provided for under sections 130-101, 130-251, 130-281, 130-69 and 130-61(2) herein.*

Response: Noted. See Architect's Site Plan.

REMARK 07

Are there any utility easement on the site? If so, please identify and note that only sod may be permitted within the easement as per CMB PW Department. Add note on plans in reference to the existence or absence of any easement.

Response: To our knowledge, there are no easements on the property that would restrict planting. Note added to Planting plan on L-21.

REMARK 08

As per CMB 126—6(a), In order for native canopy shade trees to count towards satisfying minimum tree requirements, trees shall be specified to be : 10' o.a. hgt and 1.5' caliper at time of installation.

Response: Noted. See updated specs

REMARK 09

Provide further details / cross section of the proposed green canopy structures and clarify what type of plant material is proposed.

Response: Please see Architecture plans / Elevations for info on canopy structures. Proposed vine for front structure is Confederate Jasmine.

Let us know should you have any questions,

Sincerely,

A handwritten signature in black ink, consisting of stylized, overlapping letters that appear to be 'AR'.

Alex Rodriguez
Collaborative Independent, Inc.