

November 5, 2021

City of Miami Beach

Historic Preservation Board

File Number: HPB21-0490

Property: 333 Jefferson Avenue

Folio: 02-4203-009-5250

RE: Letter of Intent - Certificate of Appropriateness

To Whom It May Concern:

We respectfully submit this letter of intent to the Historic Preservation Board requesting Certificate of Appropriateness. This property consists of four buildings under one folio (02-4203-009-5250). The front two buildings are addressed 333 and 343 Jefferson and two rear buildings 335 and 337.

It is the intent of the applicant to renovate and improve this neglected property making it structurally sound and historically accurate. Permit history shows only minor and necessary improvements in the 46 years. We proposed 16 Apartment Hotel units and 4-apartment units as originally intended.

The Florida Americans with Disabilities Accessibility Act, Section 553-509, Florida Statutes waiver was granted by the State. That requires to provide vertical accessibility to all levels. This waiver was granted based on substantial financial costs. The applicant is still required to comply and provide access to ground level structures in compliance with the American with Disabilities Act of 1990.

The architectural drawings and permits includes all four buildings. This application is for the two fronting buildings 333 and 343 on Jefferson Avenue. The purpose is to enhance an existing, deteriorated property and address the recommendation of the Historic Board and Building Department. The proposed restorations will not change the building footprint, envelope, and original design. The request is for approval of minor façade alterations necessary to meet ADA accessibility. The interior structure repairs are typical normal method is in accordance with the Florida Building Code and the City of Miami Beach Building Department.

**SIDE (NORTH) FACING BUILDING 333:** The request is to construct a side door providing ADA accessibility. The sidewalk and ramp leading to this entrance meets ADA accessibility. The addition of this door will ensure accessible entrance to the building.

**INTERIOR MODIFICATIONS BUILDING 333:**

The approved architectural and structural drawings are adding a second accessible entrance as specified on architectural sheet A1.01, a new interior stair is provided to access second floor units 201, 202 and 203. We are replacing the deteriorated first floor wood joists, wood deck, and first floor interior wood bearing walls, as specified in the submitted structural and shoring drawings.

**FRONT FACING (WEST) BUILDING 343:** The request is to relocate the front door in building 343 that opens into the stairways and provide an accessible entrance. The sidewalk leading to this building and landing ramp is ADA compliant. We are requesting the doorway entrance to accommodate the Handicapped Accessible unit by relocating the front door over 36”.

**INTERIOR MODIFICATIONS BUILDING 343:**

The approved architectural and structural drawings is adding a first-floor accessible entrance and a first floor ADA accessible unit (102).

We are replacing the damaged second floor wood interior bearing walls, roof wood joists, and roof plywood deck, as specified in the approved submitted structural drawings.

**COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA:**

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

1. A recycling or salvage plan for partial or total demolition shall be provided:
  - a. **Satisfied. All wood rafter and Joists have been segregated and separately recycled by a wood recycling center.**
2. Windows that are proposed to be replaced shall be hurricane proof impact windows.
  - a. **Satisfied. We have been approved for Hurricane impact window per window permit BC1705904**
3. Where feasible and appropriate, passive cooling system, such as operable windows, shall be provided.
  - a. **Satisfied. Operable Window are being provided per window permit BC1705904**
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.
  - a. **Satisfied. Approved landscaping plans Permit Number BC1704595\_L-1 to L5 by All Landscaping Date Inc.**
5. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.
  - a. **Satisfied. The land elevation of the subject property is consistent with the surrounding properties.**
6. The ground floor, driveway, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and exists can be modified to accommodate a higher street height of up to three (3) additional feet in height.
  - a. **Not Applicable**
7. In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.

- a. **Satisfied. All mechanical and Electrical system and motors are located above base flood elevation per approved plans.**
- 8. Existing buildings shall be, where reasonably feasible and economically appropriate, elevation up to base flood elevation, plus City of Miami Beach Freeboard.
  - a. **Not Applicable.**
- 9. When habitable space is located below base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter 54- of the City Code.
  - a. **Not Applicable**
- 10. In all new projects, water retention systems shall be provided
  - a. **Not Applicable.**
- 11. Cool pavement materials or porous pavement materials shall be utilized.
  - a. **Not Applicable.**
- 12. The project design shall minimize the potential for a project causing a heat island effect on site.
  - a. **Not Applicable.**

We request approval of these alterations necessary to comply with the Americans with Disabilities Act of 1990 and other applicable code requirements. The proposed alterations are not substantial or significant and it will not impact the historical architectural integrity of the buildings. The successful completion of this project will enhance the visual, fiscal, social value of the surrounding area and most importantly the neighborhood.

The request is compliant with the COA criteria. The approved windows design is compliant with the historic configuration and the surrounding buildings. The proposed renovations are conforming with the surrounding buildings of that period. The restorations will enhance the building's structural integrity while maintaining the design styles and influence of the surrounding buildings and historic district. These repairs will have a positive impact on the neighborhood. Therefore, the criteria for a Certificate of Appropriateness is met by the proposed reconstruction.

Regards,



Leon Azicri