



MIAMI DESIGN PRESERVATION LEAGUE

1001 Ocean Drive, Miami Beach, FL 33139
P.O. Box 190180, Miami Beach, FL 33119-0180
Phone 305-672-2014 www.mdpl.org

March 21st 2022

Re: Item 9 - CD-3 Height Increase

Dear Planning Board Members:

MDPL believes that any height increases proposed in a historic district should be part of an adopted community master plan.

In the case of this proposal, we have concerns about the lack of front setback requirements for new developments located along the east side Washington Avenue north of Lincoln Road and South of 17 Street in the CD-3 zoning district as part of the proposed height increase from 50 to 80 feet.

As presented, the applicant's proposed project appears to have zero-foot front and side setbacks, which has the risk of overwhelming the historic Greenview Hotel located directly to the north.

This appears to be a situation that may violate the Secretary of Interior Standards if the proposed structure is not sensitive to its adjacent historic structures. Placing the final decision on the Historic Preservation Board - without proactive planning to ensure compatibility of the new structure - may lead to significant delays in the approval/entitlement process.

For this reason, we are making our recommendations public well in advance, in hopes that the Planning Board and/or Commission can work on additional setbacks to ensure compatibility.

As you may be aware, a similar issue has come up regarding compatibility as it relates to a new proposed office project at 5th Street and Michigan Avenue. When the project arrived at the HPB,

multiple adjacent property owners voiced their concerns about the lack of setbacks and the overwhelming nature of the new structure.

Now - while the code is proposed to be amended - is the proper time to address setbacks and compatibility concerns, not during design review at a land use board.



Rendering of new proposed Office Building. We are concerned that the lack of side and front setbacks will overwhelm the historic Greenview Hotel

Signed on behalf of the MDPL Advocacy Committee,

A handwritten signature in black ink, reading 'Daniel Ciraldo'.

Daniel Ciraldo
Executive Director
Miami Design Preservation League
mdpl.org