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May 09, 2022

VIA ONLINE SUBMITTAL

Chair and Members of the Historic Preservation Board ("HPB")
c/o Deborah Tackett, Historic Preservation Officer
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

RE: 760 Ocean Drive: Atrium Replacement – Certificate of Appropriateness
File No: HPB22-0522

Dear Ms. Tackett:

Our firm represents Altanini Realty Corp. (the "Applicant")¹ the owner property located at 760 Ocean Drive (the "Property") in the City of Miami Beach (the "City"). The Property is a noncontributing commercial building located in the Ocean Drive/Collins Avenue Historic District. Please allow this letter to serve as the required letter of intent in connection with the Applicant's request to remodel the existing atrium on the second floor of the Property.

Property. The Property is an approximately 6,500 square foot lot generally bounded by 8th Street to the north, Ocean Drive to the east, Ocean Court to the west and other commercial properties to the south. The City's both the Future Land Use Map and Zoning Map designate the Property Mixed Use Entertainment ("MXE"). The purpose of the MXE district is to provide development opportunities for and to enhance the desirability and quality of existing and/or new mixed use areas which accommodate residential, hotel and commercial development. The Property is currently improved with a two-story commercial structure which is currently occupied with both restaurant and retail tenants. While the Property is located within the Ocean Drive/Collins Avenue Historic District, the building is not a contributing structure.

Proposed Renovations. Applicant proposes to refresh the existing atrium on the second floor of the Property (the "Proposed Renovations"). The Property has an outdoor dining terrace where guests can enjoy stunning views of Ocean Drive and the beach while they dine. Guests enter the second floor dining terrace from an atrium (the "Existing Atrium"). The Existing Atrium consists of an aluminum frame and glass and features a slanted roof. The Applicant proposes to replace the Existing Atrium with a new atrium

¹ Please note that while the Miami-Dade County Office of the Property Appraiser still notes the property owner as Ohfeo Realty Corp., the corporation change its name to Altanini Realty Corp. Proof of the name change has been submitted as supplemental documentation with this Application.

consisting of a new clear anodized aluminum frame and impact resistant glass. (the "Proposed Atrium"). The Proposed Atrium features a flat roof design which a white smooth stucco parapet which is more cohesive with the existing second floor storefront. The height of the Proposed Atrium is at the same level as the existing storefront windows which creates continuity in the north and east elevations that is more aesthetically than the existing atrium. The scope of this application is very limited—no changes are proposed to the ground level, the dining terrace or the second floor storefronts. While the Proposed Renovations are minor, they will make the building safer and constitute a better design for the Property.

Sea Level Rise Criteria. In order to ensure that the Project is resilient in light of the effects of sea level rise, the sea level rise and resiliency review criteria from Section 133-50 of the LDRs is addressed below:

1. A recycling or salvage plan for partial or total demolition shall be provided.

A recycling plan will be provided as part of the submittal for a demolition permit to the building department. It is planned to reuse as much of the material as possible.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

No windows are proposed, but the Applicant is proposing impact resistant glass.

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

Not applicable.

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.

Not applicable.

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 area within the scope of this application is located on the second floor of the Property and is located above base flood elevation.

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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.**

Not applicable.

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

Not applicable.

11. **Cool pavement materials or porous pavement materials shall be utilized.**

Not applicable.


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

Proposed light colored stucco on the parapet will aid in reduction of heat absorption and ameliorate potential heat island effects on site.

For all of the reasons as stated herein, we respectfully request the Historic Preservation Board's favorable review of the Proposed Renovations. Should you wish to discuss this application further, please feel free to contact me. Thank you for your attention to this matter.

Sincerely,

AKERMAN, LLP



Neisen O. Kasdin

cc: Cecilia Torres-Toledo, Akerman LLP