



Architecture – Interiors – Construction Management
Lic.#AA26002467

VIA HAND DELIVERY

The Chairperson and Members of the
Miami Beach Historic Preservation Board
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

March 15, 2018

**Re: CO1 835 LLC
835 Alton Road, Miami Beach (the “Property”)
Application for Certificate of Appropriateness for the Building Hotel with Retail
 (“Application”)
HPB File #18-0198**

Dear Chairperson and Members of the Historic Preservation Board:

Our Architectural company represents CO1 835 LLC (the “Applicant”) in connection with land use and zoning matters relating to the Property. Please accept this Application, on behalf of the Applicant, for a Certificate of Appropriateness for design and renovation (“COA”) to have the existing apartment as a Mixed-Use, short-term hotel with retail/restaurants to the project as the 835 Alton Road (the “Project”).

I. The Property

The Property is located in the Flamingo Park Historic District and designated Commercial, Medium Intensity District (“CD-2”) on the City of Miami Beach Official Zoning Map. The three buildings were originally constructed in 1940 and the Architect was Anton Skislewicz and the General Contractor is Morris Alpert. The Property consists of three (3) structures that is configured in a “U” shape with a center courtyard. Buildings 835 Alton (south side single-story 8 unit structure), 845 Alton (east side two-story 4 unit structure) and 855 (north side single-story 8 unit structure) that currently have a Certificate of Occupancy for a total of twenty (20) separate apartment units. The structures are not listed in the Miami Beach Historic Registry. The copies of the buildings cards and photographs of the Property are enclosed along with a historic report.

II. The Project

The proposed scope of work the applicant is requesting is to change of the use of the existing two units at Alton Road into Retail use along with the archway entry to become the lobby to the buildings. The existing units will become a short-term rental. No variances are being requested for this project.

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As shown in the enclosed drawings, the Applicant will restore the existing Buildings and along with converting the two units (one north and one south of the proposed lobby) on Alton Road for Retail. The site will be composed of the following: (i) Ground floor Entry Lobby at Alton Road, with a trash area at the east side, (ii) eighteen (18) units comprised of 1 bedrooms a; (iii) two (2) retail spaces; (iv) a center courtyard with pool.

As illustrated on the drawings, 835 & 855 Alton Road existing structures will be reconfigured in the interiors to accommodate seven (7) units in lieu of the existing eight (8) units. The unit reduction was to have the Alton Road facing units as Retail. The facades shall receive new exterior finishes (painting) selected with the Planning and Zoning Department for acceptance. In addition with the upgrades, the client will remove all the existing “through-the-window” air conditioners. Replacing the system with an energy efficient p-tac exterior flush mounted unit. The existing exterior windows and doors will be replaced with code compliant hurricane impact. This will assist to return the existing North, East & South façades including the Courtyard side to their original appearance.

III. Request for Certificate of Appropriateness

The Applicant is applying for a COA in order to improve the Property with eighteen (18) new apartments for rent with a formal lobby and an addition two (2) retail spaces. The Applicant and his architect have consulted with Planning Staff to arrive at an appropriate design that is sensitive to the historic preservation considerations these buildings warrant. There is no alley and the existing buildings will remain within the same scale as the building envelope. The two new retail spaces will be on Alton Road to reduce the sound to the tenants in the rear. The Applicant is also installing a new flush mounted P-tac air conditioner to omit the “*thru-the-window*” air-conditioning systems seen from the Euclid Avenue to the existing building. All the structures will also receive new paint as required by the Miami Beach Planning and Zoning Board along with replacement of doors and windows.

IV. Compliance with COA Criteria

In accordance with Section 118-564 of the Code, the Application complies with the criteria for issuance of a COA. The proposed physical improvements are designed to be compatible with the surrounding properties. The area immediately around the Property, including across Alton Road contains a mix of uses, including condominium, apartment and off-street parking. Additionally, the area is generally characterized by a mix of single story, two (2), three (3) story structures.

The design, scale and massing of the existing structures to the Property is appropriate to the size of the lot and compatible with the surrounding properties.

V. Conclusion

The Applicant is kindly requesting a COA to develop the Property as a beautiful hotel while at the same time preserving the existing Historic building. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

Wesley Art Castellanos, AIA
Principal Architect

Cc: Eric Kamhi (Mgr/Owner)