

**615 5th Street Corp.**  
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June 8, 2018

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

Re: Application for Certificate of Appropriateness for Design  
Modification for the non contributing building located at 601  
5th Street, Miami Beach, Florida

Dear Mr. Mooney:

Please let the following serve as the letter of intent from 615 5th Street Corp. (the "Applicant") for a Certificate of Appropriateness ("COA") for the above referenced property before the City's Historic Preservation Board to partially renovate a portion of the building's facade.

Description of Property: While the building is located in the Historic District, it is not a contributing building. The Property is located at 601 5th Street, on the Northwest Corner of the intersection of 5th Street and Washington Avenue, with Euclid Avenue bordering it to the West. The Property consists of two folio numbers: 02-4203-008-0010 and 02-4203-009-1940. It is zoned CPS-2 and improved with a one story retail building. Directly north and adjacent to the Property is a residential building. The buildings to the East, South and West are all commercial properties.

Description of Development Program: The Applicant proposes to partially renovate a portion of the facade of the building to accommodate two tenants in the now undivided space and to provide for a design that will attract a new tenant for the unrented portion. The Applicant will enlarge the existing windows and replace them with hurricane impact windows. Enlarging the windows will provide more daylight into the space, help harmonize it with the existing storefronts on the east side of the building and increase street visibility to attract a new tenant. The Applicant will also add a door to accommodate a tenant with whom it has recently signed a contract.

Compliance with Certificate of Appropriateness Criteria: This request is compliant with the COA criteria. At the current time, the small existing windows, which the Applicant proposes to replace, are not compatible with the neighborhood. The proposed renovations are compatible with the buildings which surround the subject property. Said renovations will enhance the building's appearance while maintaining the design styles and influences of the surrounding buildings and historic district. These renovations will have a positive impact on the neighborhood. Therefore, the criteria for a Certificate of Appropriateness is met by the proposed renovations.

Section 133-50 Sea Level Rise and Resiliency Criteria:

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

Contractor shall coordinate during construction phase.

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

The Applicant will use hurricane proof impact windows.

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

Not applicable.

**(a)(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.**

Not applicable.

**(a)(5) Whether 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, including a study of land elevation and elevation of surrounding properties were considered.**

The finished floor of the building is not being altered.

**(a)(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.**

The finished floor of the building is not being altered.

**(a)(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

The Applicant is not proposing to alter any mechanical or electrical systems.

**(a)(8) Existing buildings shall be, where reasonable feasible and appropriate, elevated to the base flood elevation.**

The finished floor of the building is not being altered.

**(a)(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 54 of the City Code.**

We will coordinate with the flood plains manager, as applicable to our scope of work.

**(a)(10) Where feasible and appropriate, water retention systems shall be provided.**

Not applicable.

Conclusion: No adverse impact on the neighborhood will result from the proposed renovations. In fact, the Applicant seeks to make the building's facade compatible with the neighborhood's overall design. The Applicant respectfully requests that its application be approved.

Sincerely,

A handwritten signature in black ink, appearing to be 'DAS' with a stylized flourish extending to the right.

Daniel E Stone  
as Secretary for 615 5th Street Corp.