

June 10, 2020

City of Miami Beach
Planning Department
Ref: 635 Lenox Ave.
Miami Beach, FL 33139

This application to the Historic Preservation Board is for the construction of a new 3 story building at 635 Lenox Avenue behind an existing 2 story historic residential building. Proposed are 6 units, over covered parking, totaling 9,100 square feet. We are requesting the following variances:

1. A variance to waive 9'-6" of the minimum required 15'-0" rear building setback, in order to build the three story building pedestal 5'-0" from the rear of the property line.

Variance requested from:

Section 142-156 Setback Requirements for a residential addition in the RM-1 Multifamily Low density Section of the Flamingo Park Historic District.

-The Rear Setback of the Pedestal required for Non-Oceanfront Lots-10% of lot depth, 15'.

2. A variance to reduce the 30% (225 sq ft) open space in the rear yard to 23.2% (174 sq ft).

Variance requested from:

Sec. 126-6. - Minimum standards for a residential addition in the RM-1 Multifamily Low density Section of the Flamingo Park Historic District.

-The Percent of Required Open Space is 30%

The site currently contains one 2 story historic residential building at the front of the lot facing Lenox Avenue. The building typifies the Art-Deco historic architecture that is preserved throughout the neighborhood. As the owner is required to preserve the building located at the front of the lot due to its historic designation, and that any additions in the rear of the lot must meet minimum separation requirements from the existing structures, a reduction of the rear setback is required to create a new structure that compliments what already exists. By granting the variance it will simply allow the addition to be built at the established 5'-0" shared by a majority of buildings along the alley.

In addition, the limitations created by the 10% rear setback requirement under the guidelines of the Flamingo Park Historic District would not permit any viable development on the property. By granting this variance it would allow the owner to create an addition that would contribute to the overall site and the district as a whole.

Sea level rise criteria:

The project will take into consideration section 133-50(a). The land development regulation for sea level rise and resiliency. That includes: (1) A recycling or salvage plan for partial or total demolition shall be provided. (2) Windows that are proposed to be replaced shall be hurricane proof impact windows. (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided. (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided. (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. (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land. (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation. (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation. (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. (10) Where feasible and appropriate, water retention systems shall be provided.

Respectfully Submitted,

Anthony Leon
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