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September 10, 2023

Deborah Tackett
Chief of Historic Preservation
Planning Department City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: HPB23-0593 - Request for Certificate of Appropriateness for Partial Demolition and Design and Variance for the Property located at 1760 Lenox Avenue, Miami Beach, Florida

Dear Ms. Tackett:

The undersigned has been retained by the owner of 1760 Lenox Avenue, LLC ("Applicant") in their application for a Certificate of Appropriateness for the partial demolition and design of the renovation with addition of the existing guest house for the property located at 1760 Lenox Avenue ("Property") in the City of Miami Beach, Florida ("City"). Please consider this letter the Applicant's letter of intent in support of their requests.

Property Description. The Property is located in the Palm View Historic District, zoned RS-4, Single-Family Residential, and is approximately 7,500 square feet in size. The Property is identified by Miami-Dade County Folio No. 02-3234-004-0230. Currently, the Property is improved with a two-story single-family home constructed in 1934 which is listed as "contributing" in the City's Historic Properties Database and is considered architecturally significant ("Current Structure"). The Current Structure is Mediterranean Revival/Art Deco Transitional and was designed by Victor H Nellenbogen.

Proposed Development. The Applicant proposes to substantially retain and preserve the Current Structure and, towards the rear of the Property, construct a 2nd floor addition to the guest house, enclosed breeze way and carport/balcony ("Project"). Specifically, the Applicant proposes to add additional living area to the Guest house and connect the main house to the guest house with an adjoining breezeway. It should be noted that no architectural changes are being made to the main house. Overall, the Project preserves the architectural integrity of the Current Structure and improves the Property through the construction of the 2nd floor addition to the guest house, the breezeway and the carport/balcony.

Sea Level Rise and Resiliency Criteria. The Applicant's proposal is compliant with the sea level rise and resiliency review criteria provided in City Code Section 133-50(a) as follows:

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

The Applicants will provide a recycling or salvage plan during permitting.

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

The Project will feature hurricane impact windows.

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

The design of the Project features an open porch, outdoor living area, and proposes to include operable windows where appropriate. Further, the abundant landscaping and permeable materials contribute to passive cooling, which represents a significant improvement from the existing condition.

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

The Applicant will be providing landscaping on the Property, which will be resilient.

- (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.**

Sea level rise projections, land elevation and elevation of surrounding properties were considered, as was the City's general plan to elevate the adjacent roadways. The Project complies with the minimum elevation requirements of the Florida Building Code.

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

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

- (7) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

The Current Structure will not be elevated in order to ensure the Current Structure is preserved.

- (8) 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.**

The new additions of the Project will not feature any habitable space below base flood elevation plus Freeboard.

- (9) Where feasible and appropriate, water retention systems shall be provided.**

The Project will retain all stormwater on-site. Notably, Project features permeable pavement in the front yard, which serves to allow natural percolation and reduce stormwater runoff.

(10) Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement materials or porous pavement materials will be utilized where possible.

(11) The design of each project shall minimize the potential for heat island effects on-site.

The proposed design provides a number of shaded open spaces and non-air-conditioned shaded spaces to strategically minimize the potential for heat island effects on site.

Variances. The Applicant's proposal seeks the following variances:

1. VARIANCE FROM SECTION 142-106(A)(2)E.3, TO MAINTAIN THE EXISTING GROUND FLOOR GUEST HOUSE INTERIOR SOUTH SIDE SETBACK OF 5' -5" FOR THE PROPOSED SECOND FLOOR.
2. VARIANCE FROM SECTION 142-105(B)(1), TO EXCEED THE MAXIMUM ALLOWABLE LOT COVERAGE OF 2,250 SF (30%) FOR A TWO-STORY HOME BY 3% FOR A TOTAL LOT COVERAGE OF 2,501 SF (33%).
3. VARIANCE FROM SECTION 142-105(B)(1), TO EXCEED THE MAXIMUM ALLOWABLE UNIT SIZE OF 3,750 SF (50%) BY 2% FOR A TOTAL UNIT SIZE OF 3,903 SF (52%).
4. VARIANCE FROM SECTION 142-106(A)(3), PROPOSED ATTACHED CARPORT TO ENCROACH INTO THE 22'-6" REQUIRED REAR YARD SETBACK A MAXIMUM OF 13'-11". REAR YARD SETBACK BEING PROPOSED TO BE 8'-7".

Conclusion. We believe that the approval of the Project embraces the character of the Palm View Historic District, with preservation of the Current Structure and construction of the second-floor addition, breezeway and carport/balcony and promotes quality infill redevelopment on the Property. We look forward to your favorable review of the Project. We therefore respectfully request your favorable review and recommendation. If you have any questions or comments, please call me at 786-486-0567.

Sincerely,

Harvey Diaz
Harvey Diaz (Sep 10, 2023 18:53 EDT)

Harvey Diaz

CC:

David Feldman, Applicant