



JSK ARCHITECTURAL GROUP

Architecture - historic preservation - interior design – construction management

AA0003187 - CGC027671

April 20, 2017

City of Miami Beach

Planning Department – Historic Preservation Board

1700 Convention Center Drive

Miami Beach FL. 33139

Re. Application for HPB - 431 Washington Avenue Miami Beach FL 33139

Dear Members of the City of Miami Beach, Historic Preservation Board

The following, describes the intent and goals of the project to be reviewed by your Board. The last occupancy of this commercial store was as a restaurant. It is the intent of the property owner to continue using this space as such. A restaurant use at this location, represent the highest and best use of this location. This use is also the best for its contribution to generate and create pedestrian traffic so much needed in an area that otherwise relays so much in the use of cars. It is precisely to encourage and activate pedestrian traffic that the owners developed this idea to create an outdoor dining area but contained within the foot print of the property. The way to achieve this goal is by pushing back the existing storefront enclosure.

The application included herewith is for a Certificate of Appropriateness for such a change. The property is located within the Ocean Beach Historic District. The requested modification is consistent with the overall existing façade design and it will not impact the overall appearance of the building.

Should you have any question please feel free to contact us at your earliest convenient time.

Respectfully,

Jorge S. Kuperman, AIA

Principal Architect