

3050 Biscayne Blvd.
Miami, FL 33137
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Attorneys at Law

June 19, 2024

VIA DIGITAL SUBMITTAL

City of Miami Beach
Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Letter of Intent for a Certificate of Appropriateness and Design Approval for the Property Located at 761 Jefferson Avenue, Miami Beach, FL

To Whom it May Concern:

Our law firm represents Jefferson 745 761 LLC (the “Applicant”), the owner of the property located at 761 Jefferson Avenue, Miami Beach, Florida 33139 (the “Property”). Please let this correspondence to serve as the Applicant’s Letter of Intent in support of the submitted application package seeking a Certificate of Appropriateness and approval for the proposed design elements from the Historic Preservation Board, as required by §118-503 of the City of Miami Beach Code.

The Property is a two (2) story building that was originally built in 1936 and consisted of 12 living units. The Property is identified by the Miami Dade County Property Appraiser with Folio No. 02-4203-009-4760. The total lot area is approximately seven thousand (7,000) square feet in size with an actual living area of approximately eight thousand one-hundred and four (8,104) square feet. The Property is zoned Residential Multifamily Low Intensity (“RM-1”) and located within the Flamingo Park Historic District. The RM-1 zoning district is a low-density district that is designed for low-rise single family and multi-family residences.

The Applicant purchased the Property at an auction in April of 2022. The building was built in 1936 and the rehabilitation effort is largely due to the Applicant’s desire to renovate the property, as close as possible, to its original configuration. The Applicant’s proposal is to restore the original configuration of the Property (12 units) and maintain the character of the building and surrounding properties.

The Applicant is seeking approval for a Certificate of Appropriateness for the approval of the building remodel and renovations as shown on the architectural plans as prepared by PL+Studio. These architectural plans depict a remodel and alteration scope of work that is focused on maintaining and preserving the historical elements of the property and restoring the façade ornamentation and style to its original character. The Applicant is also proposing to remove and install new windows, while maintaining the historical nature and aesthetic that is unique to properties in this area.

Pedro M. Villa, Esq.
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**Compliance with §133-50 Miami Beach Land Development Regulations
Sea Level Rise and Resiliency Review**

Below please find the Applicant's responses to satisfy each of the Sea Level Rise and Resiliency criteria pursuant to § 113-50 of the City's Land Development Regulations:

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

Not Applicable

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

Please see submitted architectural plans.

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

Please see submitted architectural plans.

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

Please see submitted architectural plans.

- (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 elevations and elevation of surrounding properties were considered.**

Not Applicable.

- (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.**

Not Applicable.

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

Please see submitted architectural plans.

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

Please see submitted architectural plans.

- (9) **When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry floodproofing systems will be provided in accordance with chapter 54 of the City Code.**

Not Applicable.

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

Not Applicable.

Based on the foregoing and the supportive documentation submitted, we respectfully request your favorable review and recommendation of this application. Should you have any questions or comments, please do not hesitate to contact me at (305) 803-8625 or pedro.villa@villalaw.us. We look forward to working with your professional staff throughout this process.

Respectfully,

Pedro M. Villa

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