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VIA ELECTRONIC AND HARD-COPY SUBMITTAL

July 10, 2023

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

RE: **HPB23-0577** Certificate of Appropriateness for
Rooftop Addition at 119 Washington Avenue, Miami
Beach, Florida

Dear Ms. Tackett,

This firm represents Yantra 119 LLC (the "Applicant"), the owner of the property located at 119 Washington Avenue (the "Property") in the City of Miami Beach (the "City"). Please consider this letter the Applicant's letter of intent in connection with a Certificate of Appropriateness for rooftop additions to the existing structure.

Property Description. The Miami-Dade County Property Appraiser has assigned the Property Folio No. 02-4203-003-1200. See Exhibit A, Property Appraiser Summary Report. The Property is approximately 19,500 square feet in size, and located on the east side of Washington Avenue between 2nd Street and 1st Street. North of the Property is a city-owned parking lot, and South of the Property are two-story mixed-use buildings.

The Property is zoned CPS-1, Commercial Performance Standard, limited mixed use. Also, the Property is located within the Ocean Beach Historic District. The existing structure is not classified as a contributing building in the Ocean Beach Historic District.

Existing Structure. The Property was originally developed in 2002 with a seven-story office building. World-renowned architectural firm, Arquitectonica designed the building with ground floor retail, two levels of parking, and four levels of office. The top level of office includes large, underutilized terraces. These terraces are non-leasable space and not consistent with characteristics of the South of Fifth neighborhood. With Floor Area ("FAR") bonuses available at the time of original construction, the building was built at approximately 2.48 FAR by today's calculation.

Proposed Project. The Applicant proposes to enclose two existing terraces on the upper floor. The enclosed areas will provide additional Class-A office space in close proximity to other neighborhood services and residents. The proposed enclosures will increase the existing building floor area to 52,648 square feet. The additional floor area will be within the existing building envelope, which ensures minimal impact on the abutting neighbors. Additionally, the proposed design of the enclosed areas will be compatible with the existing architecture. The proposed stucco will match the color and type of stucco on the existing façade.

Compliance with Certificate of Appropriateness Criteria. The Project satisfies the applicable criteria for rooftop additions in a local historic district. The design, scale, and massing of the rooftop additions are sensitive to and compatible with the surrounding mix of uses in the area. Section 118-564 of the Code provides that the examination of architectural drawings for consistency with the certificate of appropriateness criteria includes aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The appearance of the rooftop additions will be minimal from the pedestrian level. The proposed rooftop addition is consistent with the historic district and the existing structure. The addition will not change the character of the building as the proposed use and operation is consistent with the existing building.

Rooftop Additions. The additional floor area will be within the existing building envelope. Section 142-1161(d)(2) of the City Code provides that additions should not be visible when viewed at eye level (5'-6", from grade) from the opposite side of the adjacent right-of-way. The line-of-sight requirement may be modified as deemed appropriate by the Historic Preservation Board based upon the following criteria:

a. The addition enhances the architectural contextual balance of the surrounding area;

The Ocean Beach Historic District has a mix of Vernacular, Art Deco, Streamline Modern, and many other styles of architecture. The Project will continue to enhance the architectural context by maintaining the original style.

b. The addition is appropriate to the scale and architecture of the existing building;

The addition is entirely within the existing building envelope and footprint. The building will not be made taller by the addition. Therefore, it is appropriate to the scale and architecture of the existing building.

c. The addition maintains the architectural character of the existing building in an appropriate manner; and

The addition will match the stucco color and material to appear seamless to the character of the existing building.

d. The addition minimizes the impact of existing mechanical equipment or other rooftop elements.

The proposed enclosed floor areas more appropriately screen the existing mechanical equipment and rooftop elements that exist today.

Sea Level Rise and Resiliency Criteria. The Project advances the sea level rise and resiliency criteria in Section 133-50(a) of the City Code, as follows:

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

A recycling and salvage plan for any partial demolition proposed will be provided at permitting.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

New windows will be hurricane proof impact windows.

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

The Applicant will provide, where feasible, passive cooling systems.

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

All landscaping is existing and will not be modified with this request.

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 and land elevations were considered. This Application does not include modifications or alterations of the ground floor.

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.

The ground floor, driveways, and garage are existing and will remain.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All new mechanical and electrical systems will be located above base flood elevation.

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

The existing building will remain.

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.

No habitable space is located below base flood elevation.

10. Where feasible and appropriate, water retention systems shall be provided.

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement or porous pavement materials will be utilized where any new pavement is proposed.

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

The proposed design ensures the materiality of the new roof elements will minimize potential for heat island effect on site.

Conclusion. Granting this Certificate of Appropriateness for a rooftop addition will permit the development of beautifully-designed, Class-A offices that will add much more value to the surrounding neighborhood. The additional floor area will be within the existing building envelope and the design will be consistent with the original architecture. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6231.

Sincerely,



Michael Larkin

cc: Emily K. Balter

**EXHIBIT A****OFFICE OF THE PROPERTY APPRAISER****Summary Report**

Generated On : 4/17/2023

Property Information	
Folio:	02-4203-003-1200
Property Address:	119 WASHINGTON AVE Miami Beach, FL 33139-7217
Owner	YANTRA 119 LLC
Mailing Address	119 WASHINGTON AVE MIAMI BEACH, FL 33139 USA
PA Primary Zone	6502 COMMERCIAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	89,916 Sq.Ft
Living Area	89,916 Sq.Ft
Adjusted Area	87,687 Sq.Ft
Lot Size	19,500 Sq.Ft
Year Built	2002



Assessment Information			
Year	2022	2021	2020
Land Value	\$9,750,000	\$9,750,000	\$9,750,000
Building Value	\$11,290,790	\$8,250,000	\$8,100,000
XF Value	\$0	\$0	\$0
Market Value	\$21,040,790	\$18,000,000	\$17,850,000
Assessed Value	\$17,307,647	\$15,734,225	\$14,303,841

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$3,733,143	\$2,265,775	\$3,546,159
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
3 54 42
OCEAN BEACH FLA SUB
PB 2-38
LOTS 11 THRU 13 BLK 9
LOT SIZE 150.000 X 130

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$17,307,647	\$15,734,225	\$14,303,841
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,040,790	\$18,000,000	\$17,850,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$17,307,647	\$15,734,225	\$14,303,841
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$17,307,647	\$15,734,225	\$14,303,841

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2011	\$100	27603-0388	Corrective, tax or QCD; min consideration
08/01/1998	\$1,800,000	18254-0667	Other disqualified
08/01/1992	\$255,000	15633-3931	Deeds that include more than one parcel
11/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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Version: