

February 2nd, 2025

Deborah Tackett

Chief of Historic Preservation

Planning Department City of Miami Beach

1700 Convention Center Drive, 2nd Floor

Miami Beach, Florida 33139



Re: HPB24-0632 - Request for Certificate of Appropriateness for Partial Demolition and Design and Variance for the Property located at 1730 Jefferson Avenue, Miami Beach, Florida

Dear Ms. Tackett:

The undersigned has been retained by the owner of 1730 Jefferson Avenue, Thomas Hill “Applicant”, in their application for a Certificate of Appropriateness for the partial demolition and design of the renovation with an addition of the existing residence & guest house for the property located at 1730 Jefferson Avenue in the City of Miami Beach, Florida. Please consider this letter the Applicant’s letter of intent in support of their requests.

Property Description

The Property is 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. 02-3234-004-0470. Currently, the Property is improved with a two-story single-family home constructed in 1938 which is listed as “contributing” in the City’s Historic Properties Database and is considered architecturally significant. The home is representative of the Streamline Moderne style of architecture, and it was designed by Alexander Lewis.

Proposed Development

The Applicant proposes to substantially retain and preserve the existing residence and, towards the side & rear of the property, construct a 2nd-floor addition to the existing residence & guest house, enclosed breezeway behind carport. Specifically, the Applicant proposes to add additional living area to the main residence & guest 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 residence & guest house, new landscaping, driveway and walkways.

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.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided. The design of the project features a rear covered terrace, 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 conditions.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent & Florida native plants) will be provided.
- (5) Whether adapted 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) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- (7) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- (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 54 of the City Code.
- (9) 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.
- (11) The proposed design provides several shaded open spaces and non-air-conditioned shaded spaces to strategically minimize the potential for heat island effects on site.

Variances

1. VARIANCE REQUESTED FOR REAR YARD OPEN SPACE, BELOW 70% MINIMUM ALLOWED, 690 SQUARE FEET (61%) PROPOSED.
2. VARIANCE REQUESTED TO EXCEED THE MAXIMUM ALLOWABLE UNIT SIZE OF 3,750 SQUARE FEET (50%), FOR A TOTAL UNIT SIZE OF 3,970 SQUARE FEET (53%).
3. VARIANCE REQUESTED TO MAINTAIN SIDE SETBACK OF 4'-11" NORTH FOR GROUND & SECOND FLOOR ADDITIONS TO MAIN RESIDENCE, ELEVATED TERRACE, POOL & DECK.
4. VARIANCE REQUESTED TO MAINTAIN SIDE SETBACK OF 4'-9" SOUTH FOR GROUND & SECOND FLOOR ADDITIONS TO MAIN RESIDENCE, ELEVATED TERRACE, POOL & DECK.
5. VARIANCE REQUESTED TO MAINTAIN SIDE SETBACK OF 7'-0" NORTH FOR SECOND FLOOR ADDITION TO THE GUEST HOME NOT THE 10' 2-STORY ACCESSORY BUILDING REQUIRED SETBACK.
6. VARIANCE REQUESTED TO MAINTAIN SIDE SETBACK OF 4'-9" SOUTH FOR STAIR ADDITION TO THE GUEST HOME.
7. VARIANCE REQUESTED FOR 2ND STORY ADDITION, A MINIMUM OF A 15' FEET REAR SETBACK IS REQUIRED FROM THE PROPERTY LINE.
8. VARIANCE REQUESTED FOR EXCEEDING THE MAXIMUM 30% LOT COVERAGE.

Conclusion

We believe that the approval of the Project embraces the character of the Palm View Historic District. The construction preserves the architectural integrity of the existing residence and improves the property through the construction of the 2nd-floor addition to the residence & guest house, new landscaping, driveway and walkways promoting quality infill redevelopment on the Property. We look forward to your favorable review of the Project. We therefore respectfully request your favorable review and recommendations. If you have any questions or concerns, please reach out to me on this number: (786) 646-8151.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edwin', written over a horizontal line.

Edwin Herrera

CC:

Thomas Hill, Applicant