Docusign Envelope ID: 2B0B041D-E6FF-4115-9262-B64B83ECBB12

MIAMIBEACH

PLANNING DEPARTMENT

Staff Report & Recommendation — Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: October 21, 2025

FROM: Thomas R. Mooney, AICP
Planning Director

DS For TRM

SUBJECT: HPB25-0656, **1600 Washington Avenue**

An application has been filed requesting a Certificate of Appropriateness for the total demolition of two structures and the construction of a new mixed-use building.

RECOMMENDATION

Review and continue the application to a date certain of December 16, 2025.

BACKGROUND

The following applications for substantial new construction were reviewed and approved by the Board for the subject site, but never constructed:

- On May 10, 2005, the Board approved a Certificate of Appropriateness for the demolition of three (3), one-, two-, and three-story buildings, and the construction of a new nine (9) story mixed use structure (HPB File No. 2881).

- On May 8, 2018, the Board approved a Certificate of Appropriateness for the total demolition of the 1-story Non-Contributing structures, the partial demolition, restoration and relocation of the existing 2-story Contributing structure and the construction of a new 10-story mixed-use building, including variances to reduce the required pedestal and tower front, side and sum-of-the-side setbacks for residential uses, to reduce the required tower front, rear, interior side and street side setbacks for residential uses, to exceed the maximum building height, to reduce the required width for a two-way driveway and to reduce the required rear and side setbacks for a driveway (HPB17-0142).

- On August 11, 2009, the Board reviewed and approved a Certificate of Appropriateness for the demolition of two previously existing buildings and the design for a new 5-story parking garage with accessory commercial space located on the ground floor (HPB File No. 6639). This garage, which formerly contained the 'Time Out Market' on the ground floor, completed construction in 2013.

HISTORY

On November 26, 2024, the Planning Board transmitted proposed ordinances amending the Land Development Regulations of the City Code (LDRs) and the Comprehensive Plan, to the City Commission with a favorable recommendation. These ordinances are currently pending before the City Commission and create non-transient residential use incentives for properties along Washington Avenue from 5th Street to 17th Street (Washington Avenue Residential Plan). The

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goal of this initiative is to incentivize non-transient residential uses along this corridor. These amendments include increases in the maximum allowable floor area ratio (FAR), increases in the maximum allowable building height, substantial elimination of parking requirements for residential uses, and a waiver of mobility fees for qualifying projects.

The subject property is located within the boundaries of the proposed Washington Avenue Residential Plan currently pending review by the City Commission. As a back up to this legislation, should it not be adopted, the property owner of 1600 Washington Avenue has filed private Comprehensive Plan (PB25-0766) and LDR (PB25-0765) amendment applications for this block of Washington Avenue (CD-3 Urban Core Residential Plan). On September 9, 2025, the Planning Board reviewed the ordinances pertaining to the proposed CD-3 Urban Core Residential Plan and continued the applications to the November 4, 2025 meeting. The transmittal of the applications to the City Commission may only occur at a duly noticed second public hearing, after the conclusion of a community outreach meeting.

The Washington Avenue Residential Plan and the CD-3 Urban Core Residential Plan both propose a maximum FAR of 3.25 and a maximum height of 150-feet and no change to the currently allowable maximum density of 150 units per acre is proposed.

On October 16, 2025, the Planning Board is scheduled to hear an application for a Conditional Use approval for a Neighborhood Impact Structure, for the construction of a new 15-story mixed-use building exceeding 50,000 square feet.

EXISTING STRUCTURES

Local Historic District: Flamingo Park

1600 Washington Avenue

Existing commercial building:

Status: Non-Contributing
Original Construction Date: 1952
Original Architect: Maurice Weintraub

Existing apartment building:

Status: Contributing
Original Construction Date: 1938
Original Architect: Henry Hohauser

1601 Drexel Avenue

Status: Non-Contributing
Original Construction Date: 2010
Original Architect: Enrique Norten

ZONING / SITE DATA

Parcel 1 (1600 Washington Avenue):

Folio: 02-3234-006-0010
Legal Description: Lot 1, Block 53, of the Pine Ridge Subdivision, according to the Plat thereof, as recorded in Plat Book 6, Page 34, of the Public Records of Miami-Dade County, Florida.

Parcel 2 (1601 Drexel Avenue):

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Folio:	02-3234-006-0040
Legal Description:	Lots 5 thru 10 and the north 20 feet of the west 60 feet of Lot 3 and the west 5 feet of Lots 2 & 3, Block 53, of the Pine Ridge Subdivision, according to the Plat thereof, as recorded in Plat Book 6, Page 34, of the Public Records of Miami-Dade County, Florida.
Zoning:	CD-3, Commercial, high intensity
Future Land Use Designation:	CD-3, Commercial, high intensity
Lot Size:	66,708 sq. ft. (2.75 maximum FAR – 183,447 sq. ft.)
Existing FAR:	40,172 sq. ft.
Proposed FAR:	**216,795 sq. ft. / 3.25 FAR***
Existing Height:	Not provided
Proposed Height:	**150'-0"** as measured from B.F.E. +1'-0" freeboard (9.00' NGVD)
Existing Uses:	Commercial, multi-family residential and main-use parking garage with accessory restaurant
Proposed Use (new building):	Multi-family residential (210 units) and ground level retail
Surrounding Uses:	North: Mixed-use commercial and office East: Mixed-use commercial and office South: Mult-family residential West: Mult-family residential

***As noted in the history section of this report, the proposed FAR applicable to this site is 3.25 and the proposed height is 150 feet in both the Washington Avenue Residential Plan and the CD-3 Urban Core Residential Plan. The subject application for an NIS is contingent upon the adoption of either or both ordinances by the City Commission, should these ordinances not be adopted by the City Commission, the subject application would not be able to move forward.**

PROJECT

The applicant, 420 Lincoln Road Development, LLC, has submitted plans entitled "1600 Washington Ave" as prepared by BGA Architects & TEN Arquitectos, dated July 12th, 2025.

The applicant is requesting a Certificate of Appropriateness for the total demolition of two structures and the construction of a new mixed-use building. The project includes 210 residential units and about 7,000 square feet of ground floor retail. The 5-story parking garage located on the west side of the site will remain, and servicing of the proposed new building will take place in the existing service alley located between the garage and the new building.

COMPLIANCE WITH ZONING CODE

A preliminary review of the project indicates that the application, as proposed, is not consistent with the maximum FAR and building height requirements of the city code; the separate LDR amendment to increase the maximum FAR and building height for the property would need to be adopted prior to the issuance of any building permit.

The application, as proposed, also appears to be inconsistent with the following sections of the

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city code:

1. **Section 7.1.2.2.f.1.c & 7.1.2.2.f.2.c:** The ground floor shall be located no lower than the future crown of road elevation.

2. **Section 7.2.12.3.a.:** The proposed units do not comply with the average unit size of 800 S.F. However, the average unit size does not apply when a restrictive covenant, running with the land, is provided, affirming that in perpetuity no residential units on the property shall be leased or rented for a period of less than six months and one day.

3. The balcony slab on the upper levels is encroaching into the southeast corner of the site. Please note that this would require a ROW permit.

4. The enclosed staircase at the ground floor and the elevator lobby, and pool equipment at the rooftop shall be included in the F.A.R. drawings and calculations.

The above noted comments shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

CONSISTENCY WITH 2025 COMPREHENSIVE PLAN

A preliminary review of the project indicates that the proposed **residential with accessory commercial use** is be **consistent** with the Future Land Use Map of the Comprehensive Plan, provided that related amendments pending review by the City Commission are adopted.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4(a)(1) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

A. A recycling or salvage plan for partial or total demolition shall be provided.
Not Satisfied

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

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

D. Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 of the Land Development Regulations.
Satisfied

E. The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

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Satisfied

F. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three (3) additional feet in height.
Satisfied

G. In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.
Satisfied

H. Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.
Not Applicable – The existing buildings are proposed to be demolished.

I. 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 in General Ordinances.
Not Applicable

J. In all new projects, water retention systems shall be provided.
Satisfied

K. Cool pavement materials or porous pavement materials shall be utilized.
Satisfied

L. The project design shall minimize the potential for a project causing a heat island effect on site.
Satisfied

COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA

A decision on an application for a certificate of appropriateness shall be based upon the following:

1. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to section 2.13.7(d)(ii)(1) of the Land Development Regulations (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

    a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be amended from time to time.
    Not Applicable

    b. The Secretary of Interior’s Standards for Reconstruction as may be amended from time to time.
    Not Applicable

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c. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the city commission.
Satisfied

The Secretary of Interior's Guidelines for Rehabilitation are intended as an aid to assist in applying the Secretary of Interior's Standards but are not binding on their own and are not meant to give case-specific advice or to address exceptions of unusual conditions.

2. The examination of architectural drawings for consistency with the criteria pursuant to section 2.13.7(d)(ii)(2) of the Land Development Regulations and stated below, with regard to the aesthetics, appearances, compatibility, 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 criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.
Satisfied

b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.
Satisfied

c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit.
Not Satisfied; The renderings due not accurately reflect the submitted landscape plans.

d. The proposed structure, or additions to an existing structure are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties, or the purposes for which the district was created.
Satisfied

e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.
Satisfied

f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site

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and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.
Not Satisfied; The proposal to retain the existing service alley access from 16th Street has a negative impact on the pedestrian character and safety in the immediate neighborhood. See Staff Analysis.

g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a city master plan, where applicable.
Satisfied

h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.
Not Satisfied; See Staff Analysis. The renderings submitted are in no way reflective of the actual landscape plans provided.

i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.
Satisfied

j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).
Satisfied

k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.
Not Satisfied; See 2.c. above and staff analysis.

l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Satisfied

m. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.
Not Satisfied; See 2.c. above and staff analysis.

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n. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.
Satisfied

CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION EVALUATION CRITERIA

Section 2.13.7(d)(vi)(4) of the Land Development Regulations provides criteria by which the Historic Preservation Board evaluates requests for a Certificate of Appropriateness for Demolition. The following is an analysis of the request based upon these criteria:

a. The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense.
Satisfied;
The existing structure located at 425 16th Street (existing apartment building) is designated as part of the Flamingo Park Local Historic District; the building is designated as a 'Contributing' structure in the historic district.

b. The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region, or is a distinctive example of an architectural or design style which contributes to the character of the district.
Satisfied
The subject structure located at 425 16th Street is one of the last remaining examples of its kind.

c. Retention of the building, structure, improvement, landscape feature or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage.
Not Satisfied
The retention of the subject structure, with its compromised structural integrity, would compromise the development of the site; since it is only one building (and not a series of buildings) its removal would not compromise a cohesive streetscape.

d. In the event an applicant or property owner proposes the total demolition of a contributing structure, historic structure or architecturally significant feature, there shall be definite plans presented to the board for the reuse of the property if the proposed demolition is approved and carried out.
Satisfied
The applicant is requesting approval for a new structure a part of this application.

e. The county unsafe structures board has ordered the demolition of a structure without option.
Not Applicable
The Miami-Dade County Unsafe Structures Board has not ordered the demolition of the structure.

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STAFF ANALYSIS

The subject development site contains three existing structures:

1. 1600 Washington Avenue: A 1-story 'Non-Contributing' commercial building.
2. 425 16th Street: A 2-story multifamily residential building, classified as 'Contributing'.
3. 1601 Drexel Avenue: A recently constructed 5-story 'Non-Contributing' parking garage with accessory commercial use.

The project includes the total demolition of the existing 1-story Non-Contributing building located at 1600 Washington Avenue as well as the total demolition of the existing 2-story Contributing building and the construction of a new 15-story ground level addition containing 210 residential units and approximately 7,000 SF of retail space on the ground floor. The existing parking garage will be retained and incorporated into the new mixed-use development.

1600 Washington Avenue – request for total demolition

The 1-story building located at 1600 Washington Avenue was constructed in 1952 and designed by architect Maurice Weintraub. Due to significant alterations that have occurred over the years, the subject structure is classified as 'Non-Contributing'. Since the existing building retains little to no original architectural elements, staff has no objection to the applicant's request for total demolition of this structure.

425 16th Street – request for total demolition

The structure, originally known as the Laurel Apartments, was constructed in 1938 and designed by noted Miami Beach architect Henrey Hohauser in the Streamline Modern style of architecture. The subject structure is classified as 'Contributing' in the Miami Beach Historic Properties Database. The 2-story structure is characterized by recessed porthole windows, rounded corner eyebrows, and horizontal fluting between windows.

Staff would note that this structure is no longer a part of a cohesive grouping of buildings. Its once prominent and highly visible east façade has long been eclipsed by the construction of the retail building immediately to its east. Although staff would not suggest the demolition of this building in almost any other contextual location, its removal in this instance will not compromise a new cohesive streetscape. However, its retention would make it difficult to achieve the residential density being proposed for this site within the City Center area.

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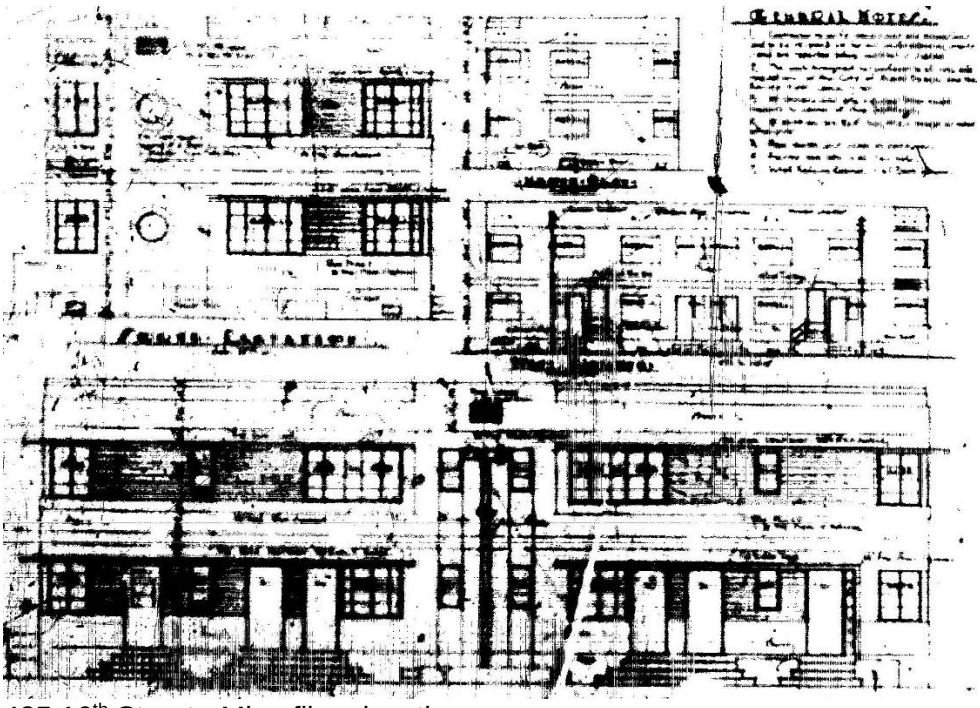

425 16th Street - Microfilm elevations

Based on the structural assessment provided, prepared by Youssef Hachem Consulting Engineering, dated June 5, 2025, the existing structure exhibits significant deficiencies, and notes visible cracking, spalling, and deterioration in the concrete columns and beams. Existing photos of the interior and exterior were provided as part of the report. The report concludes with the following recommendations:

> *"Currently, the elevation of the building is below floods level (6.87' NGVD). Pursuant to FEMA, if the cost of the renovations exceeds 50% of the value of the structure without the land, the structure has to be elevated to meet current flood requirements. The foundations of the structure cannot endure the elevation process, and will fail during the process. Therefore, raising the house up to needed elevations for compliance is not feasible.*
>
> *In order to raise the structure, scaffolding and temporary framing will be installed under the foundation to jack up the structure. The foundation of the house is weak enough to crumble under such loads during the jacking process, due to the footer being on shallow foundation. Hence in order to raise the structure a complete foundation rehabilitation and redesign need to occur to sustain the jacking loads.*
>
> *All the main structural members of the structure are compromised, and need to be demolished and replaced. Hence, we recommend the demolition of the structure."*

New 15-story addition

The proposed new construction is intended to complement the surrounding historic context while introducing a contemporary interpretation of traditional architectural elements found within the district. As indicated in the background section of this report, two (2) other projects have been approved for this site over the last 20 years but were never constructed. The architect of the

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current proposal, Ten Arquitectos, was also the architect for the thoughtfully designed abutting parking garage, which is part of the subject site.

Although supportive of the overall design language, the north and south elevations are mirror images and are not reflective of the very different solar gain conditions. In this regard staff would recommend that horizontal railings and the vertical extension of the railings below the balcony slabs on the south elevation (which are intended to function as bris-Soliels), be spaced closer together to provide additional needed shading of the continuous exterior glazing. Alternatively, a laser cut material that could incorporate a gradation of perforated openings could also be utilized and be reflective of the panels utilized in the adjacent parking garage, which is part of the site. Further, this bris-soleil railing extension should also be incorporated at the top two levels, where is currently omitted.

Additionally, due to the height proposed, the subject structure will be highly visible, especially its southern elevation above the lower heights allowed for the CD-2 and RM-1 districts to the south. Above the ground floor, the design contains an exact repeat of the typical floor plan and the same exterior architecture, which may appear rather monotonous. Staff recommends that the architect explore some change in plane along a portion of the building's southern elevation, or the strategic introduction of selective screening elements along portions of the balconies. Because the balconies are so transparent, it is likely that the variety of exterior furniture for each of the tenants may dominate the exterior appearance.

At the pedestrian level staff is concerned with the proposal to retain the existing service access onto 16th Street, and would recommend that it be eliminated, consistent with the previously approved project for this site. The existing curb cuts along 16th Street, including those associated with the parking garage entrance/exit and the service alley, negatively impact pedestrian safety and the overall pedestrian experience. Staff therefore recommends that the over 35 foot tall void in the building created for the service entrance be infilled by extending the ground floor commercial and residential units, in order to complete the street wall.

Additionally, staff finds that the ramp and wall at the northeast corner of the property, along Washington Avenue, requires further development to better respond to this highly traversed pedestrian corridor. Staff recommends that the architect explore further recessing the ground floor of the building in order to angle the ramp inward from Washington Ave so that it not directly abutting the property line.

Lastly, the landscaping in the renderings provided is in no way reflective of the proposed landscape plans submitted with the application. In this regard, Palms are shown almost exclusively in the renderings as street trees, while the landscape plans indicate shade trees. Staff has included as a condition of approval to ensure that the landscape plans submitted for building permit are consistent with the landscape plans submitted with the application, and not the renderings provided.

WAIVER ANALYSIS

The applicant is requesting a waiver from section 7.1.2.2.f.2.c: which states that the ground floor shall be located no lower than the future crown of road elevation. Based on the letter of intent, the applicant cannot accommodate the design stadards on 16th Street as the parking garage is existing to remain. If the Applicant we were to raise the sidewalk in front of the new residential building, there would be an uneven elevation transition mid-block. As a result, the applicant is consulting with Public Works to find a reasonable solution.

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The intent of the long frontage standards is to ensure that a new building is able to be retrofitted to accommodate the raising of streets in the future.It is important to note that the applicant is incompliance with several short and long-term frontage standards in Section 7.1.2.1 and 7.1.2.2 of the Land Development Regulations. More specifically, the site would need to provide a minimum 15' setback from the back of curb to provide sufficient area to accommodate the required circulation zone and landscape area in cases where the public right-of-way is not sufficiently wide. In addition, the facades shall have a knee wall with a minimum height of two feet, 6 inches above the sidewalk elevation and an easement shall be provided to have perpetual public access to the city for portions of the circulation zone that are constructed within the setback area on private property.

As provided for in the regulations, the Historic Preservation Board may waive these requirements where the implementation of the regulations is unfeasible or incompatible with the environment and adjacent structures. In this instance, the applicant is proposing to construct the mixed-use development at an elevation to match the future crown of the road and has provided sufficient height in the ground level to ensure future compatibility. Staff would also note that the applicant has had several meetings with the Public Works Department regarding vertical transition areas within the public sidewalk to determine the best course of action during the period between the existing parking structure and future street raising. To this end, the stair and ramp structures required to access the new finish floor level have been designed in a manner to minimize any obstruction within the right-of-way. As such, the proposed project satisfies the overall intent of the long frontage standards and staff recommends approval of the waiver request.

SUMMARY

Various developments have been proposed for the subject site over the last 20 years. The lastest proposal takes advantage of zoning incentives that are currently pending review by the City Commission, including an increase in height from 100 feet to 150 feet. Although very supportive of the desire to introduce long term housing on the subject site, staff believes that a continuance of the application is warranted, in order to address the design concerns expressed herein. Staff recommends that the Board affirm the recommendations provided by staff, along with any additional recommendations, and that the architect incorporate such changes into revised plans, including revised renderings which are acurately reflective of the propsoed landscape plans.

RECOMMENDATION

In view of the foregoing analysis, staff recommends the application be **continued to a date certain of December 16, 2025,** in order to address the concerns noted herein. In the event the Board should approve the application, including the requested waiver, staff recommends that the conditions in the attached draft order be included, which address the inconsistencies with the aforementioned Certificate of Appropriateness criteria.

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: October 21, 2025

PROPERTY/FOLIO: 1600 Washington Avenue / 02-3234-006-0010 & 02-3234-006-0040

FILE NO: HPB25-0656

APPLICANT: 420 Lincoln Road Development, LLC,

IN RE: An application has been filed requesting a Certificate of Appropriateness for the total demolition of two structures and the construction of a new mixed-use building.

LEGAL: Lot 1, Block 53, of the Pine Ridge Subdivision, according to the Plat thereof, as recorded in Plat Book 6, Page 34, of the Public Records of Miami-Dade County, Florida. (Parcel 1- 1600 Washington Avenue).

Lots 5 thru 10 and the north 20 feet of the west 60 feet of Lot 3 and the west 5 feet of Lots 2 & 3, Block 53, of the Pine Ridge Subdivision, according to the Plat thereof, as recorded in Plat Book 6, Page 34, of the Public Records of Miami-Dade County, Florida. (Parcel 2- 1601 Drexel Avenue)

O R D E R

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

A. The subject site is located within the Flamingo Local Historic District.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:

1. Is not consistent with Sea Level Rise and Resiliency Review Criteria 'A' in section 7.1.2.4(a)(1) of the Land Development Regulations.

2. Is consistent with Certificate of Appropriateness Criteria in section 2.13.7(d)(ii)(1) of the Land Development Regulations.

3. Is not consistent with Certificate of Appropriateness Criteria 'c', 'f', 'h', 'k, and 'm' in section 2.13.7(d)(ii)(2) of the Land Development Regulations.

4. Is not consistent with Certificate of Appropriateness Criteria 'c' in section 2.13.7(d)(vi)(4) of the Land Development Regulations.

DRAFT

C. The project would be consistent with the criteria and requirements of sections 2.13.7(d) and 7.1.2.4(a) of Land Development Regulations if the following conditions are met:

1. This Certificate of Appropriateness is subject to the adoption of separate ordinance amendments increasing the maximum FAR for the property to 3.25 and increasing the maximum building height to 150 feet. Should the maximum FAR and/or building height for the property not be increased, any revisions to the plan to account for a lesser FAR and/or building height shall be subject the review and approval of the Historic Preservation Board, as a revision to this Certificate of Appropriateness.

2. Revised elevation, site plan and floor plan drawings shall be submitted, and at a minimum, such drawings shall incorporate the following:

a. **South Elevation Shading**:
The applicant shall revise the design of the balcony railings on the south elevation to provide additional solar shading. This shall be accomplished either by decreasing the spacing of the horizontal and vertical rail elements or by incorporating a perforated metal panel system, compatible in design with the adjacent parking garage, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Such shading elements shall extend to the upper two levels of the building.

b. **Southern Elevation Design Variation**:
The applicant shall explore and incorporate changes in plane or selective screening elements along portions of the southern elevation in order to reduce the appearance of repetitive floor plates and to mitigate the visual impact of varied balcony furnishings, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

c. **Elimination of Service Access on 16th Street:**
The applicant shall eliminate the existing service access along 16th Street and infill the resulting void by extending the ground floor commercial and residential uses to create a continuous and active street wall, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

d. **Pedestrian Corridor at Washington Avenue:**
The applicant shall further develop the design of the northeast corner ramp and wall to enhance the pedestrian environment along Washington Avenue. The ground floor shall be recessed as needed to angle the ramp inward from Washington Avenue, avoiding a direct alignment with the property line, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

e. All interior fixtures located within the ground floor commercial space, including, but not limited to, shelving, partitions, and checkout counters, shall be setback a

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minimum of ten (10') feet from glazed portion of an exterior wall fronting Washington Avenue and 16th Street, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. This shall not prohibit moveable tables and chairs or substantially transparent fixtures for display purposes only.

f. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding historic district. Intensive 'white' lighting shall not be permitted within the commercial space, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

g. The final design and details of all exterior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. All proposed interior lighting located within the retail area shall be recessed or small pendant lighting.

h. Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

i. All building signage shall require a separate permit. A uniform sign plan for the new ground level commercial spaces shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and approved by the Board.

j. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

3. An historic analysis of the existing structure located at 425 16th Street, inclusive of a photographic and written description of the history and evolution of the original building on site, shall be submitted to and approved by staff, prior to the issuance of a Building Permit; such historic analysis shall be displayed prominently within the public area of the structure, in a location to be determined by staff.

4. In accordance with Section 7.1.2.2(e)(ii)(2)(C)(IV) of the Land Development Regulations, the Long Frontage Standards including circulation zone, parallel transition areas, landscape transition areas, easements, minimum height for knee walls, and 15' setbacks are hereby waived.

5. The balcony slab on the upper levels that encroach into the southeast corner of the site shall require a Right-of-Way permit by the Public Works Department.

6. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height

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of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

a. **Landscape Plan Consistency:**
The applicant shall ensure that the final landscape plans submitted at the time of building permit are consistent with the landscape plans submitted as part of this application, and not with the renderings provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

b. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.

c. The project design shall minimize the potential for a project causing a heat island effect on site.

d. Cool pavement materials or porous pavement materials shall be utilized, if applicable.

e. A Silva Cell Rooting system or approved equivalent shall be provided with the required canopy shade trees in the public ROW facing Washington Av and 16th St subject to the review and approval of the City's Urban Forester. In the event that existing underground utilities prevent the installation of any of the required trees, a contribution to the Tree Trust Fund should be submitted equivalent to cost of material and installation inclusive of irrigation, landscape uplighting (two fixtures per tree), silva cell or approved equivalent, planting soil, trees, and bound aggregate.

In accordance with section 2.2.4.8(c) of the Land Development Regulations the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special magistrate appointed by the City Commission.

II. Variance(s)

A. No variances were filed as part of this application.

III. General Terms and Conditions applying to both 'I. *Certificate of Appropriateness'* and 'II. *Variances'* noted above.

A. The applicant agrees and shall be required to provide access to areas subject to this approval (not including private residences or hotel rooms) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.

B. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.

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C. The issuance of a building permit is contingent upon meeting Public School Concurrency requirements, if applicable. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed. No building permit may be issued unless and until the applicant obtains a written finding from Miami-Dade County Public Schools that the applicant has satisfied school concurrency.

D. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.

E. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.

F. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the main building setbacks with the exception of the valve (PIV) which may be visible and accessible from the street.

G. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.

H. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

I. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

J. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

K. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

L. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

M. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code

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Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled **"1600 Washington Ave", as prepared by BGA Architects & Ten Arquitectos dated July 12th 2025**, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of section 2.13.7 of the Land Development Regulations; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with chapter 2 of the Land Development Regulations, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations. Failure to comply with this Order shall subject the application to chapter 2 of the Land Development Regulations, for revocation or modification of the application.

Dated _____.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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BY:_____
Michael A. Belush, AICP
Planning & Design Officer
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____ 20___ by Michael A. Belush, Planning & Design Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

_____
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires:_____

Approved As To Form:
City Attorney's Office: _____ ( )

Filed with the Clerk of the
Historic Preservation Board on _____ ( )

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