235 Washington Avenue

HPB25-0645

Historic Preservation Board

April 14, 2026

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND
ENVIRONMENTAL LAW

Introduction

RYAN ALDERMAN ARCHITECT

basecamp305

BRFLT
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

YHCE
www.yhengineering.com

GSLA
Greenspace Strategies
Landscape Architecture

HERITAGE
ARCHITECTURAL
ASSOCIATES

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Basecamp305

- Innovative project-based learning: BaseCamp305 centers its curriculum on hands-on, project-based learning that encourages curiosity, exploration, innovation, communication, and real-world problem solving.

- Strong STEAM focus: Students engage with science, technology, engineering, arts, and math through activities like robotics, coding, design, and creative building.

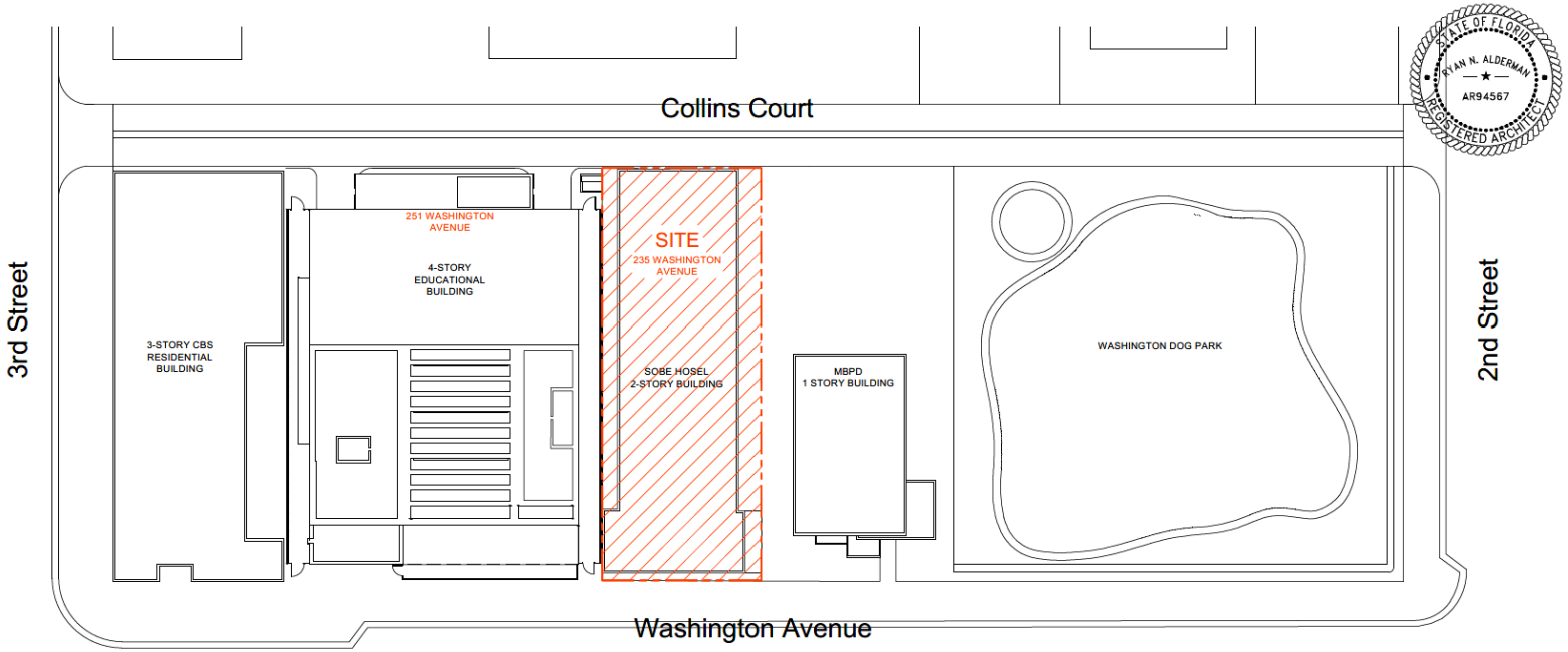
- Small, personalized learning environment: BaseCamp305 emphasizes small class sizes and individualized attention, helping high-achieving students develop creativity, independence, and leadership skills.

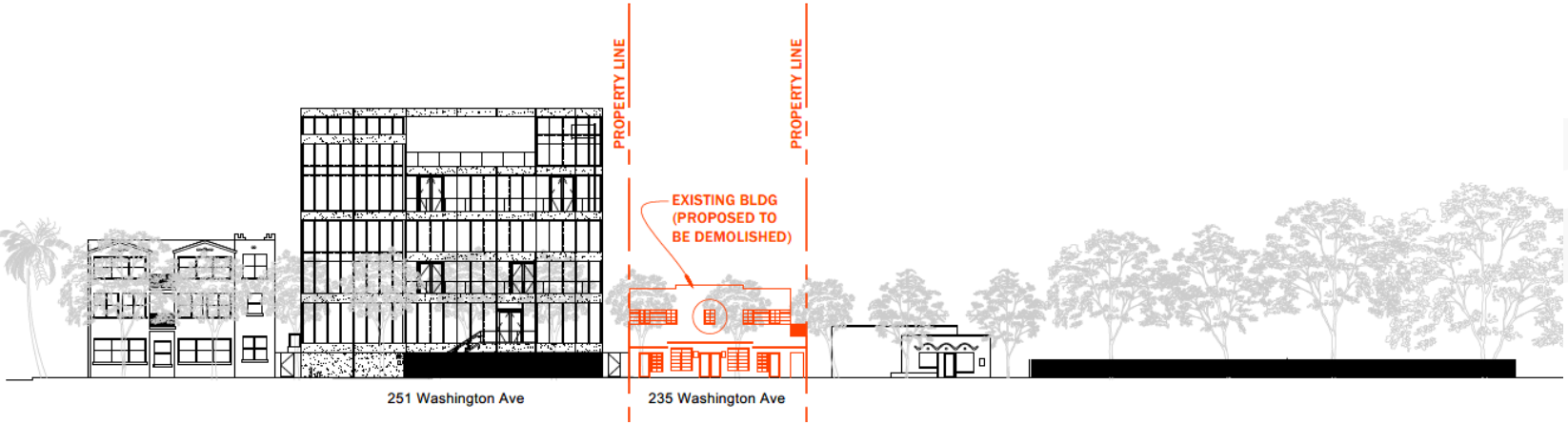
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Approved School: 251 Washington Avenue Basecamp305

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Context





BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Favorable Staff Recommendation

March 17, 2026 Hearing

The perimeter design includes a seven-foot aluminum picket fence with solid aluminum gates, consistent with the fence at the abutting school. Benches are proposed within the open space area, which is proposed to be surfaced with a pervious artificial turf system (TigerTurf Everglade Spring Pro), striped to accommodate two mini soccer fields.

Staff is supportive of the applicant's proposal for the re-use of the site, as it provides a desirable enhancement for the basecamp 305 school. To address the scale and fabric of the existing structure, in relation to the urban form of the immediate area, staff recommends that the applicant further study the portion of the perimeter fencing facing Washington Avenue and develop an architectural expression that is inspired by the design of the original structure on site. This can be developed as a revision to the front part of the perimeter fence, or by enhancing the open space amenities.

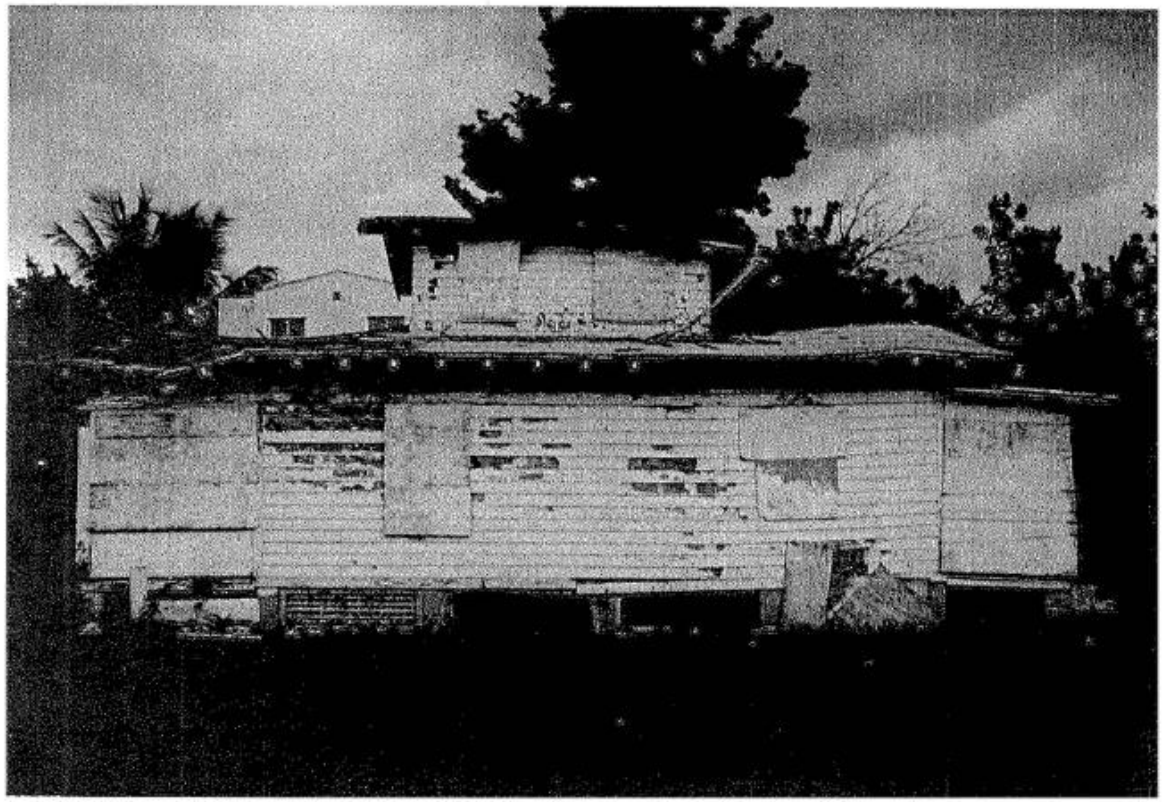
Staff can work with the project architect to develop this portion of the project, prior to issuance of a building permit for the perimeter fence. However, should the board prefer to review and approve the design of this portion of the project, it is recommended that the perimeter fence portion of the application be continued to the May Historic Preservation Board meeting.

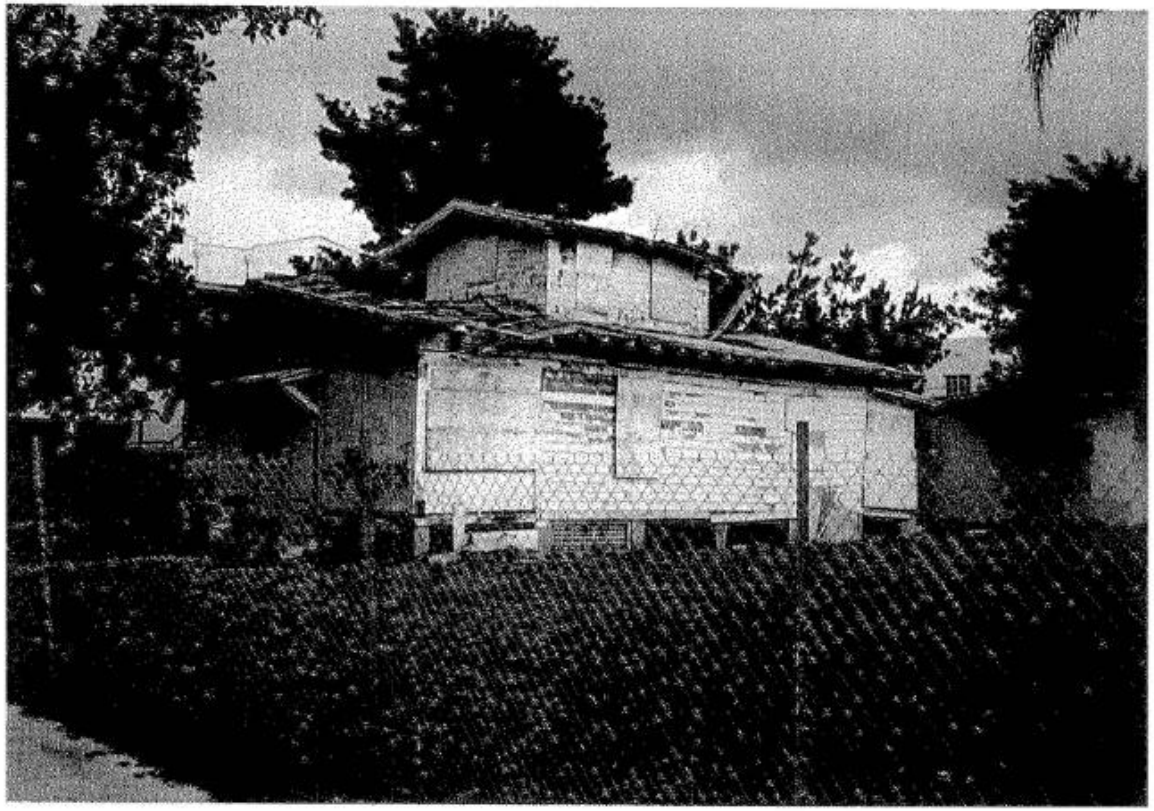
RECOMMENDATION

In view of the foregoing analysis, staff recommends the application be **approved**, subject to the conditions enumerated in the attached draft Order, which address the inconsistencies with the aforementioned Certificate of Appropriateness criteria.

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Original Bungalow: 313 Meridian Avenue





BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Louver House: 313 Meridian Avenue

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Louver House Sculpture: 313 Meridian Avenue

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

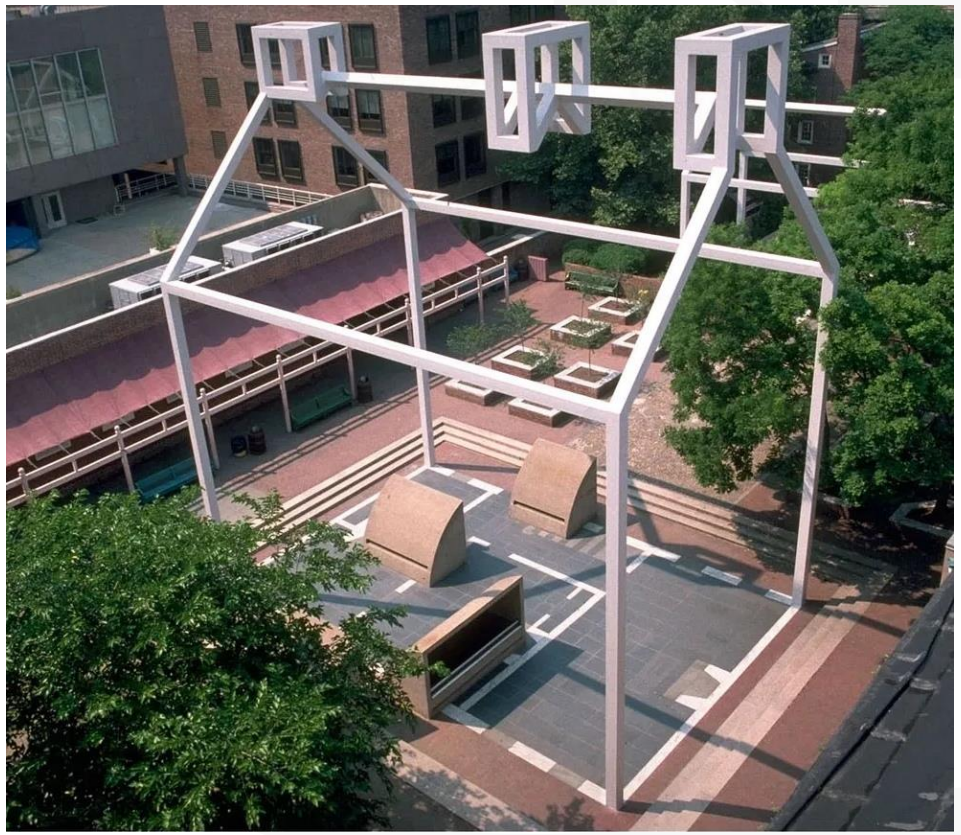
Louver House Sculpture: 313 Meridian Avenue

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Inversion: Plus Minus
Portland, Oregon

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Franklin Court Ghost Structures
Philadelphia, Pennsylvania



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Park Side Hotel

1940 Photograph
(Miami Public Library Digital Collections)

1938 Microfilm

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

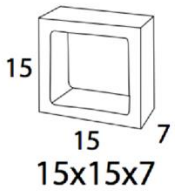
Ceramic Sunbreaks

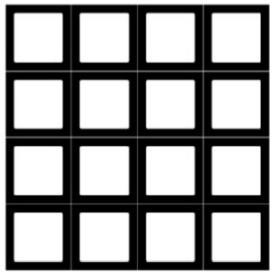
BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Material: Ceramic Sunbreaks

Small Ceramic Sunbreaks Type 4

Ceramic sunbreaks available in different colours and sizes, and in the following finishes: vitrified, glazec and terracotta.

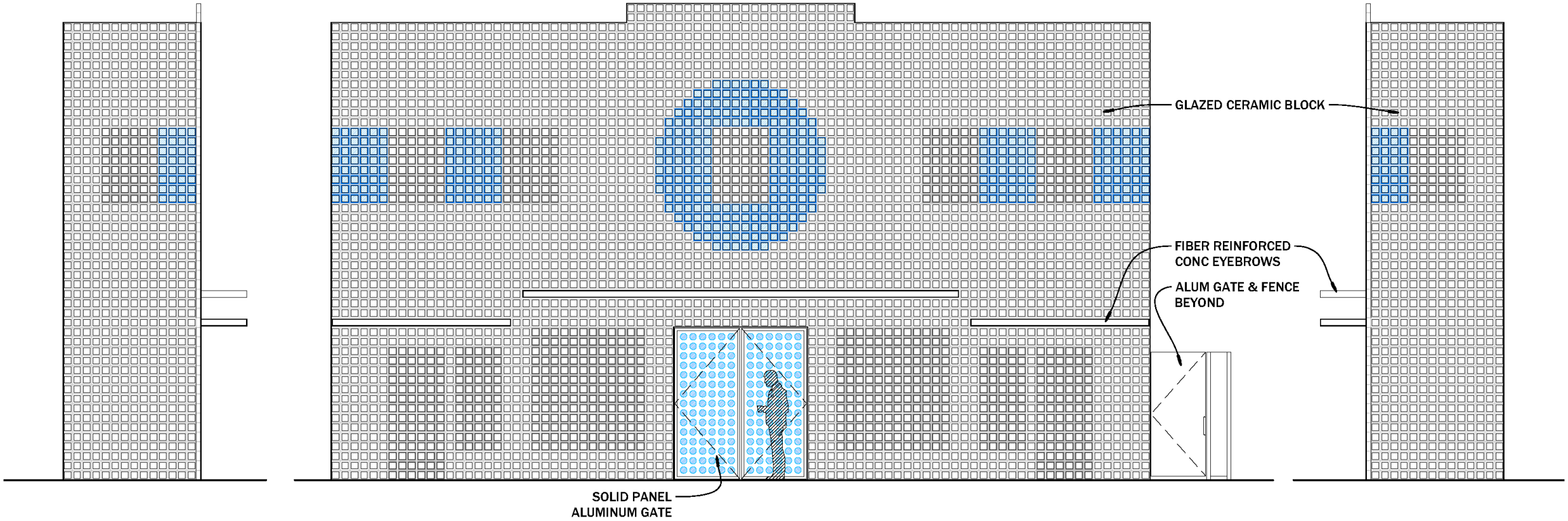




Eyebrows: Fiber Reinforced Concrete

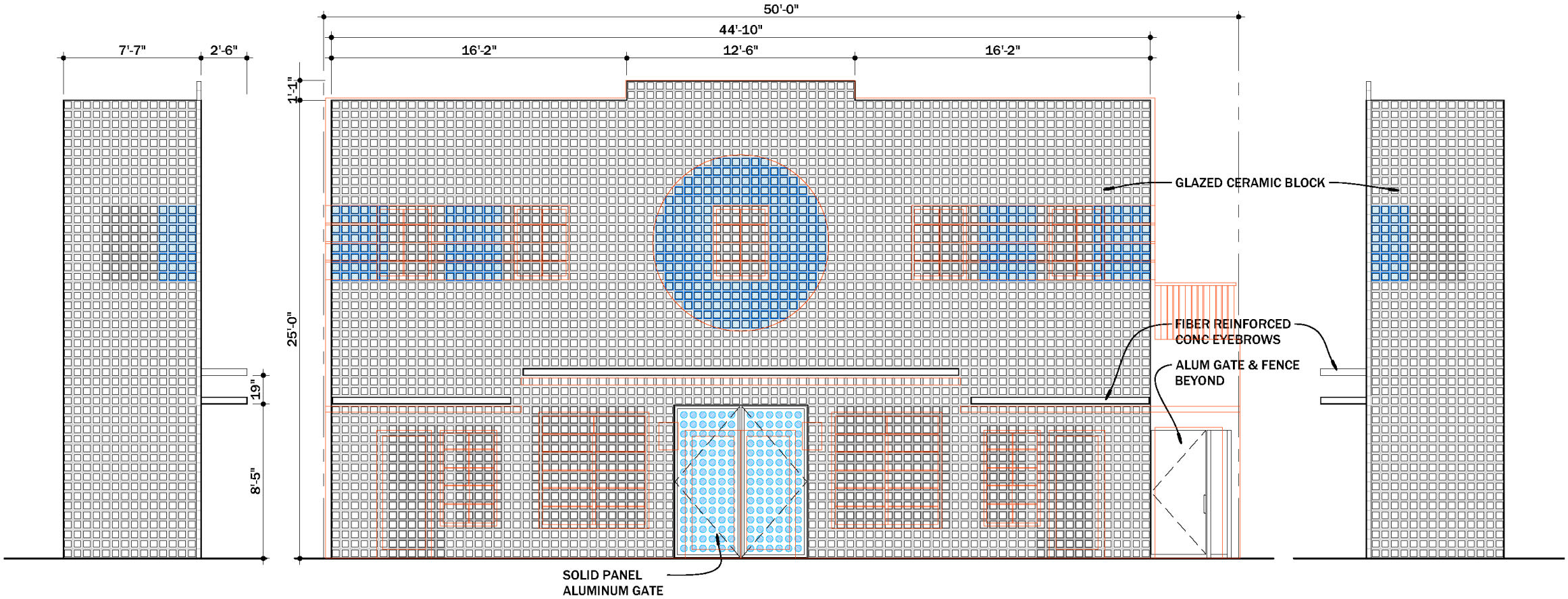
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Architectural Expression Inspired by the Original Structure



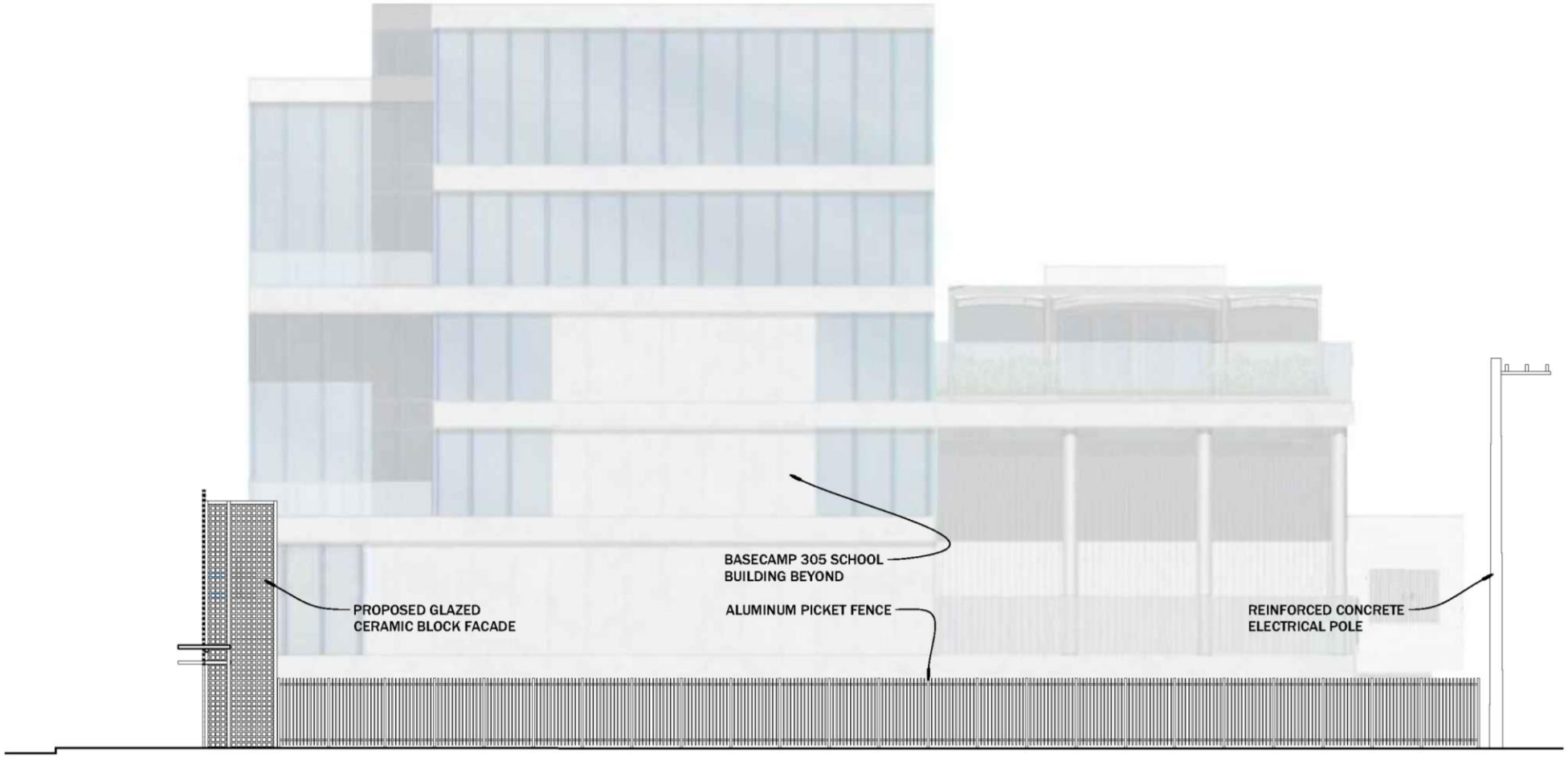
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Architectural Expression Inspired by the Original Structure



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Architectural Expression Inspired by the Original Structure



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Architectural Expression: Rendering

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Architectural Expression: Rendering

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Breezeblock Examples
Miami Beach

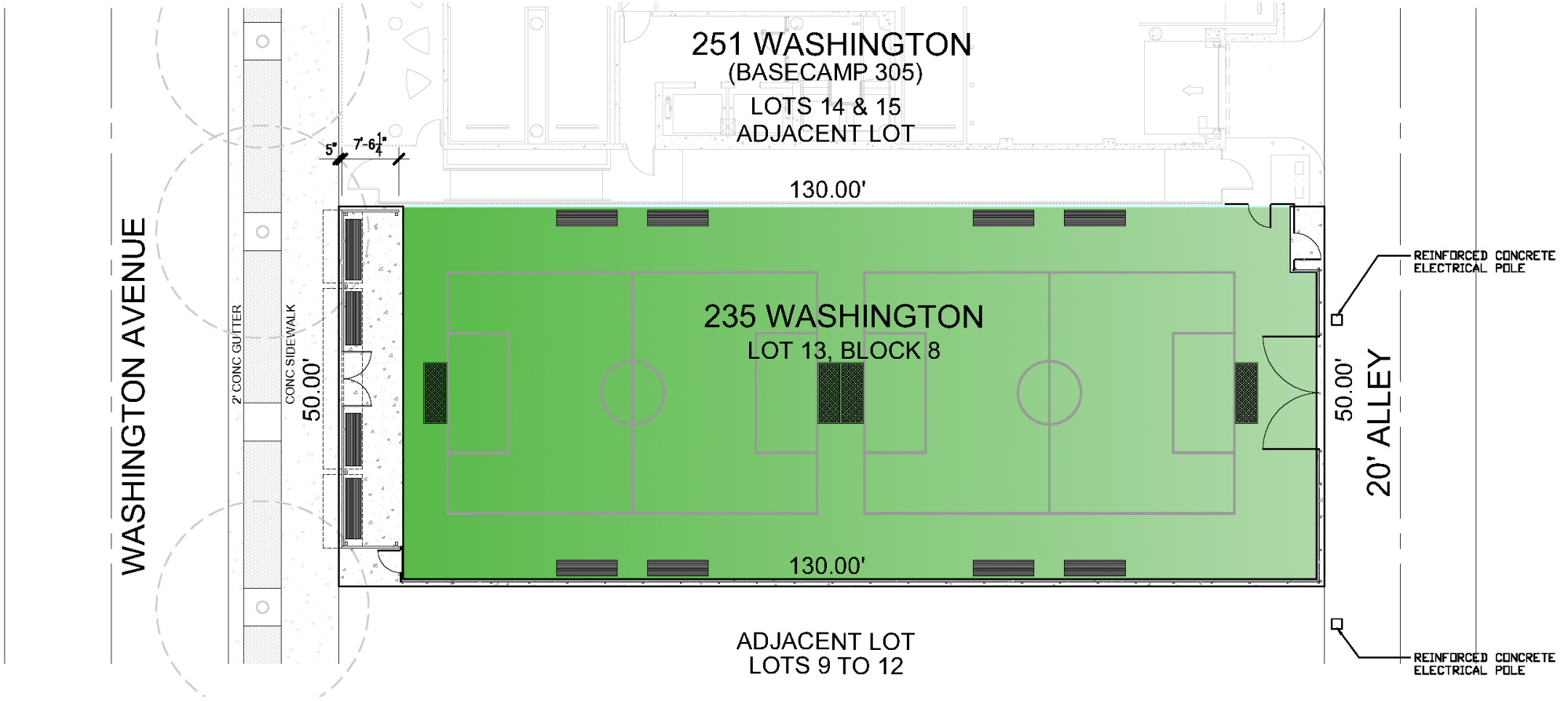
Waterside Hotel (1957)
7310 Harding Avenue
Robert M. Nordin

Union Planters Bank (1958)
1133 Normandy Drive
Francis R. Hoffman

Creek Club Condominium (1963)
8040 Tatum Waterway
Gerard Pitt

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Architectural Expression:
Variance of Front Setback Required



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Restrictions on Demolition for Property

- **Collins Court Alley Constraints**
- **OSHA Power Line Regulations**

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Extent of Sidewalk and Street Occupancy for BaseCamp305: Maintenance of Traffic Restricted in Alley

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Equipment in Alley

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Alley Access: Current Parking & Neighbor Use

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

City of Miami Beach Confirmation: Full Alley Closure Not Permitted

Subject: RE: 235 Washington Avenue - MOT - Collins Court

Good afternoon Roberto,

Each closure is subject to Public Works approval.

Collins Ct is used as an access point for properties along this alley, as well as the main route for sanitation services. Unfortunately, an extended full closure of this alley would not be permitted.

Should you have any questions, please feel free to reach out to me.

MIAMIBEACH

Alex Alvarez P.E., CGC, M.S. Right-of-Way Manager
PUBLIC WORKS DEPARTMENT
1700 Convention Center Drive, Miami Beach, FL 33139

Good morning Michael,

Full closures of the alley are typically reserved for critical infrastructure work, where there are no other feasible alternatives to complete the work. You are correct in the fact that PW does not usually allow full closures of the alley for any period of time for construction on private property. If necessary, we can try and accommodate a portion of the alley adjacent to the property under construction, but through traffic access should still remain.

Should you have any questions, please feel free to reach out to me.

MIAMIBEACH

Alex Alvarez P.E., CGC, M.S. Right-of-Way Manager

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Power Line Proximity

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Power Line Safety Requirements Restrict Rear Demolition

OSHA Standard 29 CFR §1926.1408:

OSHA allows three compliance options to address the power line clearance requirements:

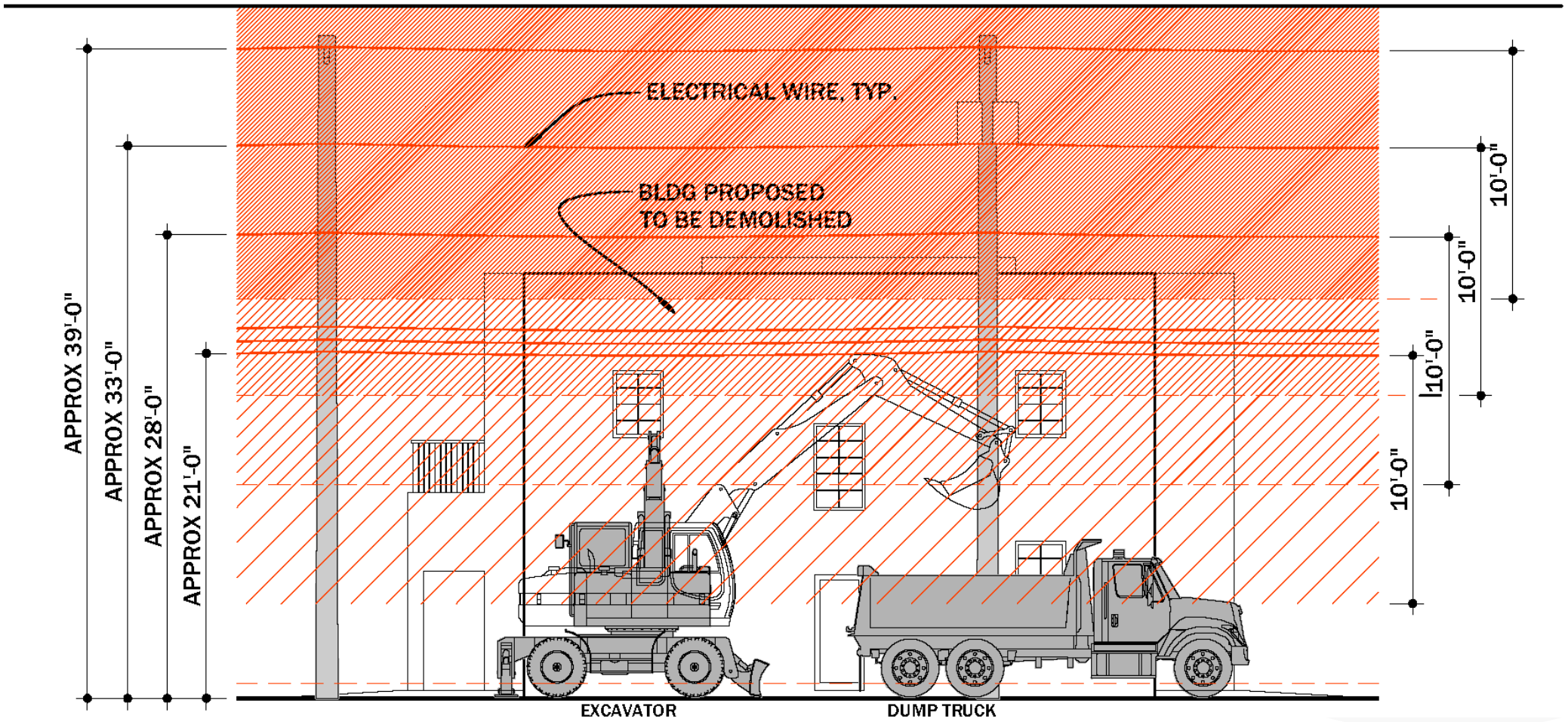
- De-energizing and grounding the power lines
- Maintaining a uniform minimum separation distance from power lines
- Limiting equipment approach based on voltage (per OSHA Table A)

Based on Collins Court conditions, the applicable requirement is a minimum clearance of 10 feet, which applies to all demolition equipment and operations.

Voltage (nominal, kV, alternating current)	Minimum clearance distance (feet)
up to 50	10
over 50 to 200	15
over 200 to 350	20
over 350 to 500	25
over 500 to 750	35
over 750 to 1,000	45
over 1,000	(as established by the utility owner/operator or registered professional engineer who is a qualified person with respect to electrical power transmission and distribution).

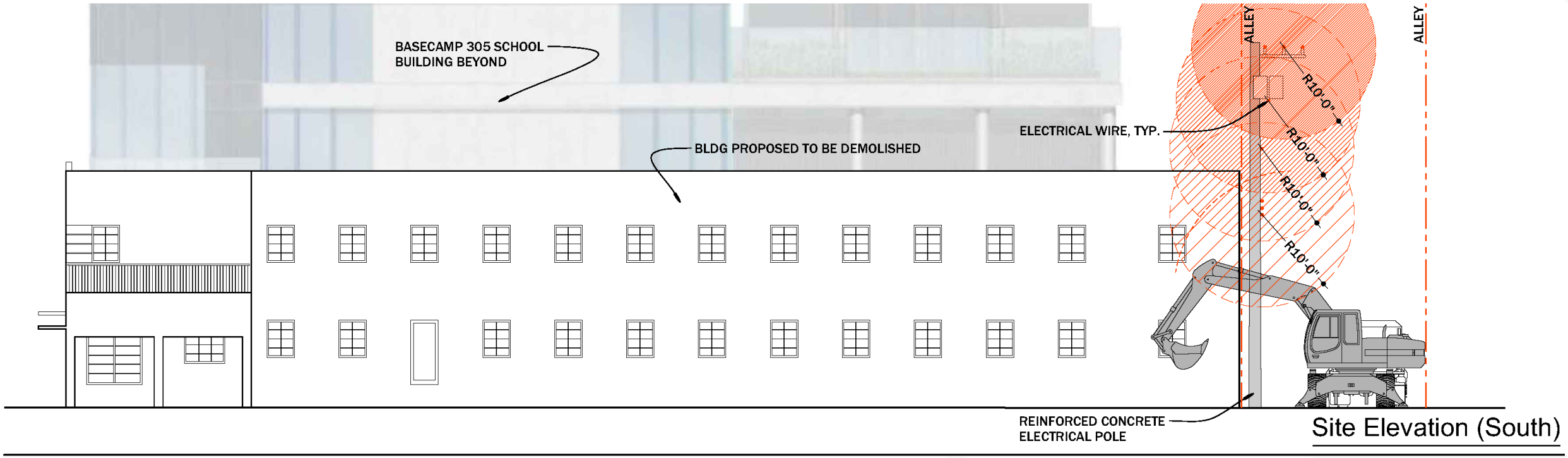
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Power Line Proximity



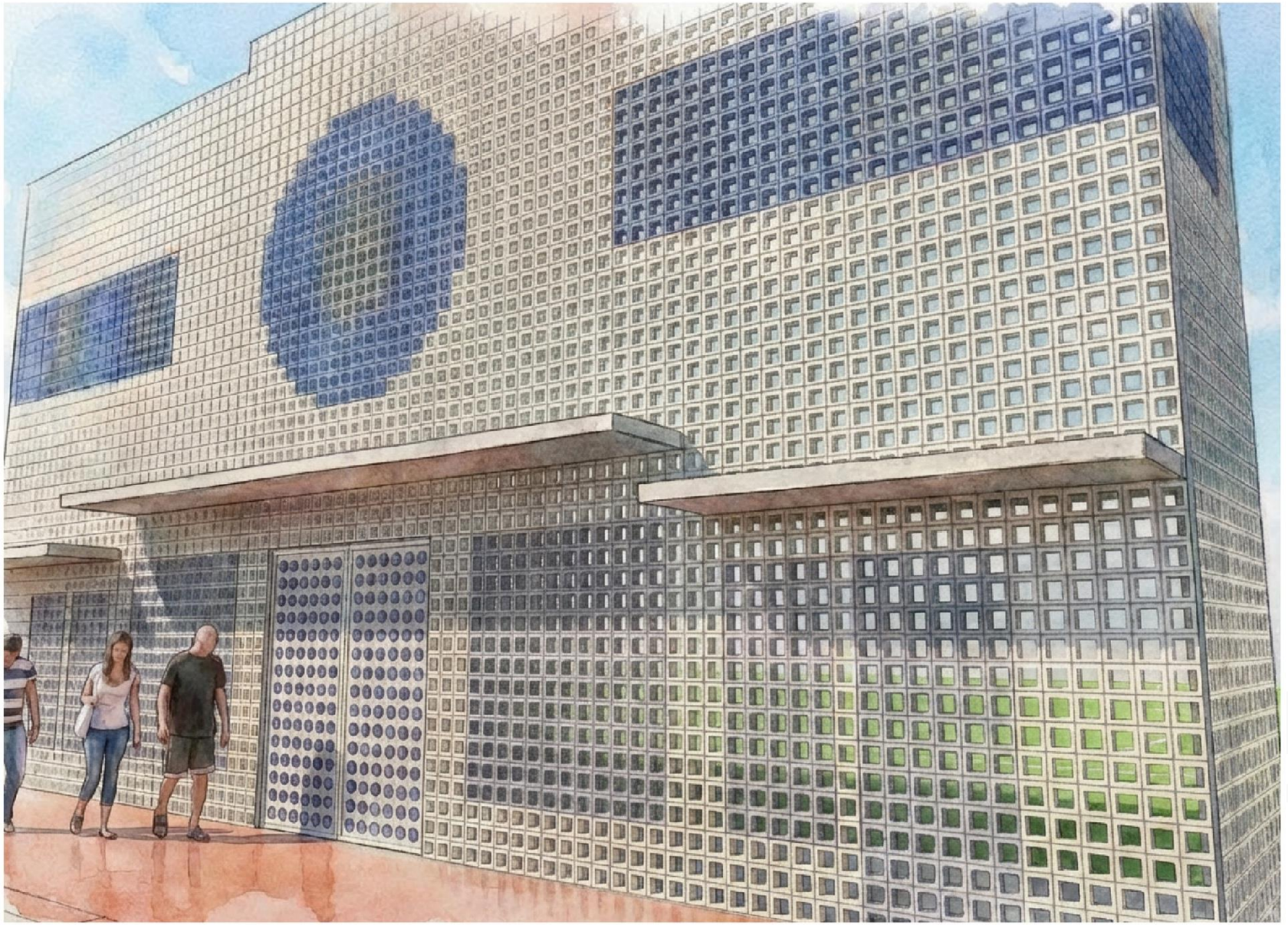
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Power Line Proximity



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Rendering – Architectural Expression Structure



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

Staff Recommendation
April 14, 2026 Hearing

April 2026 Update
In response to Board and staff comments at the March 17, 2026 hearing, the applicant has submitted supplemental drawings dated April 2026, prepared by Ryan Alderman Architect, depicting a proposed interpretive architectural element along the front (west) perimeter of the property facing Washington Avenue.

The proposed element consists of a glazed ceramic block facade with fiber-reinforced concrete eyebrow elements extending horizontally through the composition. Color variations in the ceramic sunbreaks indicate the locations of former window openings, a circular element, and horizontal banding reflective of the original facade composition. The eyebrow projections recall those of the original structure and are integrated into a concealed structural framework. The assembly maintains approximately 55 percent openness, allowing airflow while preserving visual permeability from the street. The element transitions at the rear to an aluminum picket fence consistent with the perimeter fencing proposed for the remainder of the site.

Staff finds the proposed interpretive element responsive to the direction discussed and favored at the March 17 hearing. The ceramic sunbreak units and fiber-reinforced concrete eyebrows reference the modular composition and horizontal articulation of the original facade while clearly reading as a contemporary installation. The degree of openness maintains visual permeability consistent with the recreational use of the site and avoids a blank masonry wall condition along Washington Avenue. With further detailing, staff is supportive of this direction and believes it can be successful.

The application has been amended to include a front setback variance for the proposed two-story interpretive facade element, which has been advertised for the May 12, 2026 Historic Preservation Board meeting. Staff requests that the Board provide comments and feedback on the proposed design, and continue the application to May 12, 2026.

RECOMMENDATION
In view of the foregoing analysis, staff recommends that the Board review and provide comments on the proposed interpretive facade element, and that the application be **continued to the May 12, 2026 meeting**, to allow for advertisement and final review of the amended application, including the front setback variance.

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Staff Report Excerpt

March 17, 2026 Hearing

The replication of demolished structures is generally discouraged, and reconstruction has been considered in the past under extenuating circumstances. Where replication is determined to be appropriate, reconstruction is expected to closely reflect the original dimensions, scale and massing of the demolished structure. In this particular instance replicating the subject building, in a usable manner, would be very challenging as the first floor could not be used for any type of habitable use. Raising a replicated structure to meet current base flood elevation and freeboard requirements would result in a highly awkward building that does not properly reflect the scale, massing and design of the original structure.

Although the existing structure is classified as 'contributing' it contains only modest design details, and the replication of the structure is not recommended. Given the advanced state of structural decline, substantiated in the engineering report, staff is supportive of the request for total demolition.

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Community Support

BOARD RESOLUTION
SOUTH OF FIFTH NEIGHBORHOOD ASSOCIATION

Resolution dated March 10, 2026

Concerning SOFNA Meeting of March 5, 2026 and Proposed BaseCamp305 Playground

Dear Historic Preservation Board Members,

At a public meeting of the South of Fifth Neighborhood Association (SOFNA) held on March 5, 2026, the SOFNA Board voted unanimously to **support** Application File No. HPB25-0645 before the Historic Preservation Board related to 235 Washington Avenue. SOFNA supports the proposal to create an attractive open space that will serve as a much-needed recreational area for the students of the BaseCamp305 School. Our support is based on the attractive architectural plans presented and the findings of the engineer's structural report confirming the poor condition of the existing building at this site. SOFNA believes that the proposed recreational open space will not only be a healthy and positive benefit for the students at the adjacent BaseCamp305 School, but will also be a welcome enhancement to the neighborhood.

Sincerely,

Alyson Herman, Vice President

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Current Conditions

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Current Conditions

Spall and delaminated stucco and concrete present

Spall and delaminated stucco and concrete present

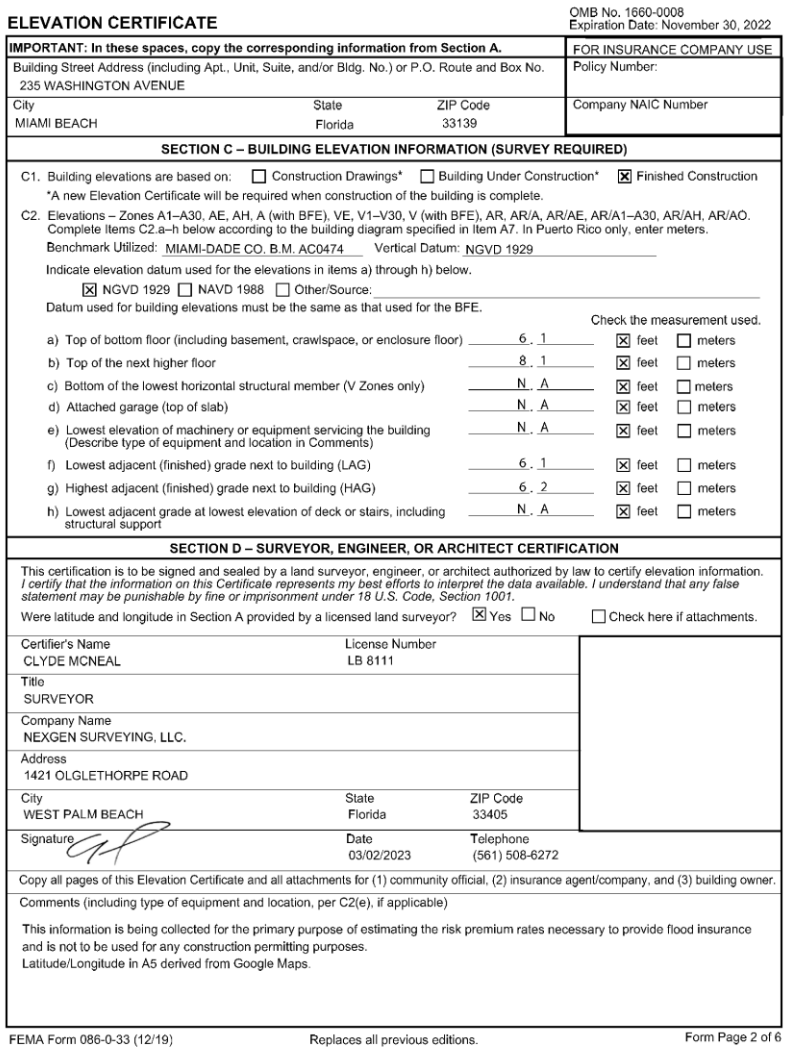
Termite dropping and stud damage

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Power Line Proximity: No Demolition at 251 Washington

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Elevation Certificate



ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
235 WASHINGTON AVENUE

Policy Number:

City	State	ZIP Code
MIAMI BEACH	Florida	33139

Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: MIAMI-DADE CO. B.M. AC0474 Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	6.1	☒ feet	☐ meters
b) Top of the next higher floor	8.1	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☒ feet	☐ meters
d) Attached garage (top of slab)	N/A	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	6.1	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	6.2	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name	License Number	
CLYDE MCNEAL	LB 8111	
Title		
SURVEYOR		
Company Name		
NEXGEN SURVEYING, LLC.		
Address		
1421 OLGLETHORPE ROAD		
City	State	ZIP Code
WEST PALM BEACH	Florida	33405
Signature	Date	Telephone
	03/02/2023	(561) 508-6272

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance and is not to be used for any construction permitting purposes.
Latitude/Longitude in A5 derived from Google Maps.

FEMA Form 086-0-33 (12/19) Replaces all previous editions. Form Page 2 of 6

- The existing first floor finished floor elevation is at **6.1’ NGVD**.
- The structure is below the flood elevation, as the FEMA maps establish the elevation at **8.00’ NGVD**.
- New construction is built at **10.00’ NGVD** (8.00’ BFE + 2.00’ Freeboard).

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Existing Elevation Profile

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

2008 HPB Order - File No. 5911

a. The tenting of the existing structures for termites and other pests shall be required, prior to the issuance of a demolition permit. All domesticated animals, including ferrel cats and dogs, shall be humanely removed prior to any tenting.

b. The historic wood bungalow structure shall be fully replicated on the site to its original design, based on available historic documentation and measured drawings, at the earliest feasible time, but no later than the commencement of construction of any approved new development project for the entire property, subject to the review and approval of staff.

c. The replicated historic bungalow shall be constructed as a fully independent building, complete with its own electrical, plumbing and mechanical system, which may be incorporated as a part of a major development project for the site. No other use of the property other than the bungalow shall be permitted until such time as the Historic Preservation Board approves a larger development project.

d. The location of the replicated bungalow shall be subject to review and approval of the Historic Preservation Board.

e. The Historic Preservation Board (HPB) or the Planning Director shall retain the right to call the owners or operators back before the HPB, at the expense of the owners or operators, to present progress reports on the replication of the bungalow, as well as any progress in the development of a new project for the balance of the subject property, as deemed necessary.

2. An historic analysis of the existing bungalow structure on the site, inclusive of a photographic and written description of its history and evolution as well as measured drawings of its floor plan, roof plan, and all four exterior elevations, shall be submitted to and approved by staff, prior to the issuance of a Demolition Permit.

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

2014 Supplemental HPB Order - File No. 5911

Applicant's Request. The Applicant hereby requests the modification of the Order in File 5911 in order to remove the requirement to replicate the former bungalow structure and instead allow the Applicant to honor the design and location of the former bungalow as depicted on the submitted plans.

Conclusion. The Applicant is excited to bring an exciting new development to lower Meridian Avenue. The modification of the Order in File No. 5911 will allow the proposed development to honor the former bungalow without replication. We look forward to your recommendation on our application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

Graham Penn

cc: Camilo Miguel
Eduardo Otero
Christina Cuervo
Rene Gonzalez, AIA
Michael Larkin, Esq.

the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following (conditions stricken below are no longer applicable to the subject property):

   a. The tenting of the existing structures for termites and other pests shall be required, prior to the issuance of a demolition permit. All domesticated animals, including ferrel cats and dogs, shall be humanely removed prior to any tenting.

   ~~b. The historic wood bungalow structure shall be fully replicated on the site to its original design, based on available historic documentation and measured drawings, at the earliest feasible time, but no later than the commencement of construction of any approved new development project for the entire property, subject to the review and approval of staff.~~

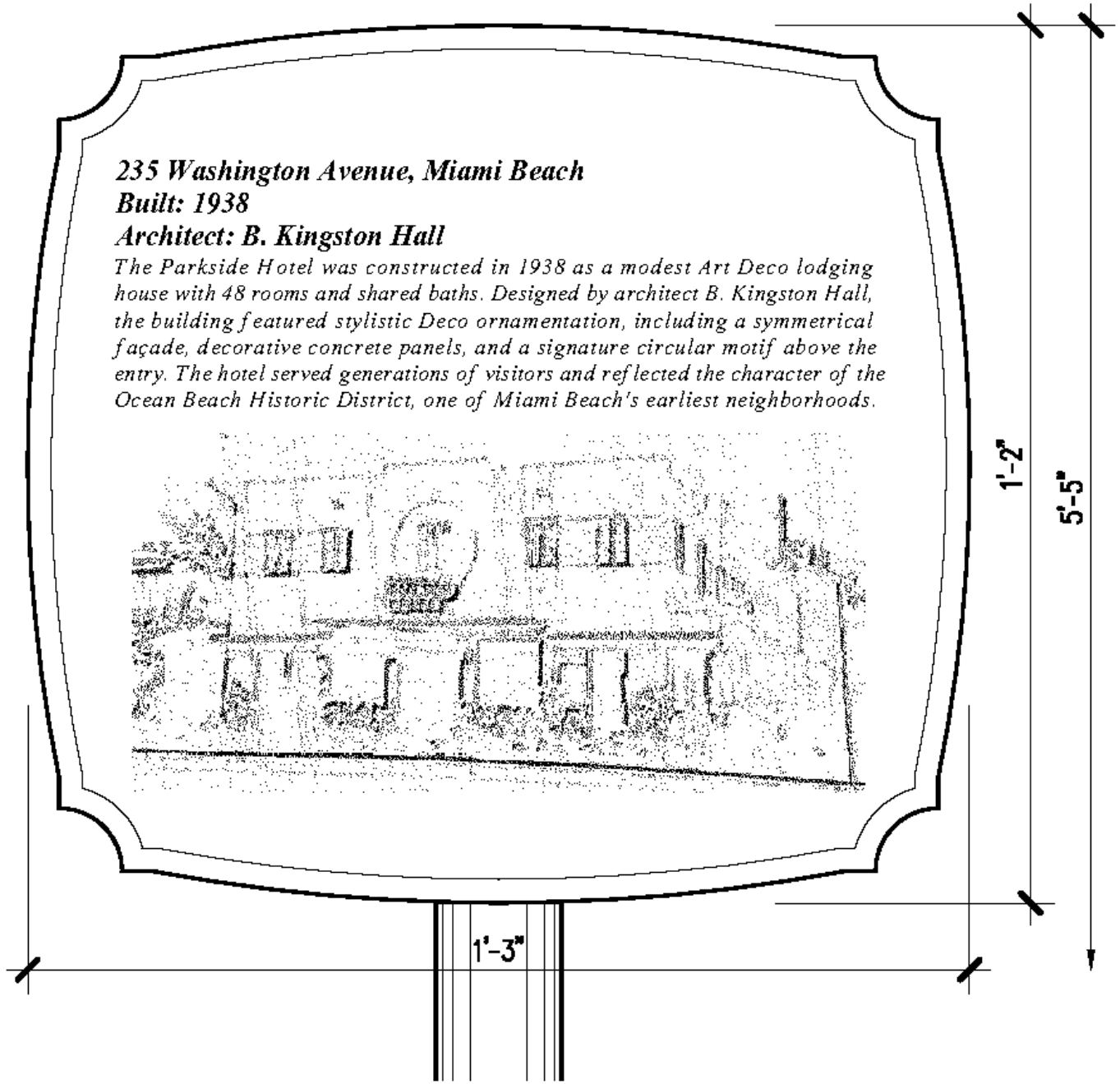
   ~~c. The replicated historic bungalow shall be constructed as a fully independent building, complete with its own electrical, plumbing and mechanical system, which may be incorporated as a part of a major development project for the site. No other use of the property other than the bungalow shall be permitted until such time as the Historic Preservation Board approves a larger development project.~~

   ~~d. The location of the replicated bungalow shall be subject to review and approval of the Historic Preservation Board.~~

   ~~e. The Historic Preservation Board (HPB) or the Planning Director shall retain the right to call the owners or operators back before the HPB, at the expense of the owners or operators, to present progress reports on the replication of the bungalow, as well as any progress in the development of a new project for the balance of the subject property, as deemed necessary.~~

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Historic Plaque



EMBOSSED METAL PLAQUE

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Property Violations at Hostel

Code Case Number CE14006657
Type Noise Complaint
Opened Date 03/25/2014
Address 235 WASHINGTON AV Miami Beach
Main Parcel 0242030031070

Status Closed
Project Name
Closed Date 06/24/2024

Request Number 2023-224270
Type Property Maintenance
Date Entered 04/13/2023
Completion Date
Address 235 WASHINGTON AVE MIAMI BEACH FL -331397115
Main Parcel 0242030031070

Status Notice of Violation Issued
Project Name
Deadline Date 04/13/2023

Request Number 2022-154870
Type Sanitation Other
Date Entered 01/10/2022
Completion Date
Address 235 WASHINGTON AVE MIAMI BEACH FL -331397115
Main Parcel 0242030031070

Status Notice of Violation Issued
Project Name
Deadline Date 01/10/2022

Code Case Number BVC20000643
Type Building Violations – Combo
Opened Date 10/21/2020
Address 235 WASHINGTON AVE MIAMI BEACH FL -331397115
Main Parcel 0242030031070

Status Special Magistrate
Project Name
Closed Date

Code Case Number BVC21000784
Type Building Violations – Combo
Opened Date 08/25/2021
Address 235 WASHINGTON AVE MIAMI BEACH FL -331397115
Main Parcel 0242030031070

Status Special Magistrate
Project Name
Closed Date

Code Case Number BV16000831
Type Unsafe Structures
Opened Date 04/11/2016
Address 235 WASHINGTON AVE MIAMI BEACH FL -331397115
Main Parcel 0242030031070

Status Closed
Project Name
Closed Date 05/23/2016

- The City's CSS Portal reflects more than fifty (50) Code Case files associated with the Property prior to the Applicant's ownership

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Police Reports at Hostel

Incident Number	Call Date/Time	Dispositions	Location	Incident Type	Case Number
2024-00018172	2/15/2024 13:36	FI - 1	235 WASHINGTON AVE, Miami Beach	SUSPICIOUS PERSON	2024-00018172
2024-00005508	1/14/2024 14:48	RE - 1	235 WASHINGTON AVE, Miami Beach	SUSPICIOUS PERSON	
2023-00107994	12/11/2023 5:14	NR - 1	235 WASHINGTON AVE, Miami Beach	SUSPICIOUS PERSON	
2023-00103156	11/27/2023 13:35	NR - 1	235 WASHINGTON AVE, Miami Beach	TRAFFIC STOP	
2023-00083276	10/2/2023 19:13	NR - 1	235 WASHINGTON AVE, Miami Beach	SUSPICIOUS PERSON	
2023-00072776	8/29/2023 22:12	NR - 1	235 WASHINGTON AVE, Miami Beach	WATCHORDER	
2023-00071174	8/24/2023 17:48	TW - 1	235 WASHINGTON AVE, Miami Beach	SUSPICIOUS PERSON	2023-00071174
2023-00071160	8/24/2023 16:43	NR - 1	235 WASHINGTON AVE, Miami Beach	INCIDENT/MISC	
2023-00057076	7/7/2023 1:06	OI - 1	235 WASHINGTON AVE, Miami Beach	SUSPICIOUS PERSON	2023-00057076
2023-00021956	3/10/2023 3:53	RE - 9, OI - 1, AR - 2	235 WASHINGTON AVE, Miami Beach	SUSPICIOUS PERSON	2023-00021956
2023-00018694	3/1/2023 18:12	NR - 1	235 WASHINGTON AVE, Miami Beach	INCIDENT/MISC	
2022-00067803	8/13/2022 2:39	NR - 2	235 WASHINGTON AVE, Miami Beach	INCIDENT/MISC	
2022-00033171	4/18/2022 10:04	CA - 1	235 WASHINGTON AVE, Miami Beach	CRIME SCENE REQUEST	
2022-00033161	4/18/2022 9:17	NR - 1	235 WASHINGTON AVE, Miami Beach	BURGLARY	
2022-00032465	4/16/2022 0:03	OI - 1, FI - 1	235 WASHINGTON AVE, Miami Beach	BURGLARY	2022-00032465
2022-00017394	3/1/2022 16:22	OI - 1	235 WASHINGTON AVE, Miami Beach	BURGLARY	2022-00017394
2022-00003802	1/15/2022 12:24	NR - 1	235 WASHINGTON AVE, Miami Beach	ASSIST OTHER AGENCY	
2021-00088748	9/19/2021 22:07	NR - 1	235 WASHINGTON AVE, Miami Beach	SUSPICIOUS PERSON	
2021-00065777	7/1/2021 16:05	FL - 1	235 WASHINGTON AVE, Miami Beach	ACCIDENT	
2021-00028847	3/16/2021 14:52	RE - 20, OI - 2, AR - 2	235 WASHINGTON AVE, Miami Beach	STOLEN VEHICLE	2021-00028847
2020-00022942	3/15/2020 9:02	NR - 2	235 WASHINGTON AVE, Miami Beach	SUSPICIOUS PERSON	
2020-00022925	3/15/2020 6:59	NR - 1	235 WASHINGTON AVE, Miami Beach	DISTURBANCE	
2020-00018711	3/4/2020 3:52	EMS - 1, NR - 1	235 WASHINGTON AVE, Miami Beach	ASSIST OTHER AGENCY	
2020-00015943	2/23/2020 4:57	EMS - 1, NR - 1	235 WASHINGTON AVE, Miami Beach	SUSPICIOUS PERSON	
2020-00011247	2/6/2020 16:42	NR - 1	235 WASHINGTON AVE, Miami Beach	INCIDENT/MISC	
2020-00010609	2/4/2020 17:02	OI - 1	235 WASHINGTON AVE, Miami Beach	LARCENY	2020-00010609
2020-00010544	2/4/2020 11:57	NR - 1	235 WASHINGTON AVE, Miami Beach	FRAUD	
2020-00010432	2/4/2020 3:36	NR - 1	235 WASHINGTON AVE, Miami Beach	DISTURBANCE	
2020-00009505	2/1/2020 14:47	EMS - 1, NR - 1	235 WASHINGTON AVE, Miami Beach	SICK/INJ PERSON-PD	
2020-00002647	1/9/2020 7:18	OI - 1, AR - 1	235 WASHINGTON AVE, Miami Beach	DISTURBANCE	2020-00002647
2020-00002511	1/8/2020 20:09	NR - 1	235 WASHINGTON AVE, Miami Beach	DISTURBANCE	
2019-00112177	12/20/2019 7:07	NR - 2	235 WASHINGTON AVE, Miami Beach	DISTURBANCE	
2019-00103026	11/19/2019 10:51	OI - 1	235 WASHINGTON AVE, Miami Beach	LARCENY	2019-00103026

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

- MBPD records reflect 59 Police Reports associated with Property since 2019.

Importance of Recreational Space

PNAS Proceedings of the National Academy of Sciences of the United States of America

RESEARCH ARTICLE | ENVIRONMENTAL SCIENCES

Green spaces and cognitive development in primary schoolchildren

AERA AMERICAN EDUCATIONAL RESEARCH ASSOCIATION FOUNDED 1916
TURNING EVIDENCE INTO IMPACT

The Role of Recess in Children's Cognitive Performance and School Adjustment

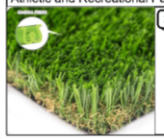
Anthony D. Pellegrini and Catherine M. Bohn View all authors and affiliations

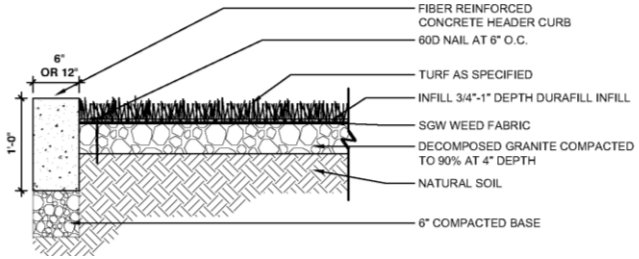
- Studies have found that exposure to green space around schools was associated with improved working memory and reduced inattentiveness.
- Recess improves attention, on-task behavior, and classroom productivity.
- Access to outdoor recreational space has been associated with reduced stress levels, improved emotional regulation, and enhanced overall student well-being, which supports a more positive and effective learning environment.

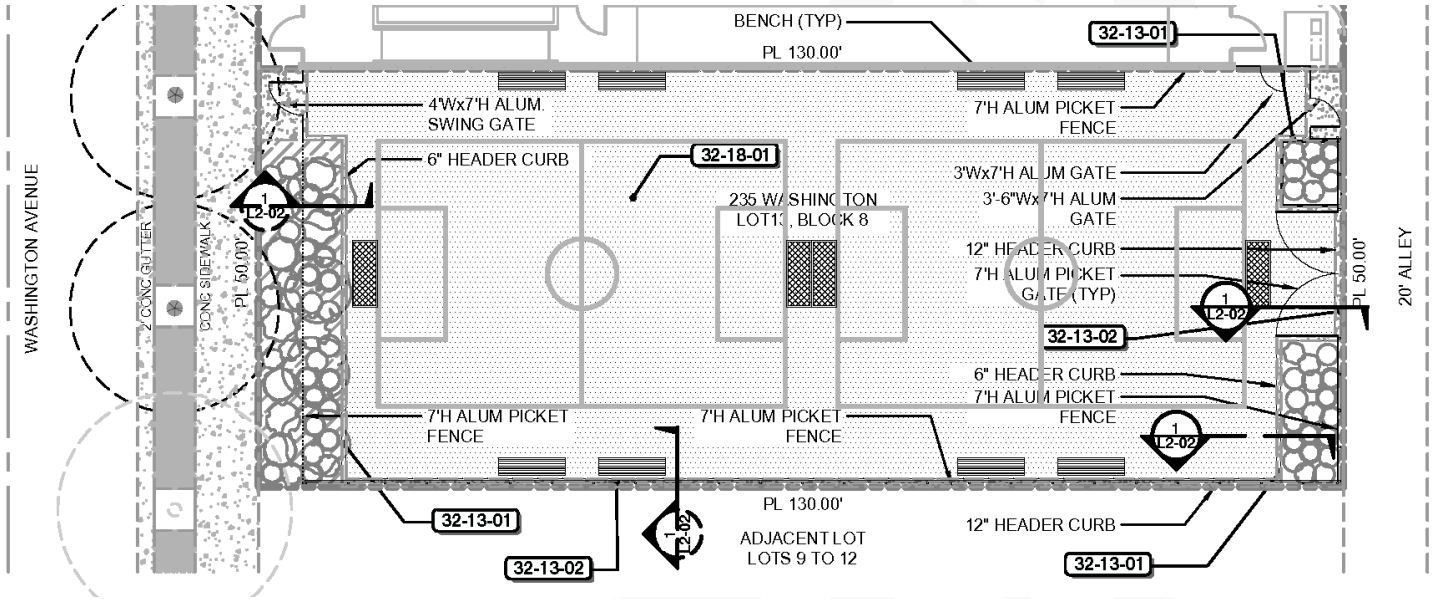
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Turf and Hardscape

REFERENCE NOTES SCHEDULE

PHOTO	CODE	DESCRIPTION	QTY	Specification	Source	Color	FINISH
Concrete Paving							
	32-13-01	6" Fiber Reinforced Concrete Header Curb	83 lf	6"(W) x12"(D)		Gray Concrete	Broom Finish
	32-13-02	12" Fiber Reinforced Concrete Header Curb	256 lf	12"(W) X 12"(D)		Gray Concrete	Broom Finish
Athletic and Recreational Paving							
	32-18-01	TURF	5,648 sf	1.75" Tall	Tiger Turf	Everglade Spring Pro	





- **Product**: TigerTurf Everglade Spring Pro — a permeable synthetic turf with a drainage rate of 30+ inches per hour per square yard.
- **Performance & Application**: Engineered for high-traffic environments and continuous youth recreation, providing superior shock absorption and long-term durability.

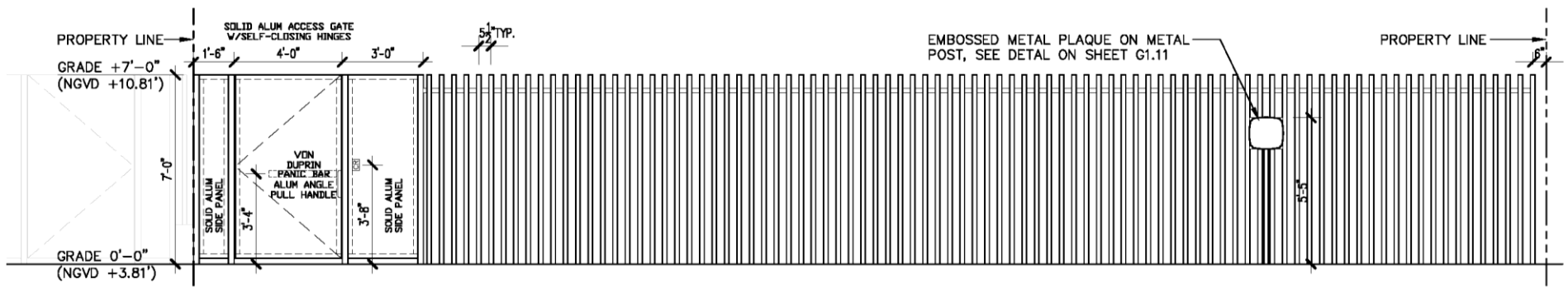
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

TigerTurf Everglade Spring Pro

- Multi-tone blend of field and lime green fibers with a brown thatch layer creates a natural grass appearance that integrates seamlessly into the campus environment
- Maintains a uniform and visually consistent open-space surface despite intensive daily student use, avoiding the deterioration and patchiness typical of natural sod in high-traffic school settings
- Permeable system supports on-site drainage and prevents standing water, ensuring the recreation area remains functional without creating runoff or maintenance concerns

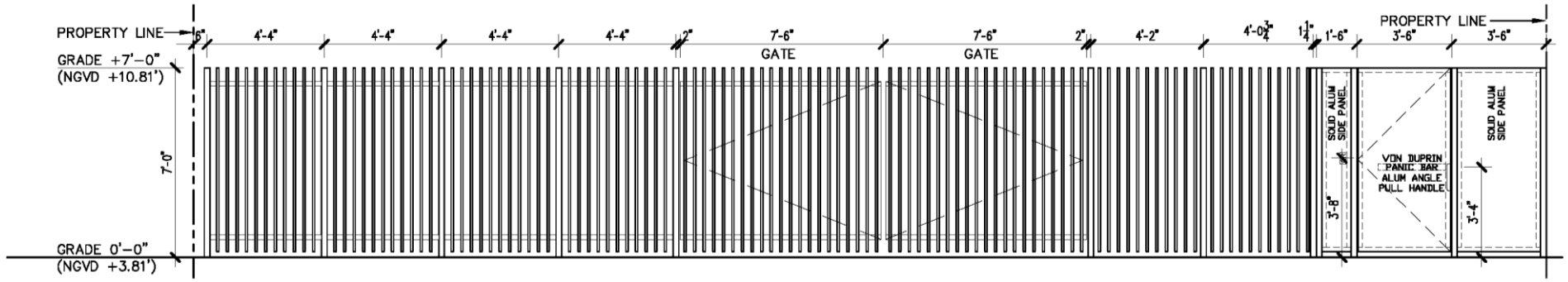
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Fence Elevations



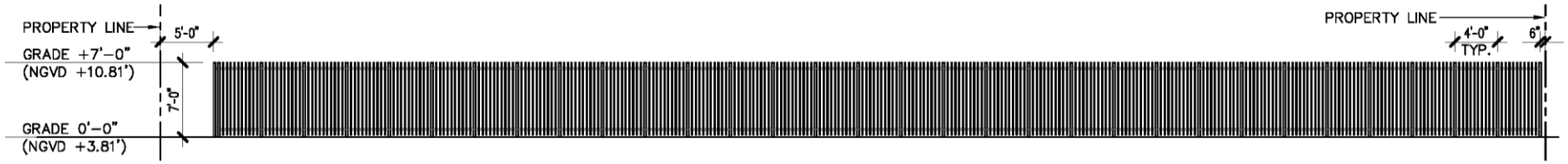
1 G1.12 West Elevation (Washington) 1/4" = 1'-0"

7' High Aluminum Fence & Gate



2 G1.12 East Elevation (Alley) 1/4" = 1'-0"

7' High Aluminum Fence & Gates



3 G1.12 South Elev (Adj. Property) 3/32" = 1'-0"

7' High Aluminum Fence

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

RYAN ALDERMAN ARCHITECT
14970 E Falcons Lea Dr.
Davie, Florida 33331
P: 305.801.9185

STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT

Flooding Issues

Figure 10 of the City's 2024 Stormwater Master Plan (LOS Compliance Map) indicates that the subject property is located in close proximity to areas identified as failing the adopted stormwater Level of Service standard, reflecting limited available capacity within the surrounding public drainage system during design storm events.

Figure 10, 2024 SWMP LOS Compliance Map

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Flooding Issues

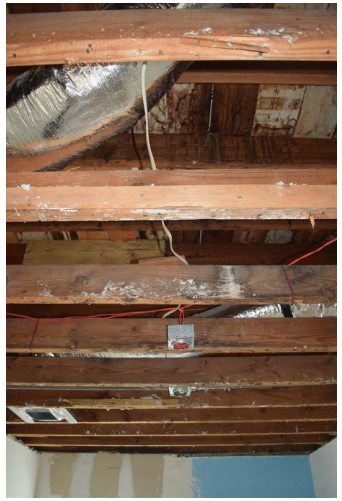
254167	2021-07-19 12:57 PM	Standing Water (0-3 Inches)	3	STORM	THOMAS, CHAQUENTA	GARDNER, KEIYATTA G	234 WASHINGTON AVE
254298	2021-07-22 07:18 AM	Standing Water (0-3 Inches)	3	STORM	THOMAS, CHAQUENTA	GARDNER, KEIYATTA G	234 WASHINGTON AVE
262189	2022-07-15 07:24 AM	Catch basin backup	3	SEWER	BOODOO, RANDY	PEREZ, JR. ALFREDO	260 Euclid Ave Miami Beach 33139
263560	2022-09-19 09:24 AM	Standing Water (0-3 Inches)	3	STORM	THOMAS, CHAQUENTA	GARDNER, KEIYATTA G	234 Washington Ave, Miami Beach, FL 33139, USA
270485	2023-09-28 02:21 AM	Standing Water (0-3 Inches)	3	STORM	THOMAS, CHAQUENTA	GARDNER, KEIYATTA G	234 WASHINGTON AVE, 33139
270513	2023-09-30 06:17 AM	Significant Standing Water (3-6 Inches)	3	STORM	THOMAS, CHAQUENTA	GARDNER, KEIYATTA G	234 Washington Ave, Miami Beach, FL 33139, USA
270673	2023-10-10 08:51 AM	Standing Water (0-3 Inches)	3	STORM	THOMAS, CHAQUENTA	GARDNER, KEIYATTA G	234 WASHINGTON AVE, 33139
279912	2025-03-11 01:03 AM	Standing Water (0-3 Inches)	3	STORM	THOMAS, CHAQUENTA	GARDNER, KEIYATTA G	230 COLLINS CT, Miami Beach, Florida, 33139
282257	2025-07-18 07:12 AM	Standing Water (0-3 Inches)	3	STORM	THOMAS, CHAQUENTA	GARDNER, KEIYATTA G	234 Washington Ave, Miami Beach, FL 33139, USA
283570	2025-10-02 11:11 AM	Standing Water (0-3 Inches)	3	STORM	THOMAS, CHAQUENTA	GARDNER, KEIYATTA G	234 WASHINGTON AVE, Miami Beach, Florida, 33139
283770	2025-10-13 04:25 AM	Catch basin backup	3	STORM	THOMAS, CHAQUENTA	GARDNER, KEIYATTA G	220 WASHINGTON AVE, Miami Beach, Florida, 33139

- City records indicate that Public Works receives multiple calls annually reporting flood-related issues in the immediate area.

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Structural Conclusions

- Based on original construction methods and significant damage:
  - Existing first finished floor elevation (6.1′ NGVD) is below the FEMA flood elevation
  - Extensive interior and exterior demolition needed
  - Weak concrete that is exposed to corrosion
  - The structural system components, including foundations, load-bearing walls, and concrete columns, are compromised and cannot support the loads imposed on it
  - Raising the structure would require mechanical lifting, and successful lifting cannot be guaranteed due to the deteriorated structural condition.



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Structural Report at Pages 11-12

Structural Assessment by Youssef Hachem, P.E.

- Site observations
- Current structural systems
- Structural evaluations
- Concrete testing

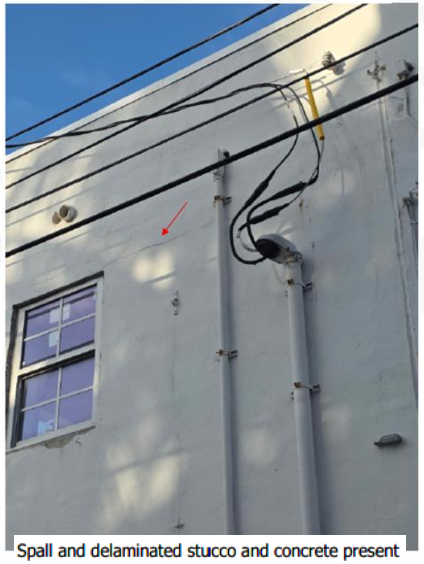
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Site Observations from Structural Report

1. Roof structure failures leading to water intrusion and wood members sagging, rotting, failing, and total collapse in multiple areas
2. Concrete columns and beams exhibit spalling affecting approximately 40% of their surface area, with cracking evident throughout the building
3. Evidence of prior repair areas re-cracking
4. Presence of mold and water intrusion on interior walls and ceilings exhibit varying levels of failure

Termite dropping and stud damage

Spall and delaminated stucco and concrete present



Spall and delaminated stucco and concrete present

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Structural Report at Page 6

Structural Systems

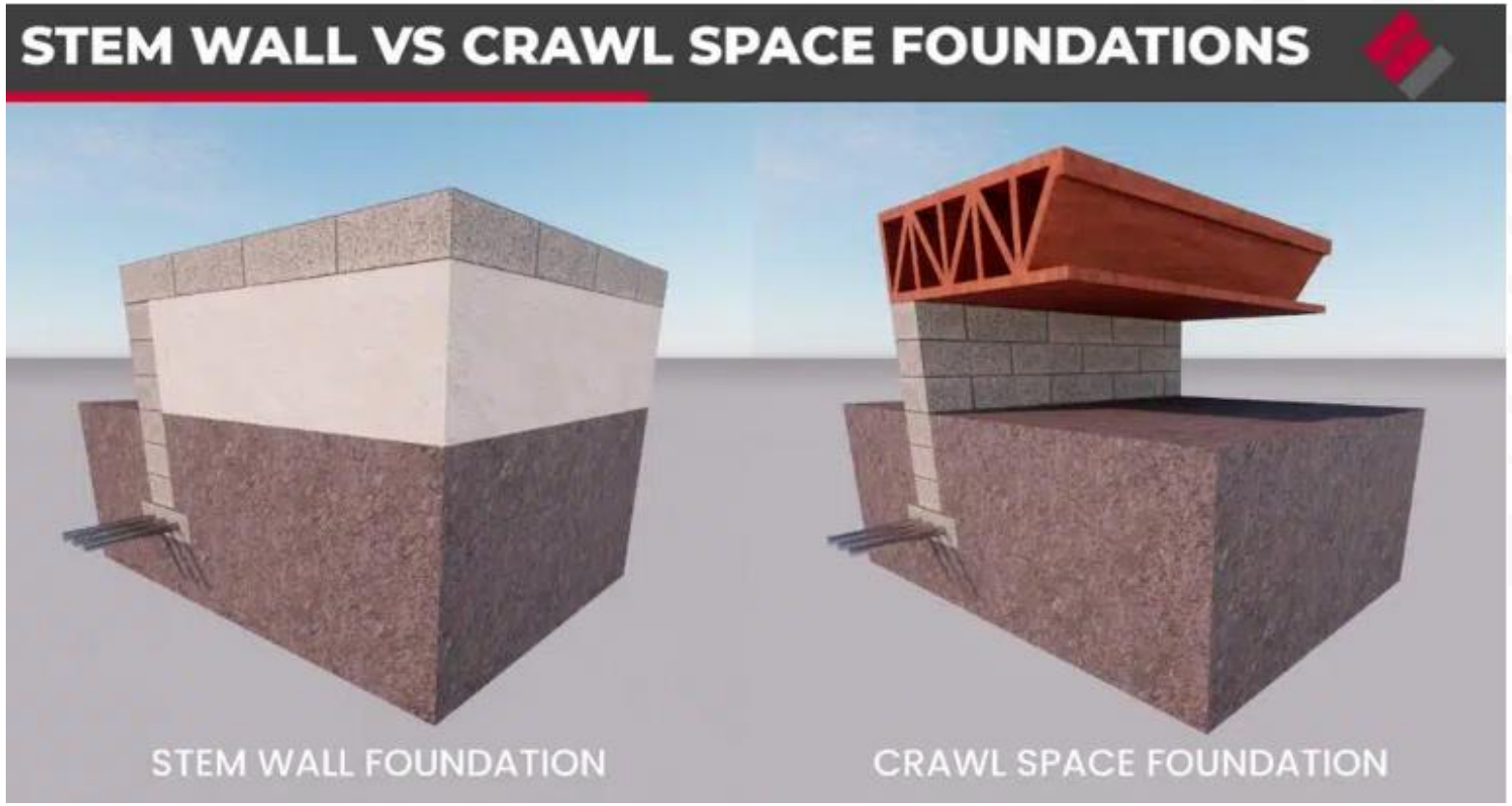
- Distress signs: cracking, spalling, water damage, and termite damage
- Structural system: the building's structural system, including concrete columns, beams, slabs, and load-bearing walls, does not comply with the current Florida Building Code

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Structural Report at Page 7

Foundation

- Slab on grade
- Shallow foundation supporting concrete stem walls
- Foundation has to be strengthened to resist lateral loads



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Structural Report at Page 5

Floors

- All wood joists are “fire cut” into the wood wall, not connected to walls via strapping or any other mechanism

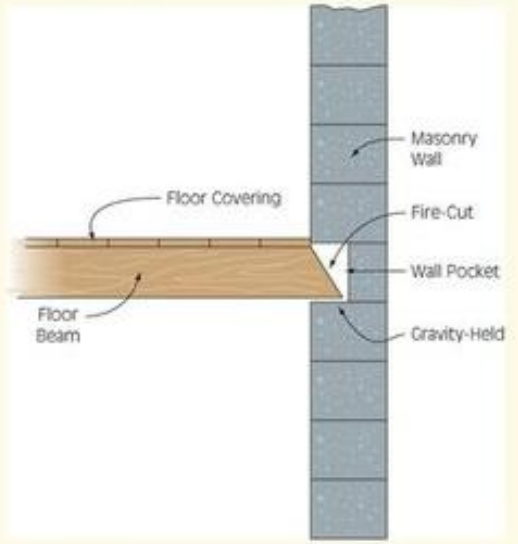


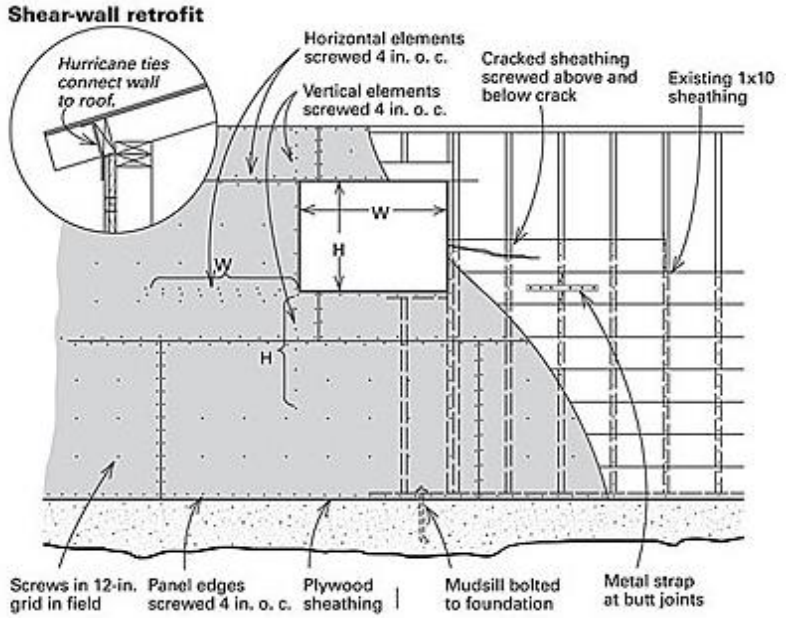
Figure 13-20 Wood and heavy timber beams were often “fire-cut” so that a fire-damaged, sagging floor would simply slide out of the wall pocket in order to preserve the wall.

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Structural Report at Page 5

Walls and Openings

- Opening protection and wood reinforcing is non-existent
- Requires shearwalls to be installed in order for the building to be Florida Building Code compliant



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Structural Report at Page 7

Roof

- Roof waterproofing has failed in multiple locations
- Connections for wind uplift forces and wind lateral resistance are non-existent
- Requires roof connection tie-downs be installed to strengthen the roof for Florida Building Code compliance

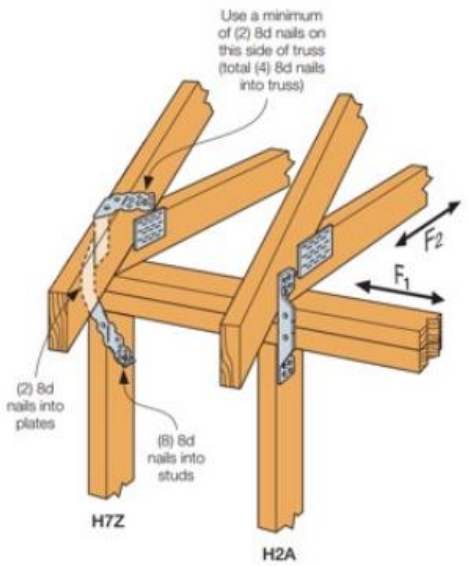


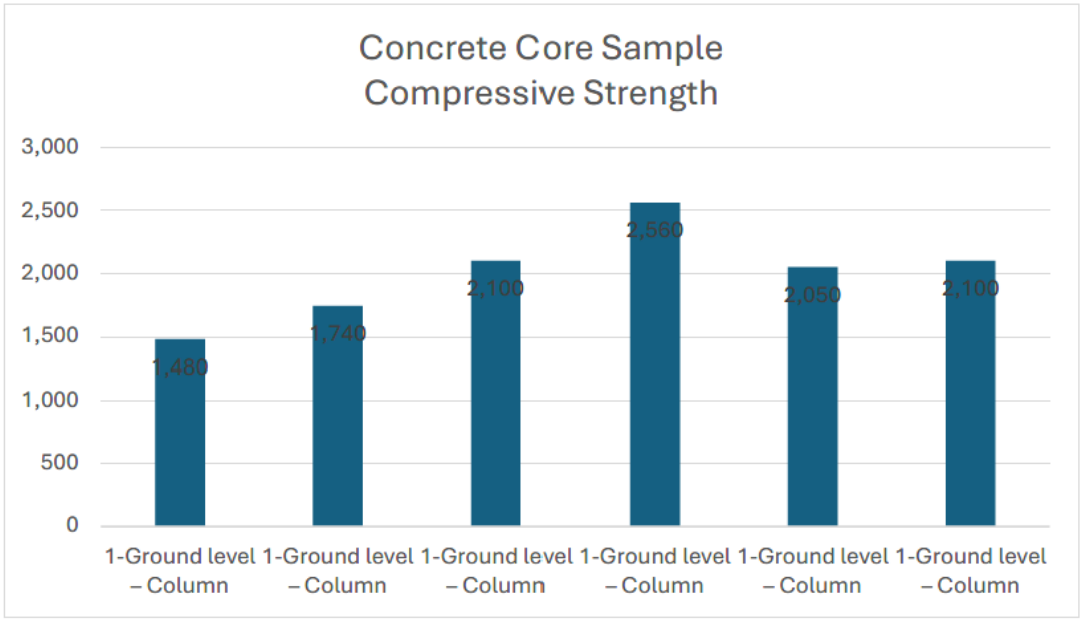
Figure 9. Roof-Framing-to-Stud Connection with Single Hurricane Tie

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Structural Report at Page 7

Concrete Strength

- Ability to withstand pressure before breaks or fails
- Low compressive strength concrete is more prone to cracking and spalling
- Can lead to structural failure and compromised stability



The Concrete compressive strength ranged from 1,480 to 2,560 PSI. Per Florida Building Code the concrete strength should be 5,000 PSI.

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Structural Report at Page 8

Concrete Strength

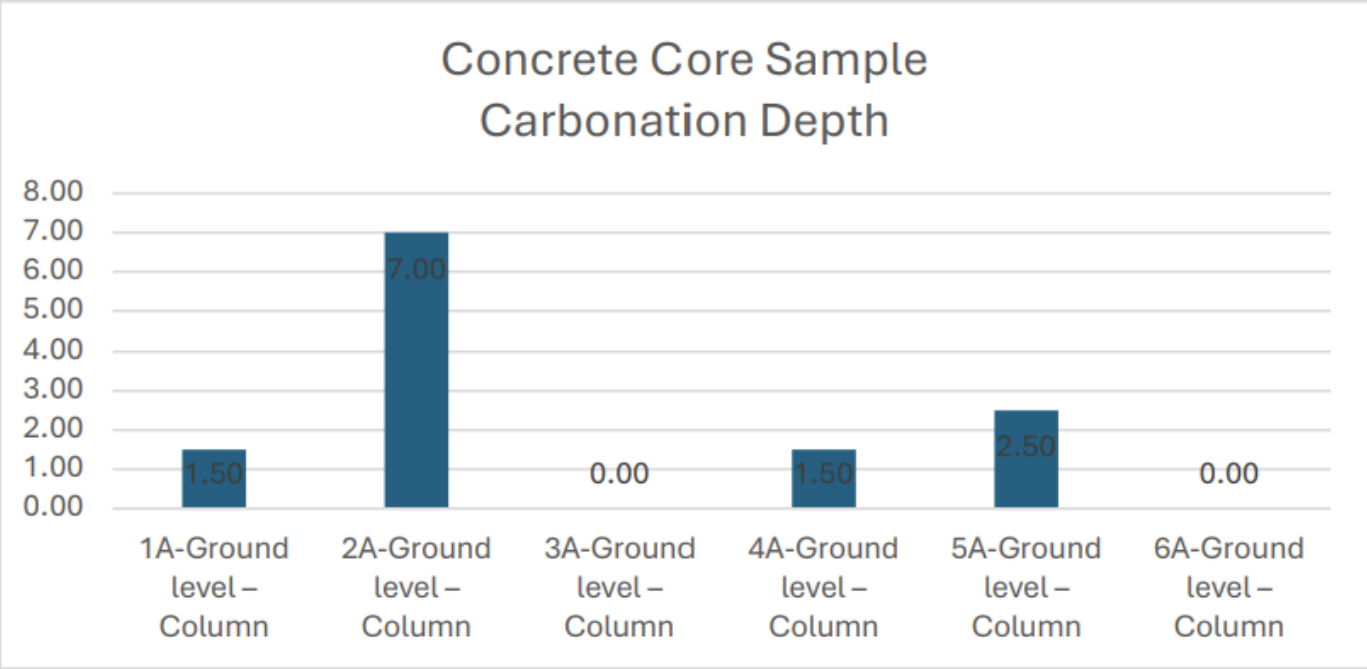
- Extracted core samples confirm a low-density, deteriorated concrete matrix, consistent with **compressive strengths well below** the Florida Building Code–required 5,000 PSI.

The Concrete compressive strength ranged from 1,480 to 2,560 PSI. Per Florida Building Code the concrete strength should be 5,000 PSI.

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Structural Report at Page 8

Concrete Testing

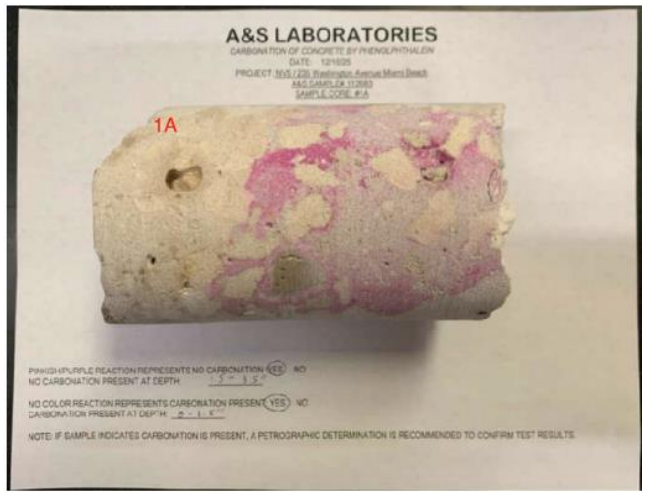


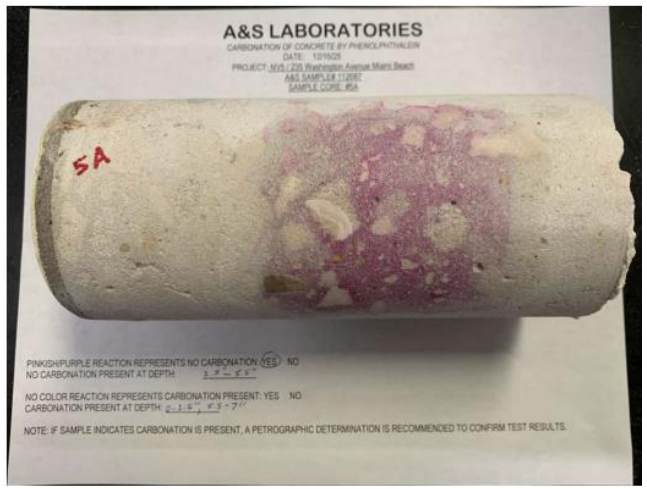
- Depth of carbonation is measured from the surface of the concrete
- Carbonation exposes the rebars to corrosion
- Carbonation is extensive and is as high as 7.00”

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Structural Report at Page 10

Concrete Testing



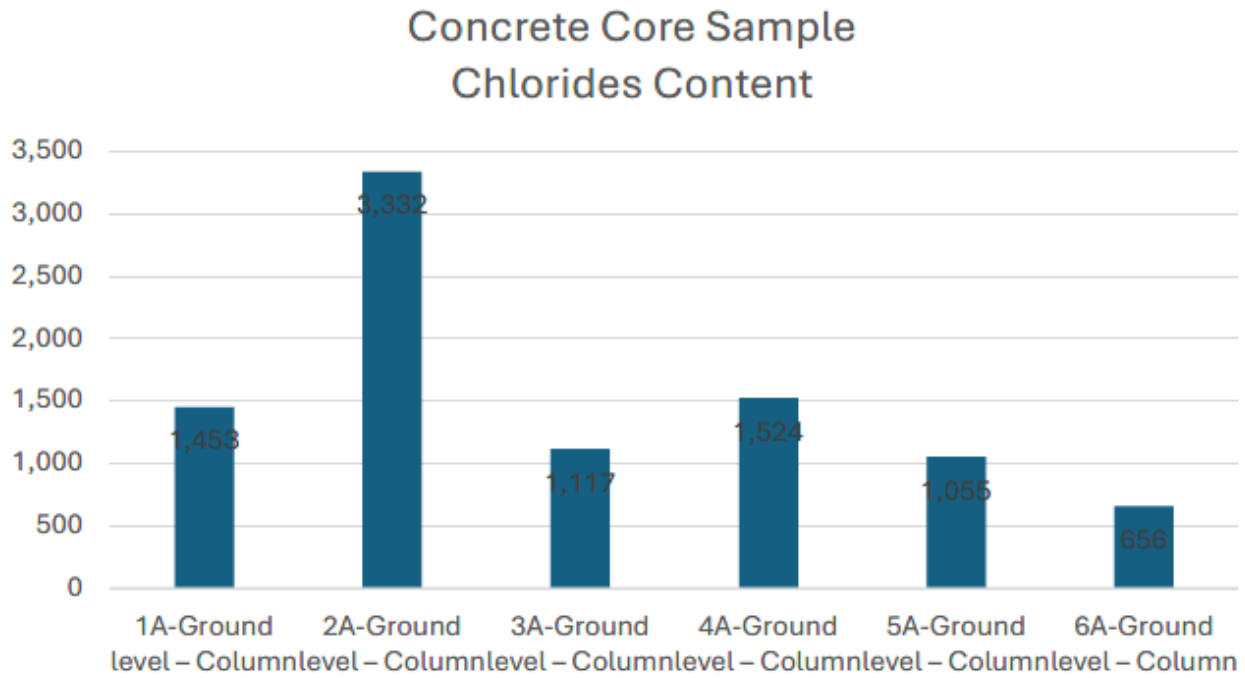


- One-third of samples show carbonation extending beyond the typical depth of reinforcing steel in concrete (>2 inches)
- Another one-third of samples are at or approaching the depth where reinforcing steel is located (≈1.5 inches)
- This indicates that much of the structure has lost or is losing protection against steel corrosion, as **carbonation has reached or passed the reinforcing steel**

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Structural Report at Page 10

Concrete Testing



- Chloride exposure reduces alkaline protection of reinforcing steel
- Chloride-ion concentrations ranged from 656 to 3,332 ppm
- Values **<u>exceed</u>** the typical U.S. threshold range of approximately 263–395 ppm (American Concrete Institute)

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Structural Report at Page 9

Examples of Bracing Façade Retention

Richmond and South Seas Bracing

Collins Park Bracing

Kaskades Bracing

Collins Park Bracing

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Raising of the Structure

- To comply with flood elevation requirements, the existing building would need to be raised to a minimum of 10' NGVD, which is a complex process with significant structural and engineering implications.

- Raising the structure would require mechanical lifting of the entire building, and due to its deteriorated structural condition, Youssef Hachem, P.E., has concluded that a successful lift cannot be guaranteed and presents substantial risk.

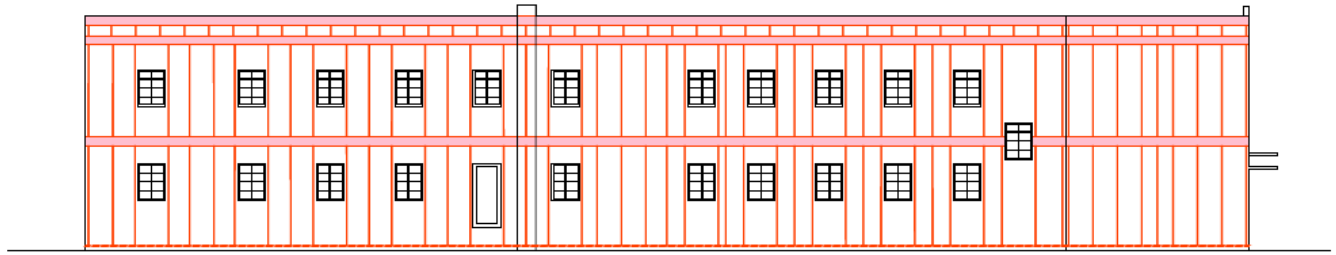
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Structural Report at Page 11

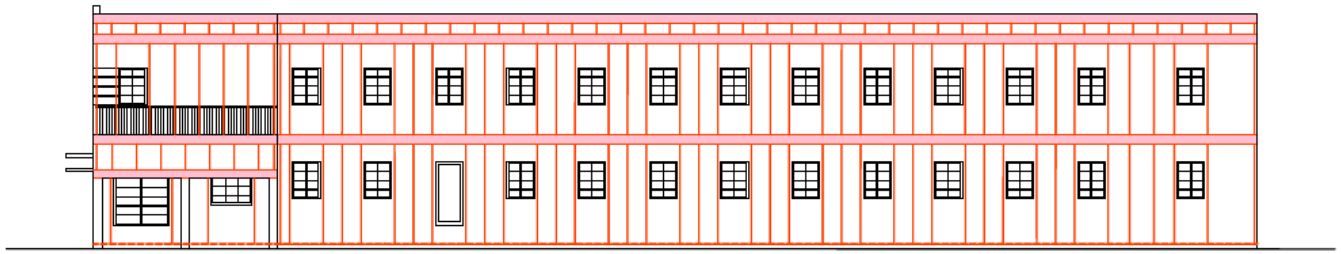
Step 1: Cut Building From Foundation

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

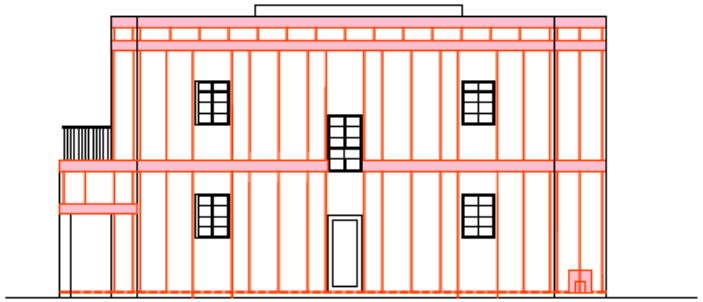
Step 2: Add Reinforcement, Saw-Cut Wall at 32” on Center, Install Rebar, and Pour Concrete



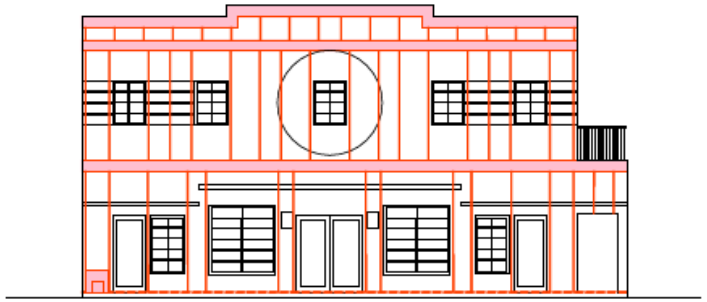
North Elevation



South Elevation



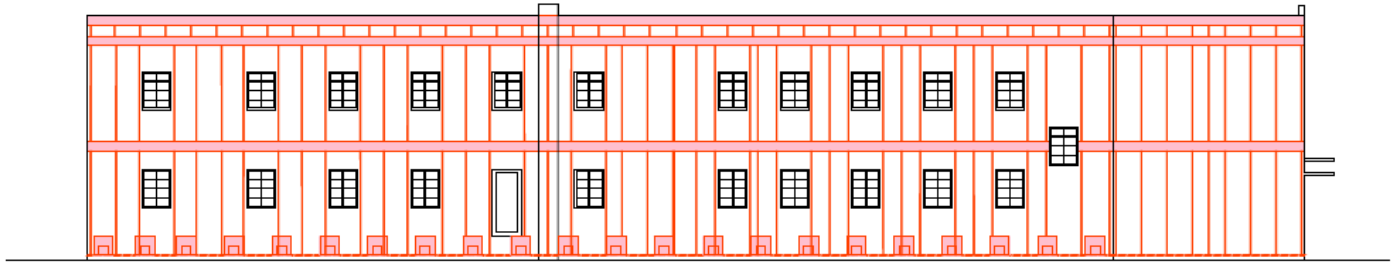
East Elevation (Alley)



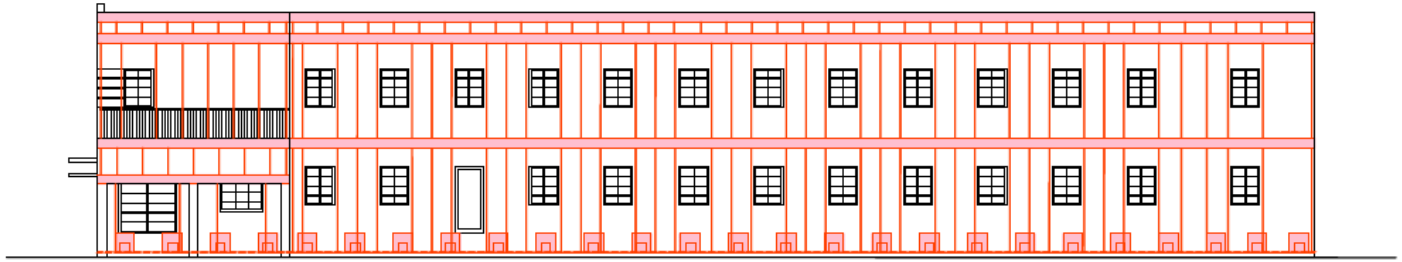
West Elevation (Washington Ave)

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

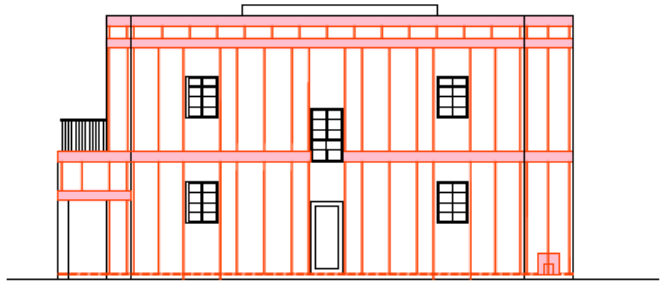
Step 3: Add 2’× 2’ Openings to Access the Beams at 5’ Intervals



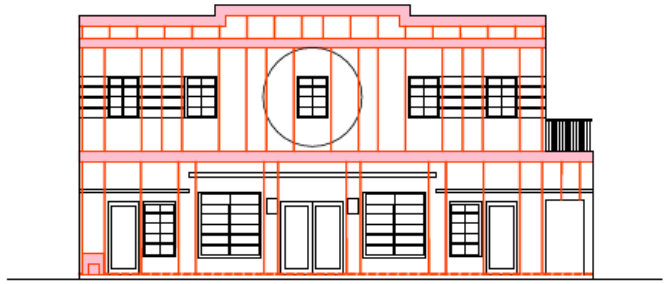
North Elevation



South Elevation



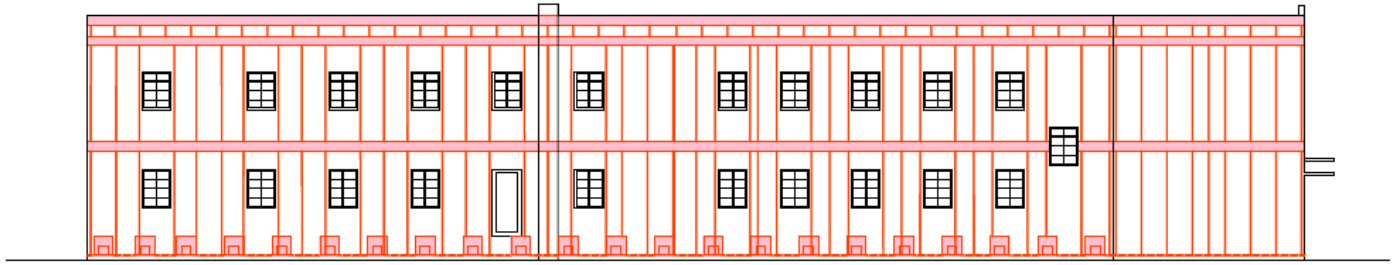
East Elevation (Alley)



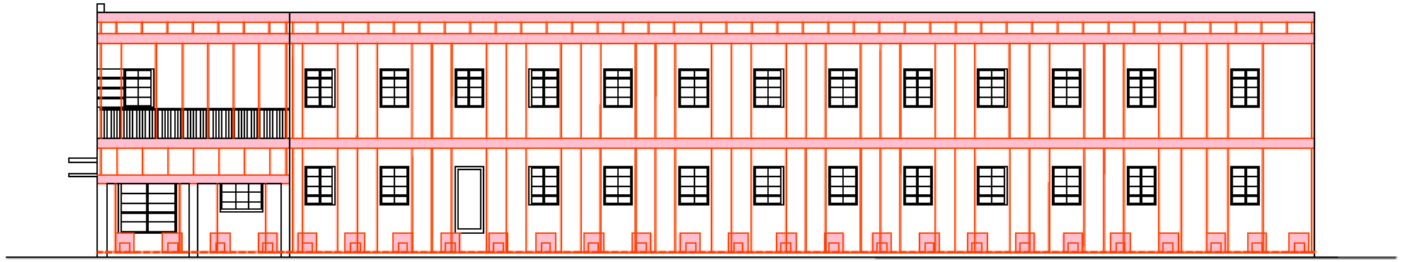
West Elevation (Washington Ave)

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

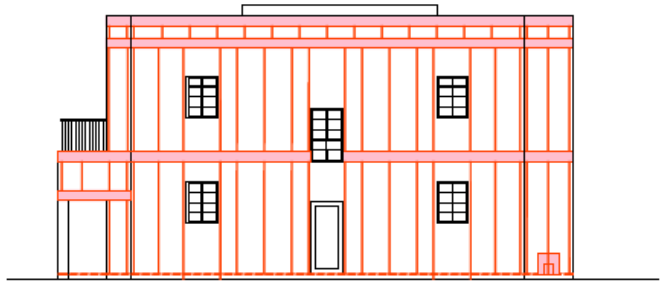
Saw Cutting, Rebar Installation, and Openings Throughout



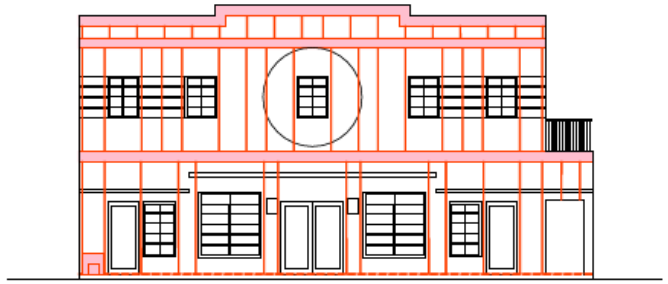
North Elevation



South Elevation



East Elevation (Alley)



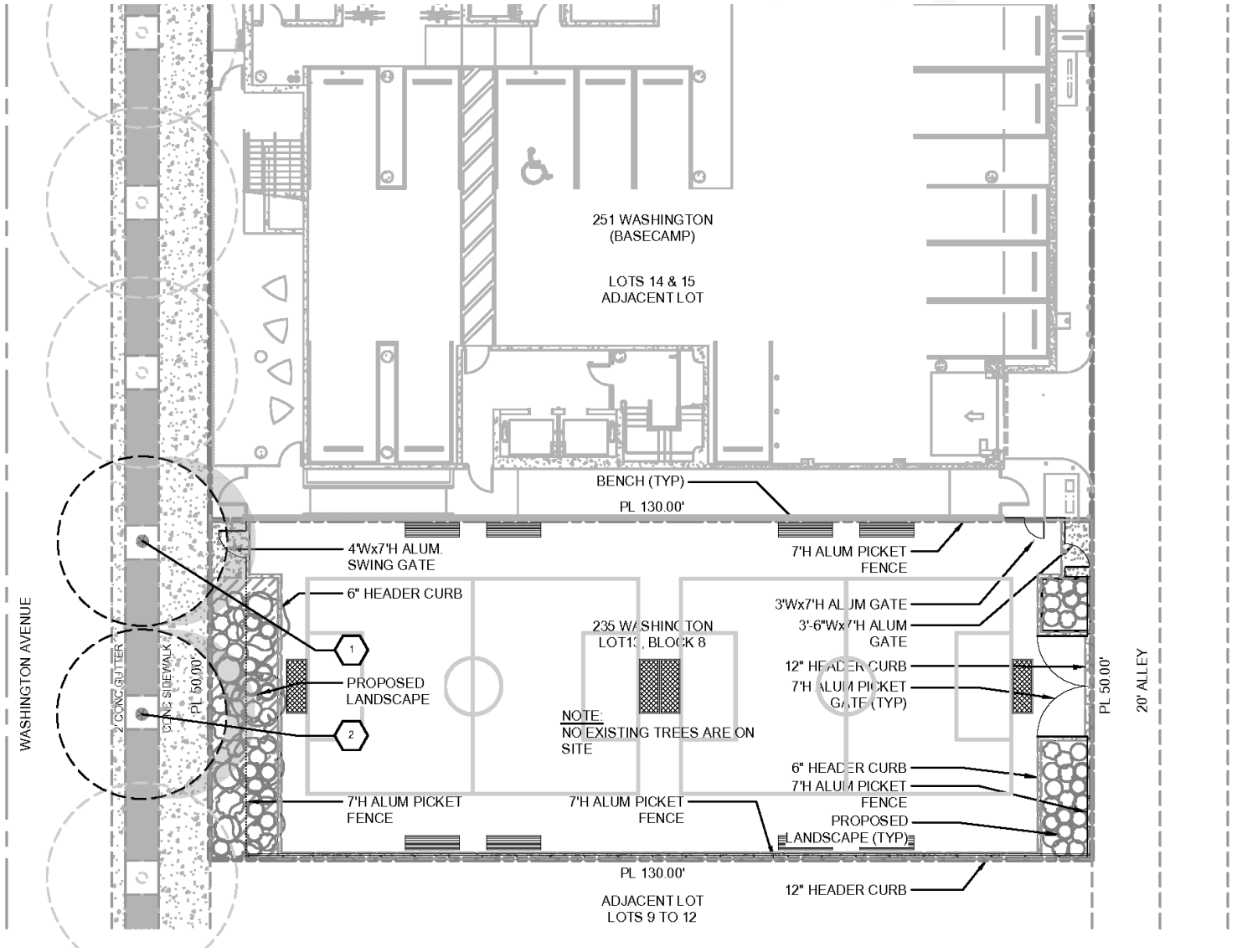
West Elevation (Washington Ave)

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Proposed Landscape Plan

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	CANOPY	QTY	REMARKS
LOT TREE							
	CDI	Coccoloba diversifolia / Pigeon Plum	2" CAL; 12' HT x 6' SPD.; MIN.	Container	8'	2	
	PDI	Pimenta dioica / Allspice Tree	2" CAL; 12' HT x 6' SPD.; MIN.	Container	8'	2	
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY	REMARKS
SHRUBS							
BD	BD	Baccharis dioica / Broombush	18"-24" HT. MIN.	Pot		11	Native - Lot Shrub
BL	BL	Byrsonima lucida / Key Locustberry	18"-24" HT. MIN.	Pot		12	Native - Lot Shrub
CD	CD	Croton discolor / Croton	18"-24" HT. MIN.	Pot		8	Native - Lot Shrub
HB	HB	Heterosavia bahamensis / Maidenbush	18"-24" HT. MIN.			14	Native - Lot Shrub
TE	TE	Tripsacum floridana / Dwarf Fakahatchee Grass	18"-24" HT. MIN.	Pot		14	Native - Lot Shrub
LARGE SHRUBS							
CC	CC	Capparis cynophallophora / Jamaica Caper	6` HT MIN x 4` SPD MIN.	Pot		4	Native
EA	EA	Eugenia axillaris / White Stopper	6` HT MIN x 4` SPD MIN.	Pot		2	Native
ER	ER	Eugenia rhombea / Red Stopper	6` HT MIN x 4` SPD MIN.	Pot		2	Native
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS							
	MS	Microsorum scolopendria / Wart Fern	1 gal.	Pot	36" o.c.	15	



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW