235 Washington Avenue

HPB25-0645

Historic Preservation Board

May 12, 2026

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ZONING, LAND USE AND
ENVIRONMENTAL LAW

Introduction

RYAN ALDERMAN ARCHITECT

basecamp305

BRFLT
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YHCE
www.yhengineering.com

GSLA
Greenspace Strategies
Landscape Architecture

HERITAGE ARCHITECTURAL ASSOCIATES

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Approved School: 251 Washington Avenue Basecamp305

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Options Studied

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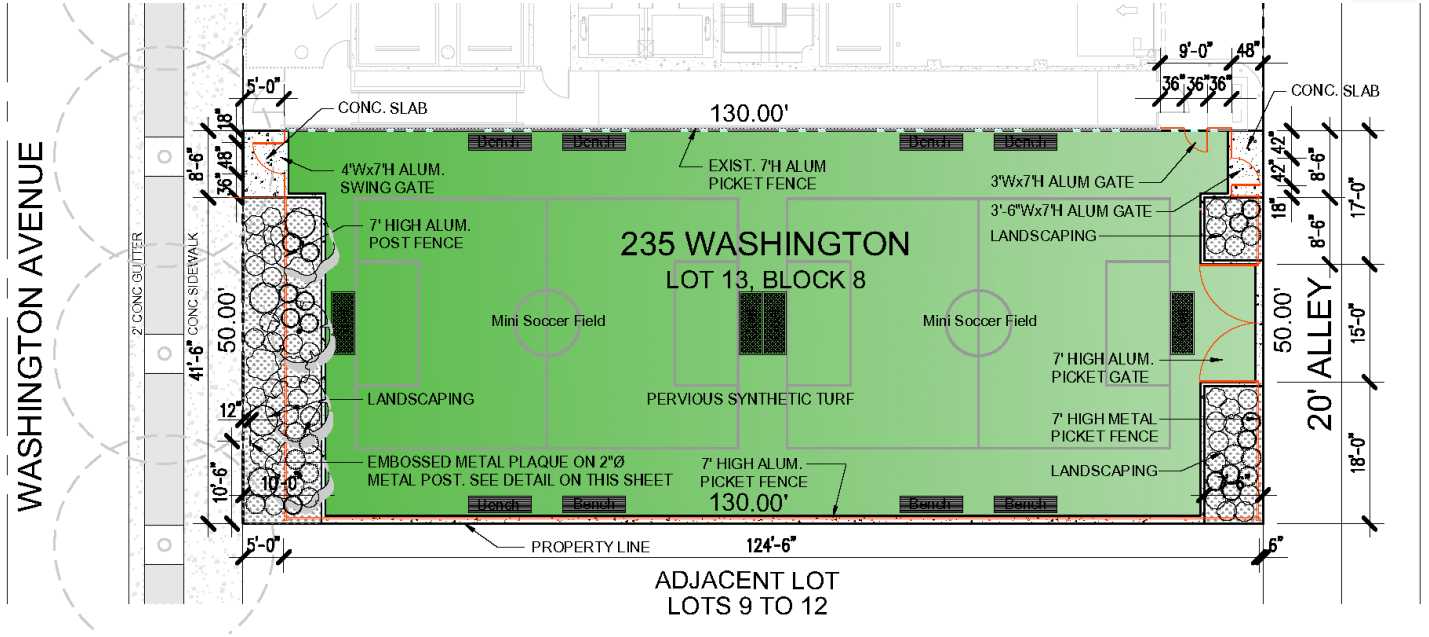
Original Recreational Plan

January 2026 Submittal – No Structure



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Favorable Staff Recommendation
For the March 17th 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.

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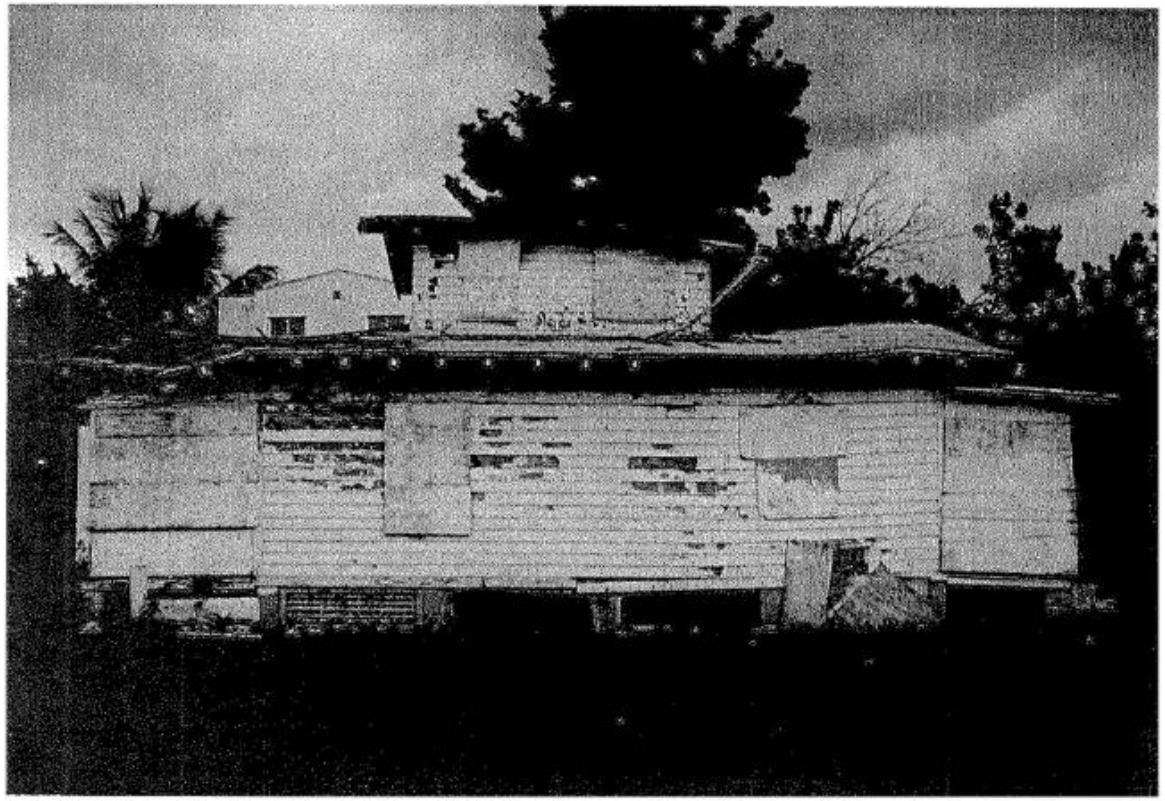
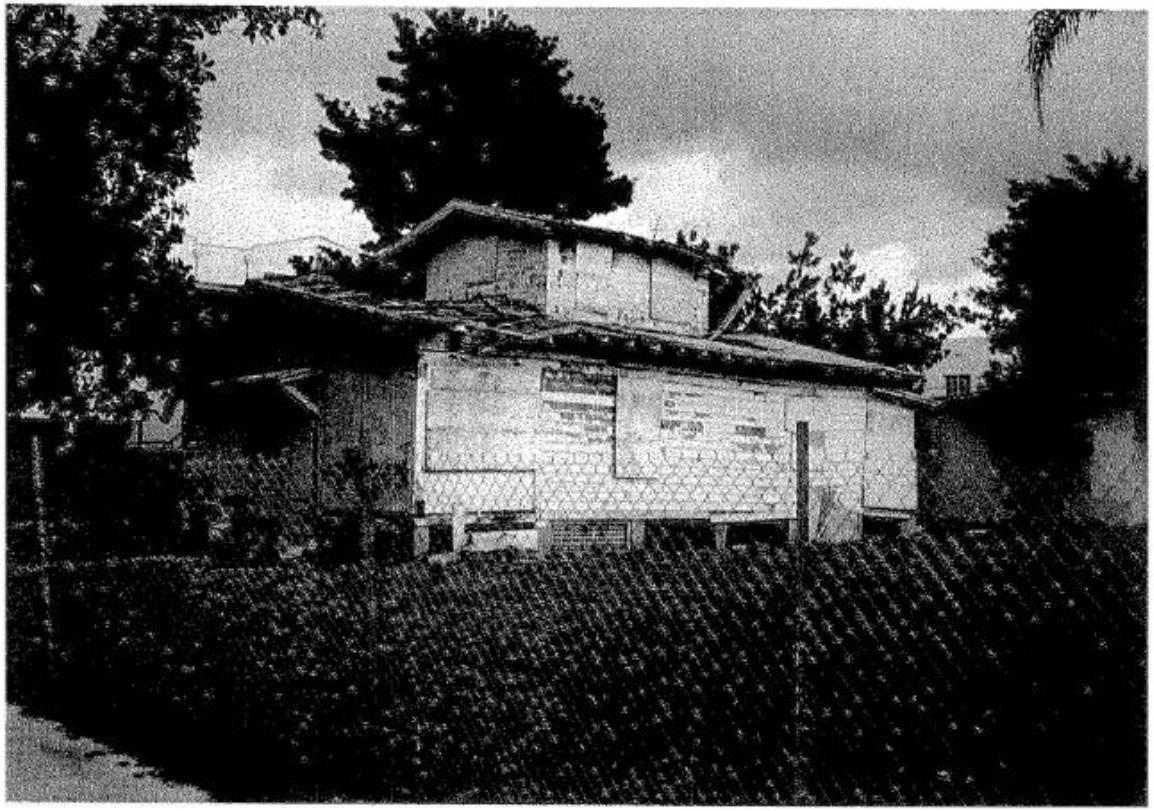
Precedent: Original Bungalow – 313 Meridian Avenue





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Louver House Sculpture: 313 Meridian Avenue

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Louver House Sculpture: 313 Meridian Avenue

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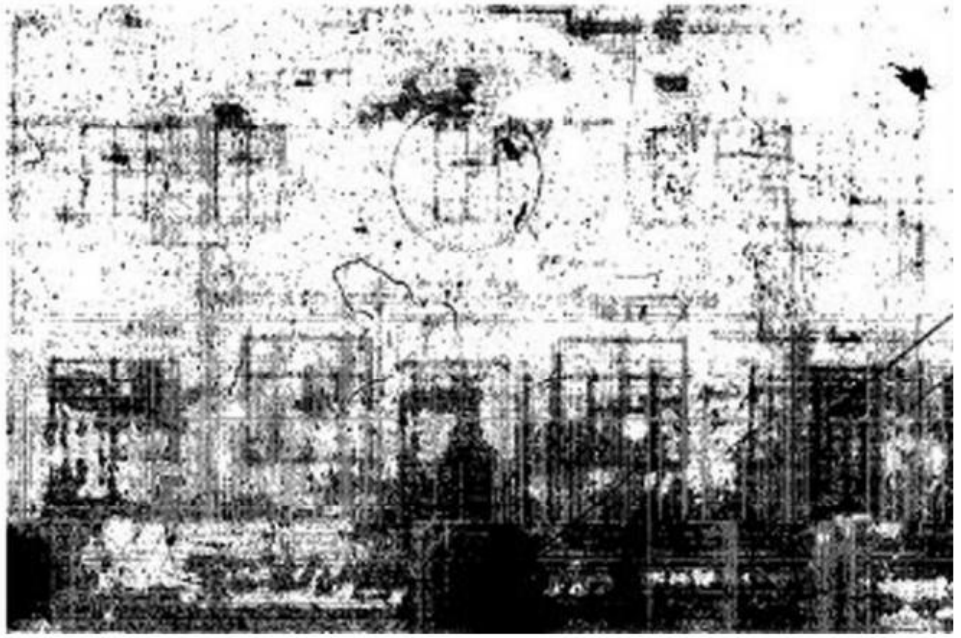
Park Side Hotel

1940 Photograph
(Miami Public Library Digital Collections)



1938 Microfilm

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Proposed Louver Homage Structure
For the March 17th Hearing:

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Ceramic Sunbreaks
For the April 14th Hearing:

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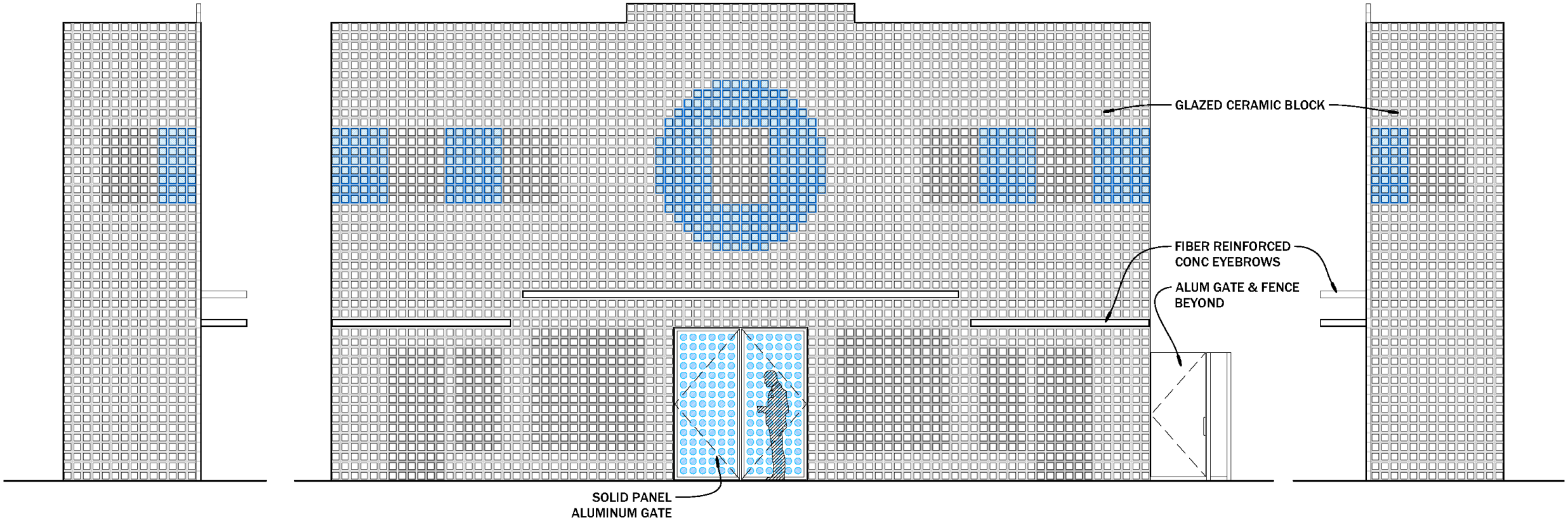
Architectural Expression Inspired by the Original Structure

For the April 14th Hearing:



NORTH (Side Elevation)

WEST (Front Elevation)

SOUTH (Side Elevation)

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Staff Recommendation
For the April 14th 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.

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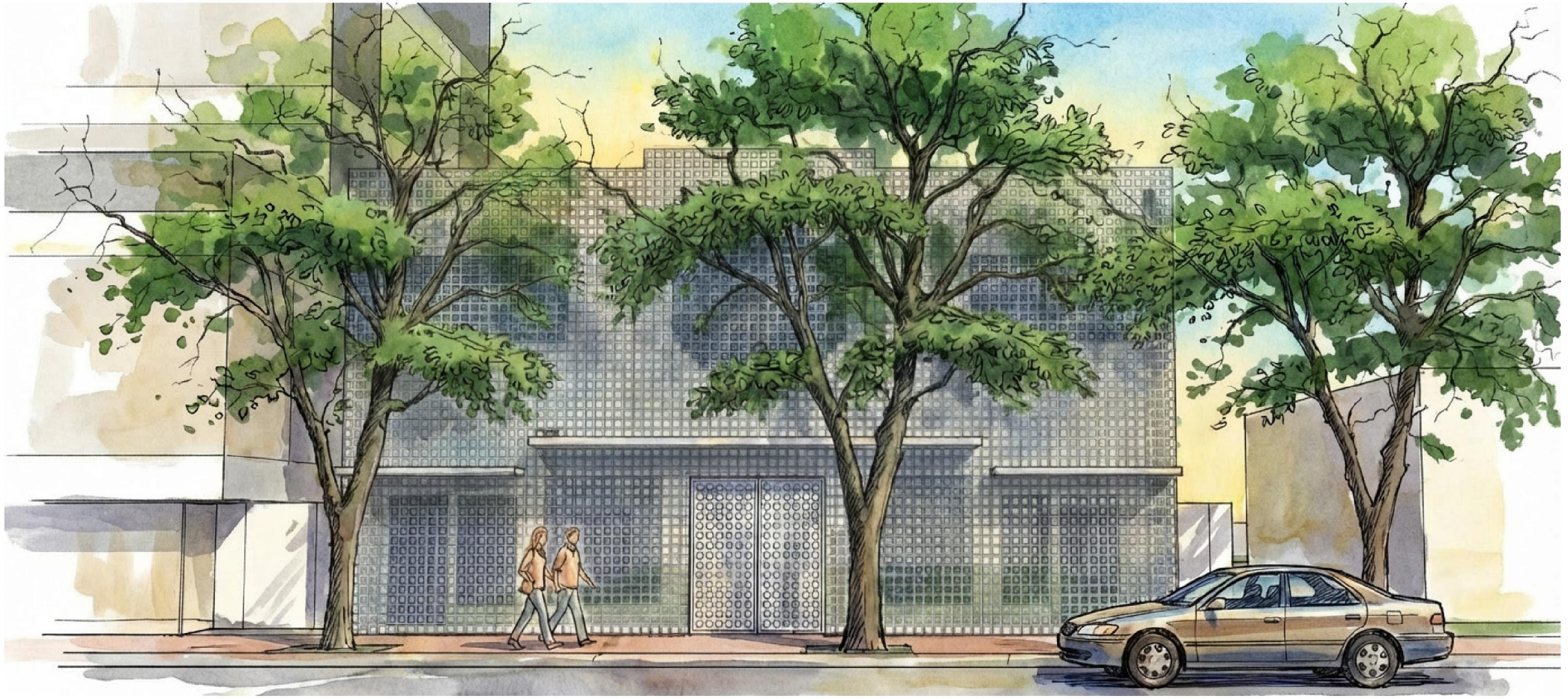
Architectural Expression: Rendering

For the April 14th Hearing:



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Architectural Expression: Rendering
For the April 14th Hearing:

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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

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Staff Recommendation
For the May 12th Hearing:

May 2026 Update

The interpretive facade design presented at the April 14, 2026 hearing remains unchanged. The ceramic sunbreak units and fiber-reinforced concrete eyebrows reference the modular composition and horizontal articulation of the original facade while reading clearly 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.

While some board members have previously expressed a preference for retention or reconstruction of the original façade, staff would not recommend this approach. In this regard, given the structural conditions documented in the engineering report and the access constraints described by the applicant, staff does not find the retention or reconstruction of the original façade to be feasible and maintains its recommendation in support of demolition and the proposed interpretive facade treatment.

The application is now before the Board for final action on the Certificate of Appropriateness for demolition, the Certificate of Appropriateness for the interpretive facade, and the front setback variance.

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City of Miami Beach: Use of 225 Washington Avenue Police Property for Demolition Staging Not Permitted

Subject: Re: Inquiry Regarding Use of City Property for Demolition Staging – 225 Washington Avenue

Good morning,

Thank you, Marc.

MIAMIBEACH POLICE
@MiamiBeachPD

Scott Flanagan, Captain of Police
OFFICE OF THE CHIEF OF POLICE | INTERNAL AFFAIRS COMMANDER
1100 Washington Avenue, Miami Beach, FL 33139
Tel: 305.673.7920 | 305.673.7776 ext 23720
yourMBPD.com |X| Facebook | Instagram

Mission: Through dedicated service and a shared commitment to protecting our community, we strive to uphold a legacy of Excellence.
Vision: A safe and welcoming environment for everyone.
Values: Community, Legacy, Protection, Service
Our Daily Goals: Use innovative approaches to address crime, maintain and enhance a professional and well-trained workforce and enhance the public's perception of the Miami Beach Police Department.

From: Chevalier, Marc <MarcChevalier@miamibeachfl.gov>
Sent: Tuesday, April 28, 2026 3:56 PM
To: Aragon, Robert <RobertAragon@miamibeachfl.gov>; Flanagan, Scott <ScottFlanagan@miamibeachfl.gov>
Subject: RE: Inquiry Regarding Use of City Property for Demolition Staging – 225 Washington Avenue

Good afternoon,

Thank you for your inquiry and for providing the details regarding the proposed demolition staging. After careful consideration and internal review, we will not be able to allow the use of the City-owned property at 225 Washington Avenue for staging demolition equipment or related activities. The site is required to remain accessible for law enforcement personnel, and its confined nature limits the possibility of accommodating additional operations.

We appreciate your understanding in this matter. If you need further clarification or have any other questions regarding City properties or procedures, please feel free to reach out.

Best regards,

Marc Chevalier II, Senior Risk Officer,

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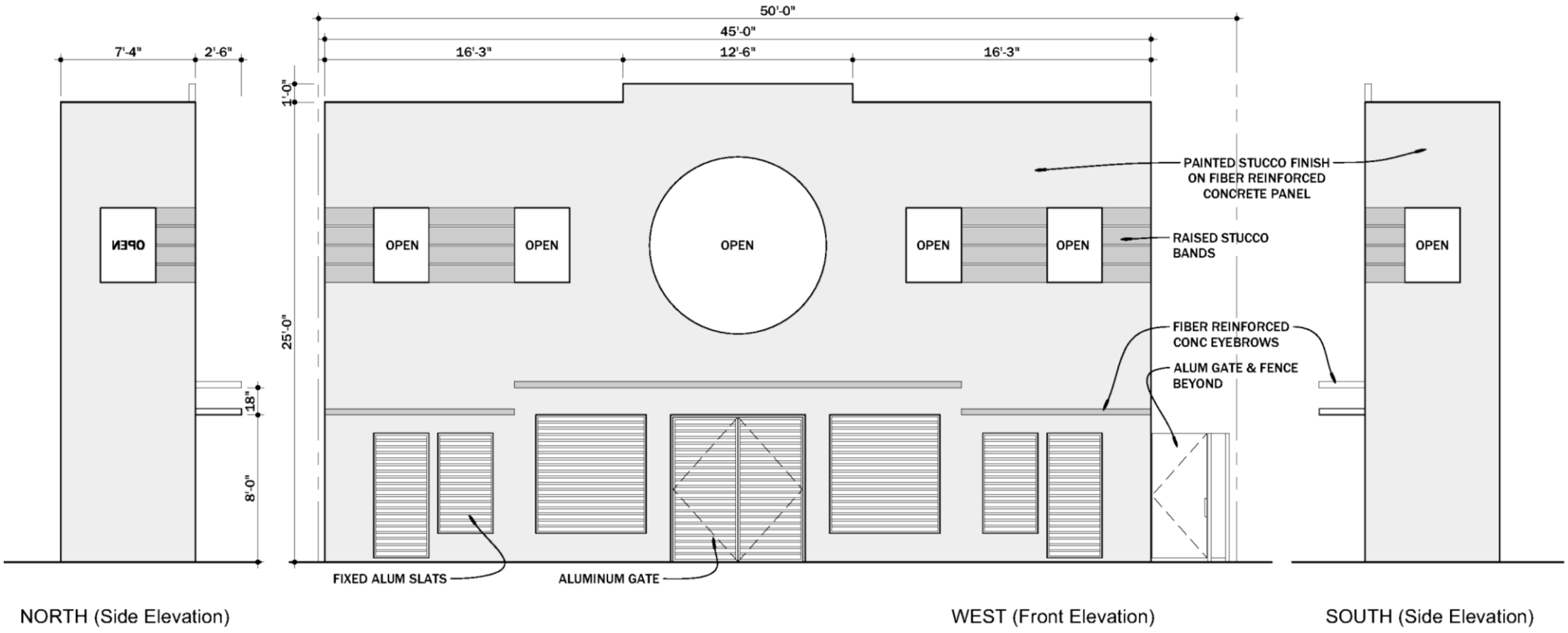
Façade Reconstruction



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Façade Reconstruction

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Façade Reconstruction

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Options Studied

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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

City of Miami Beach Confirmation: Full Alley Closure Not Permitted

Subject: RE: 235 Washington Avenue - MOT - Collins Court — Thu 4/2/2026 2:03 PM

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, — Fri 4/3/2026 8:42 AM

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

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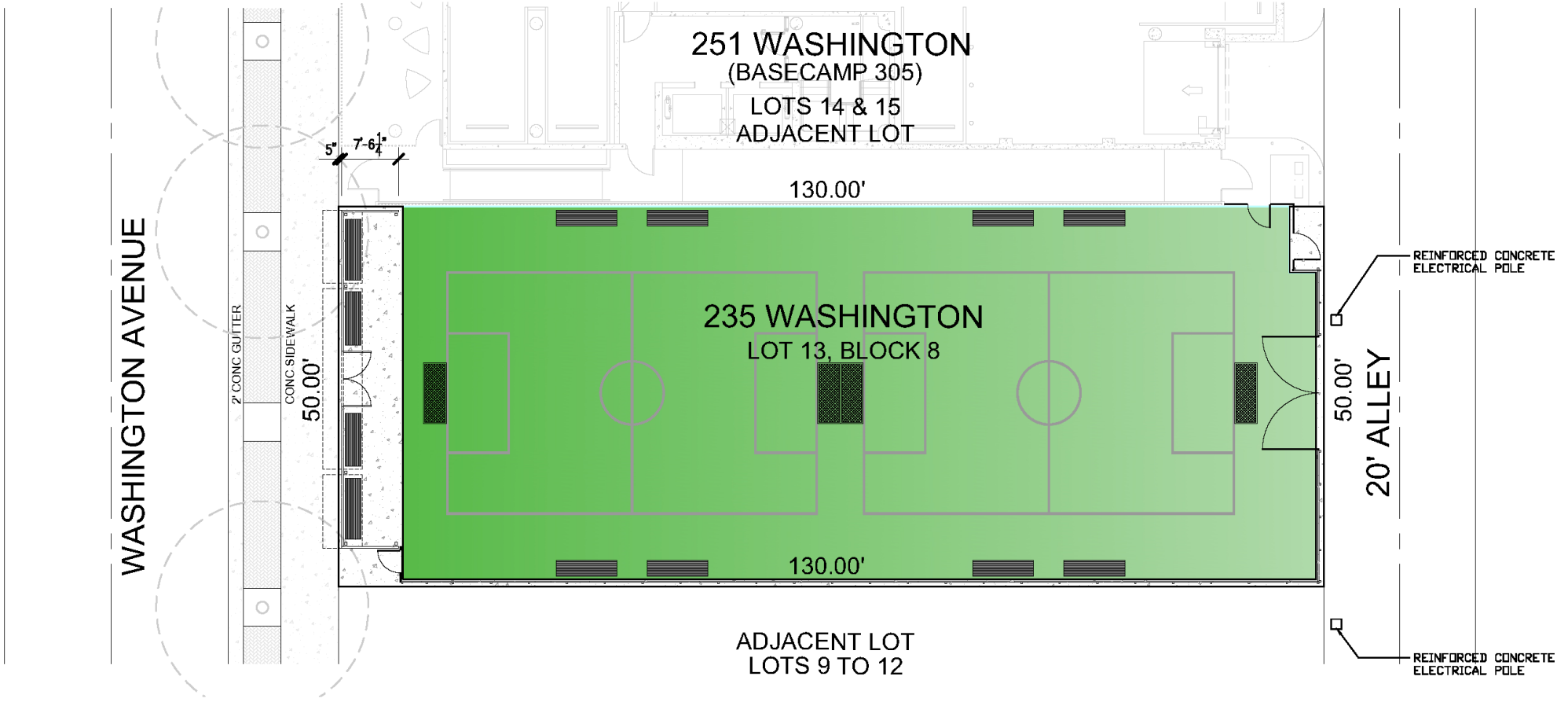
Variance of Front Setback Required For All Options



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Staff Recommendation
May 12, 2026 Hearing

SUMMARY

The loss of a contributing structure is not taken lightly; however, given the advanced state of structural decline documented in the engineering report and the constraints precluding conventional demolition access, staff finds the request for total demolition to be supported by the record. The proposed interpretive facade element appropriately references the composition and horizontal articulation of the original facade while reading clearly as a contemporary installation, maintaining visual permeability along Washington Avenue consistent with the open recreational use of the site.

The front setback variance is the minimum necessary to maintain the element at the property line, consistent with the established street wall character of this block within the Ocean Beach Local Historic District, and staff finds the practical difficulty and hardship criteria of Section 2.8.3 of the Miami Beach City Code to be satisfied. Staff recommends approval of the application, subject to

the conditions contained in the draft order.

RECOMMENDATION

In view of the foregoing analysis, staff recommends **approval** of the Certificate of Appropriateness for demolition and for the proposed interpretive façade element, and **approval** of the front setback variance, in accordance with the attached draft order, which address any inconsistencies with the aforementioned Certificate of Appropriateness criteria and Hardship and Practical Difficulties criteria, as applicable.

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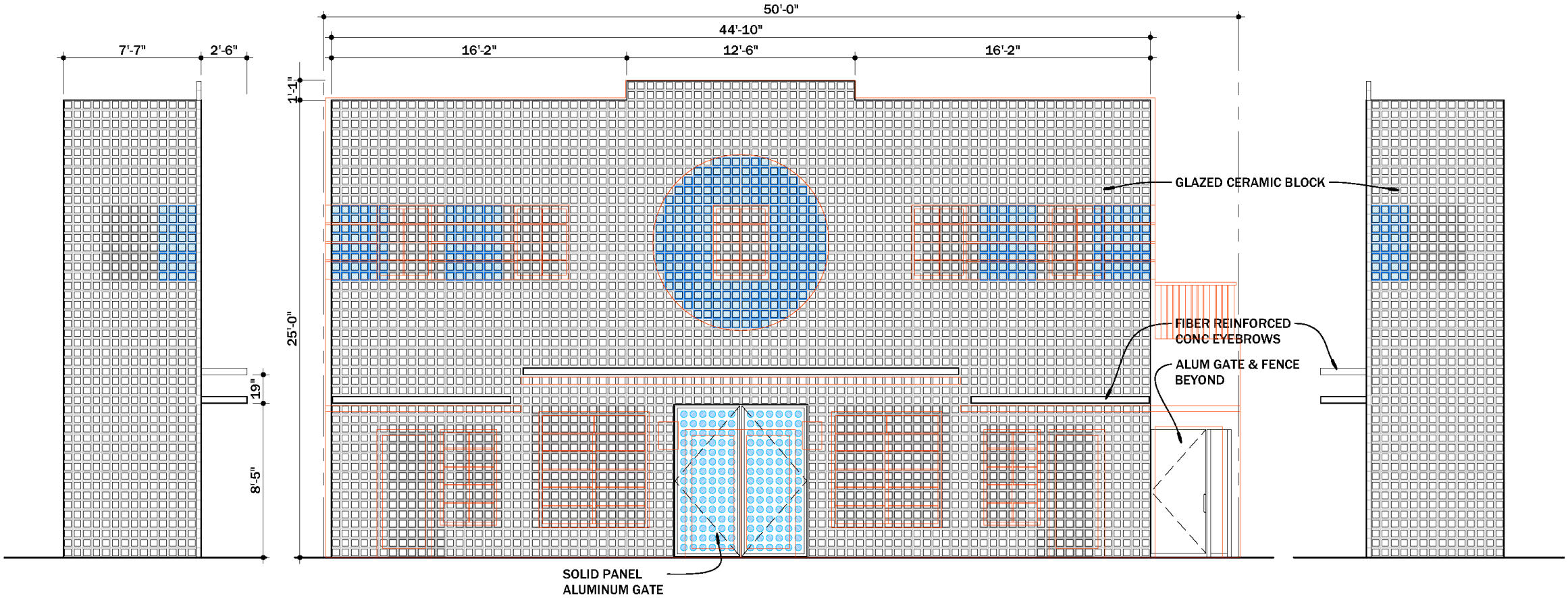
Architectural Expression Inspired by the Original Structure



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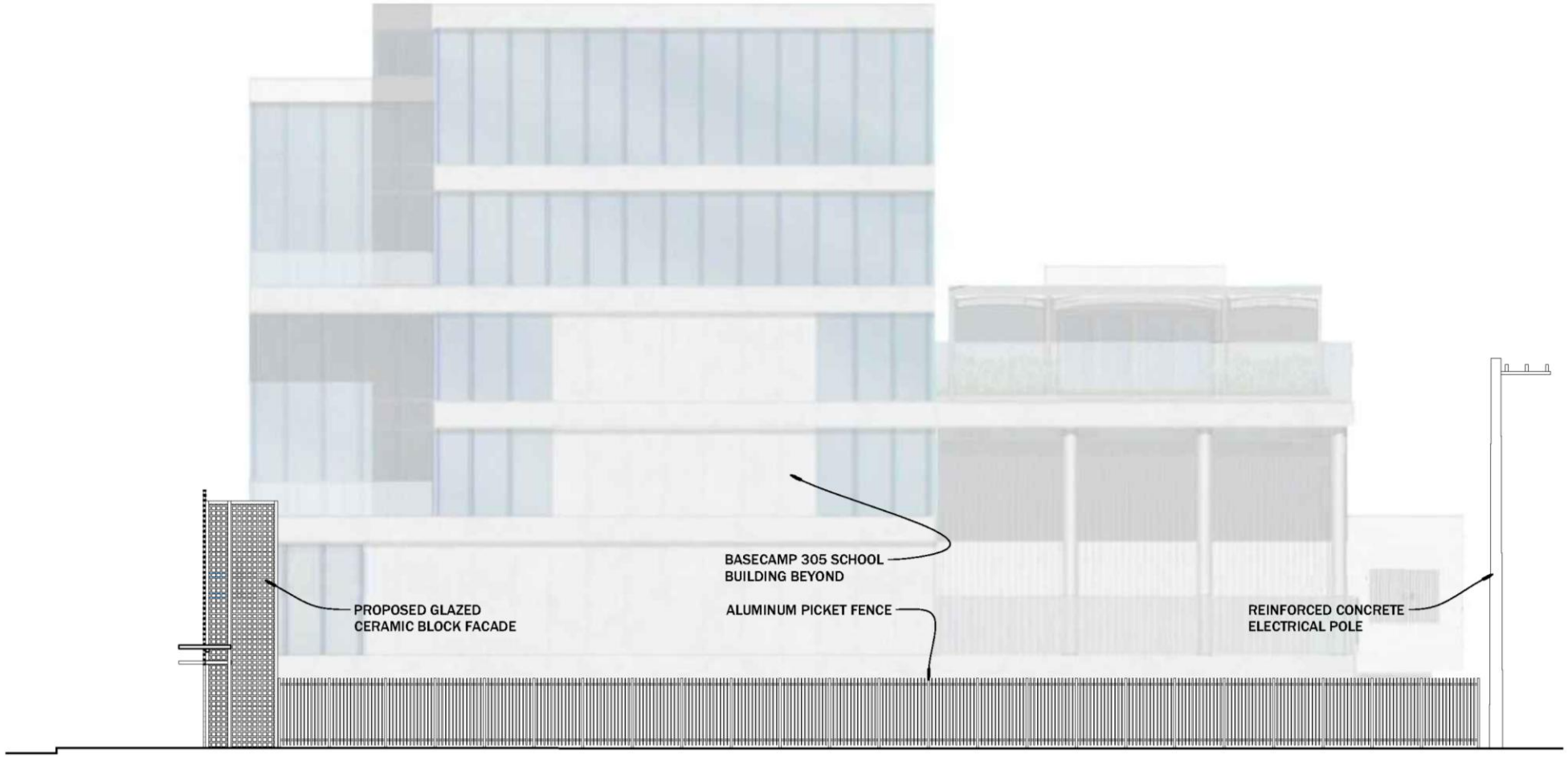
Architectural Expression Inspired by the Original Structure



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Louver House: 313 Meridian Avenue

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Inversion: Plus Minus
Portland, Oregon

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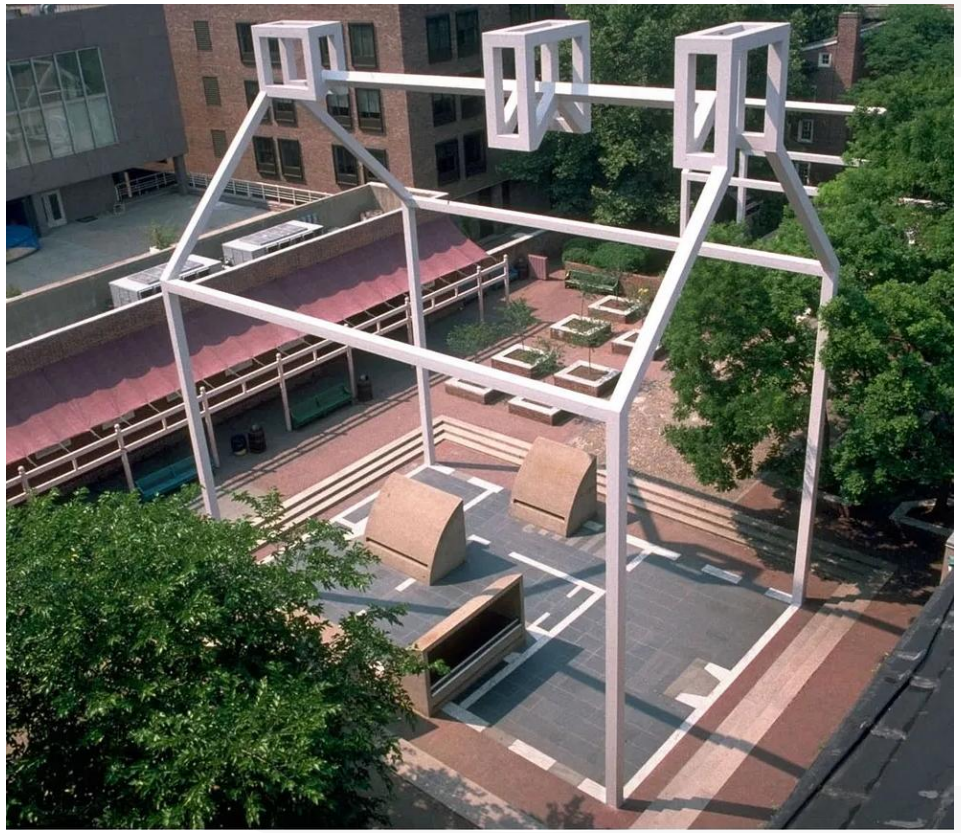
Franklin Court Ghost Structures
Philadelphia, Pennsylvania



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Restrictions on Demolition for Property

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

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

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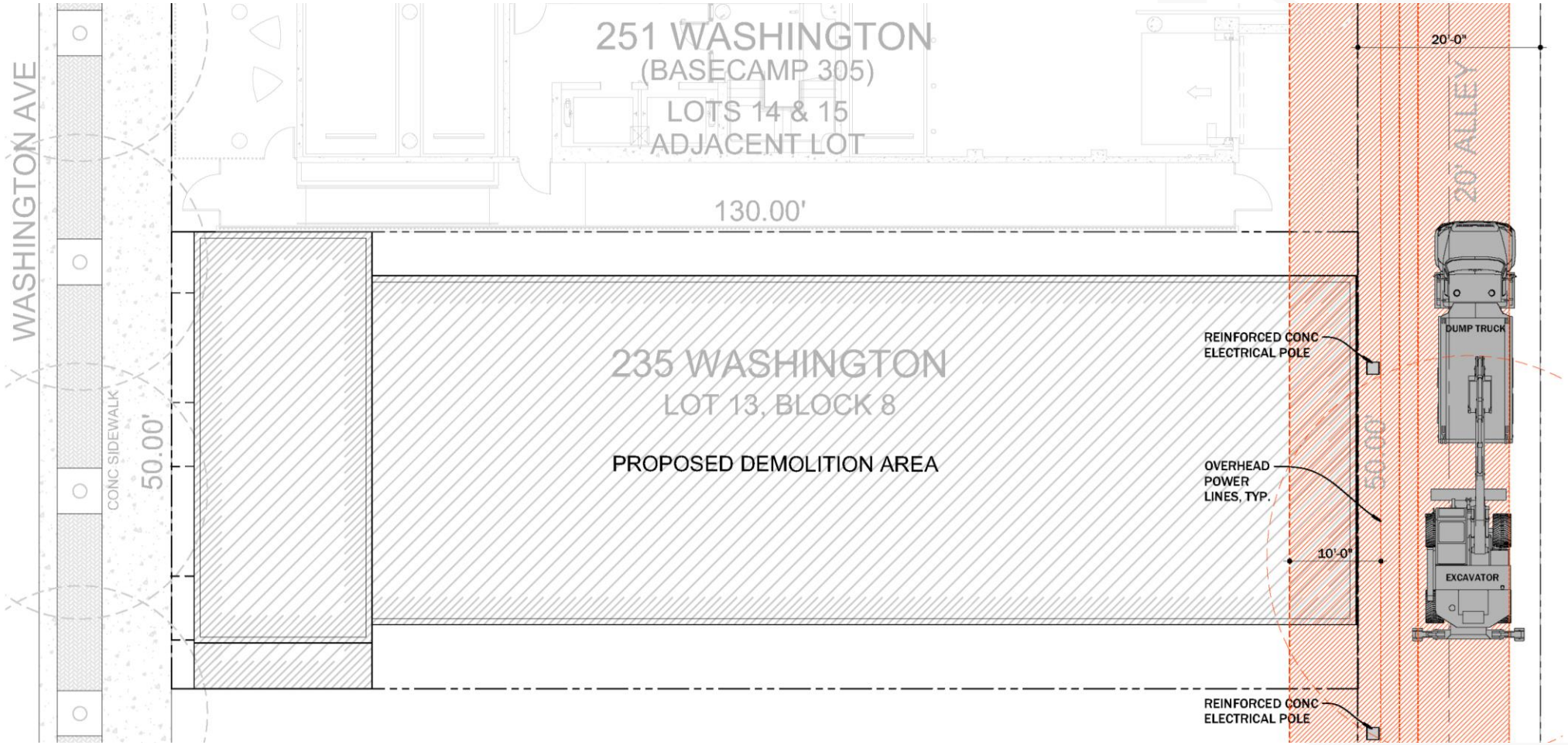
Equipment in Alley



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Alley Access: Current Parking & Neighbor Use

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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).

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Power Line Proximity

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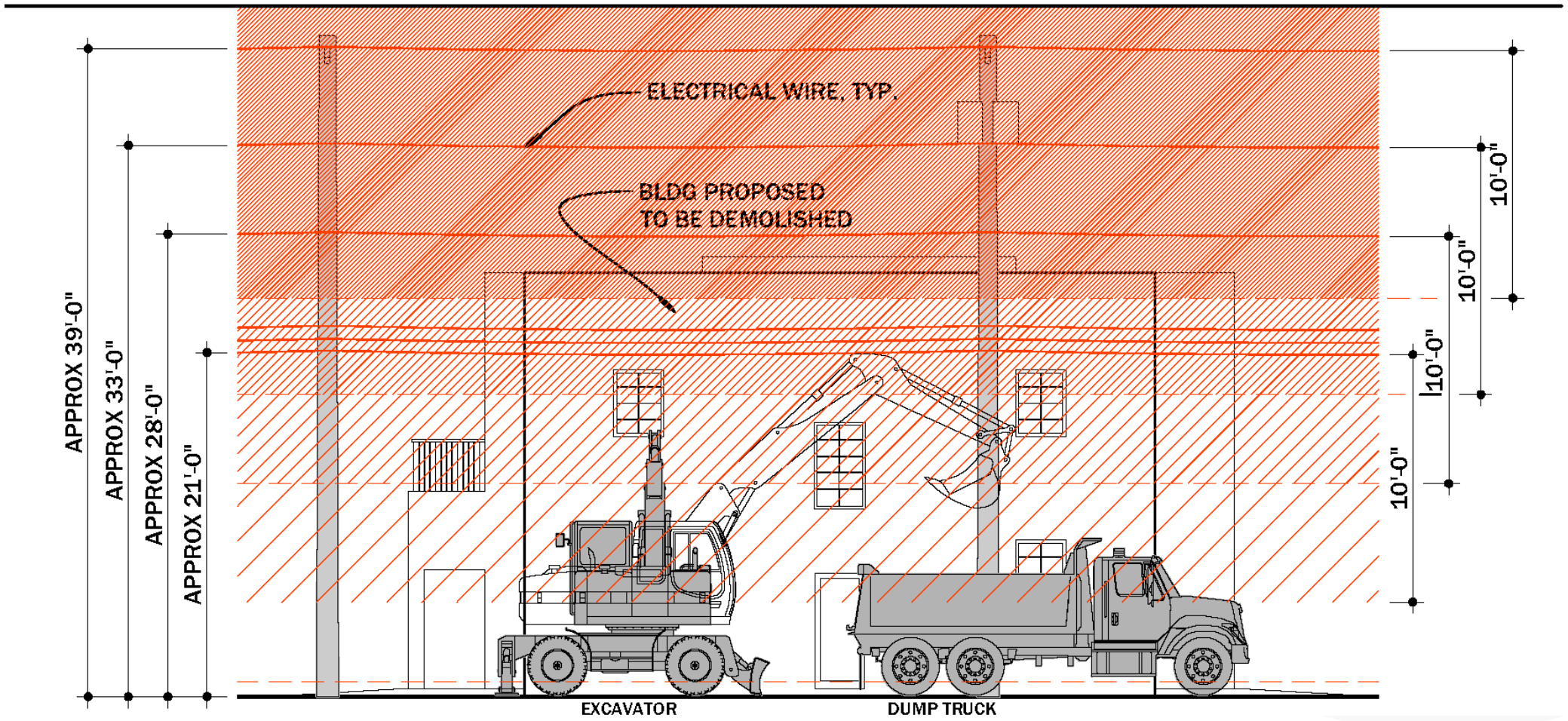
Power Line Proximity



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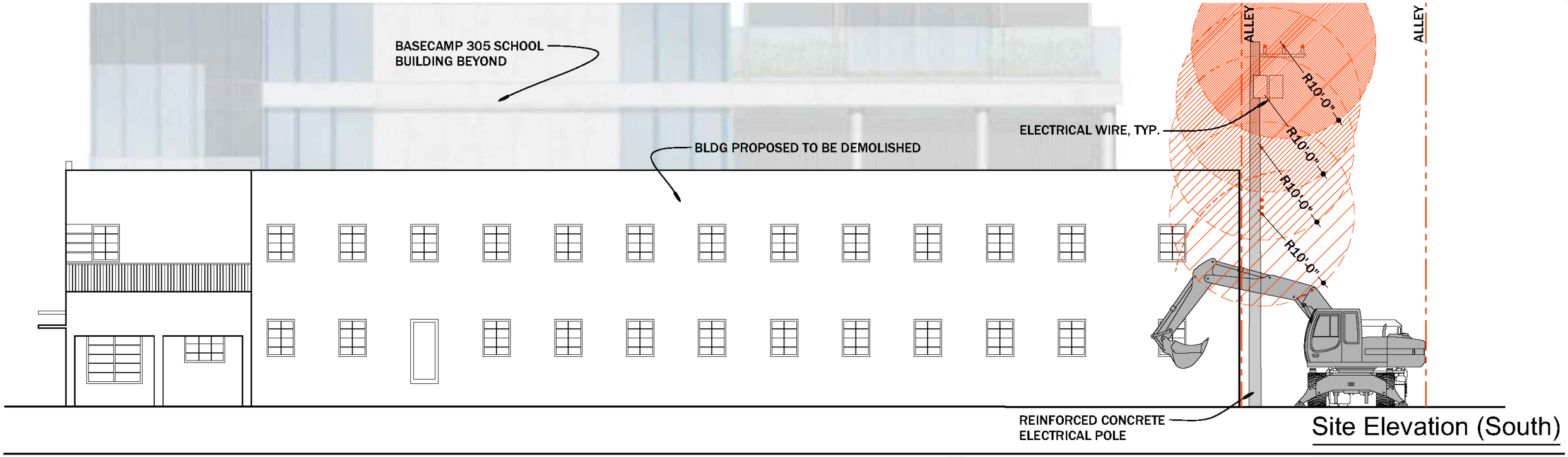
Power Line Proximity



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Renderings

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Power Line Proximity: No Demolition at 251 Washington

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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: MIAMI BEACH | State: Florida | ZIP Code: 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: CLYDE MCNEAL | License Number: LB 8111

Title: SURVEYOR

Company Name: NEXGEN SURVEYING, LLC.

Address: 1421 OLGLETHORPE ROAD

City: WEST PALM BEACH | State: Florida | ZIP Code: 33405

Signature | Date: 03/02/2023 | Telephone: (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).

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Existing Elevation Profile

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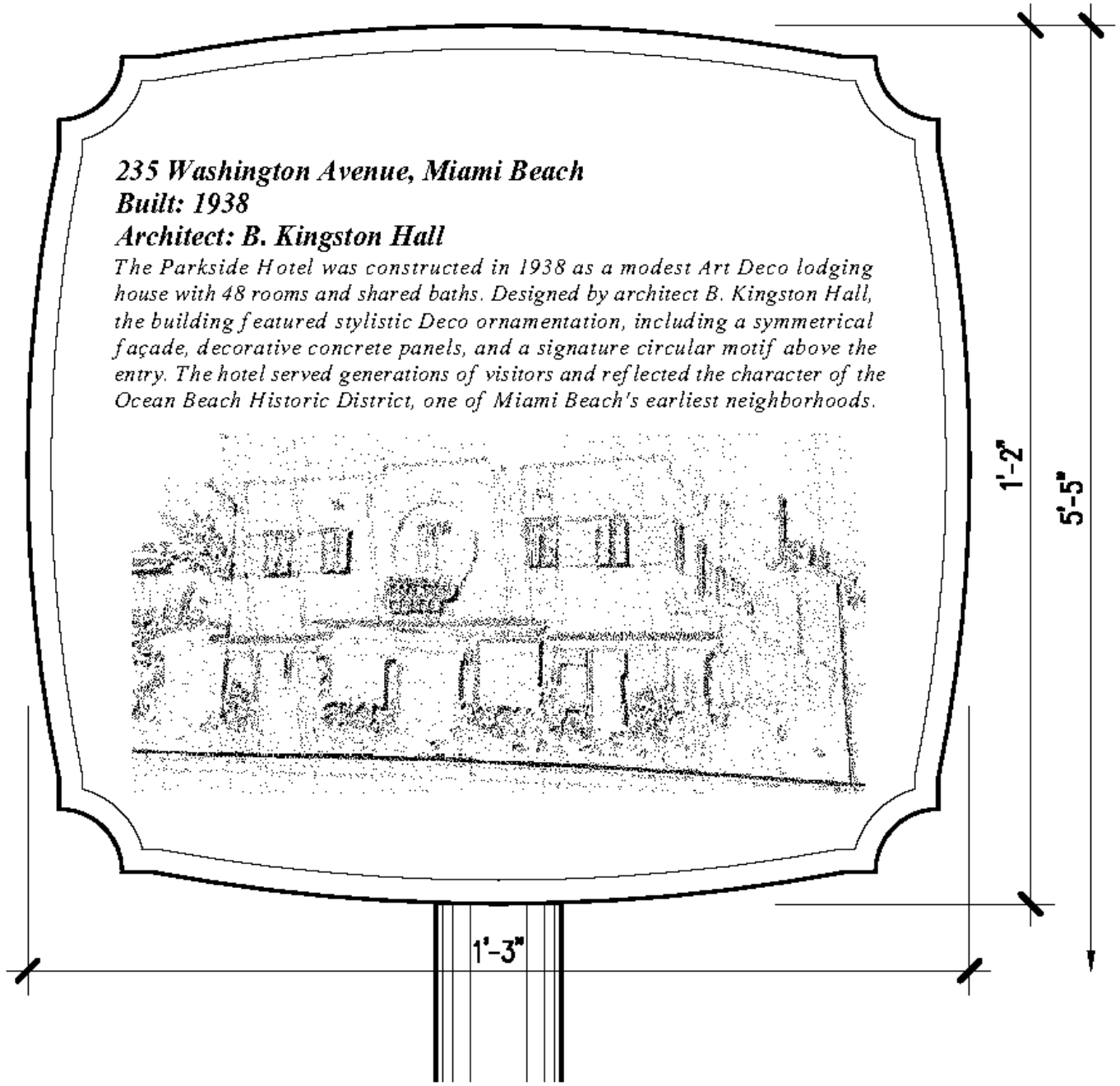
Historic Plaque



EMBOSSED METAL PLAQUE

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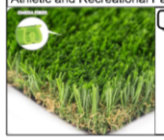
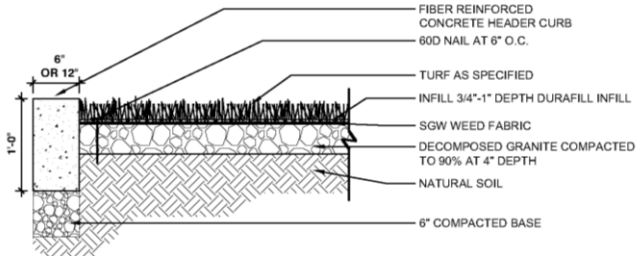
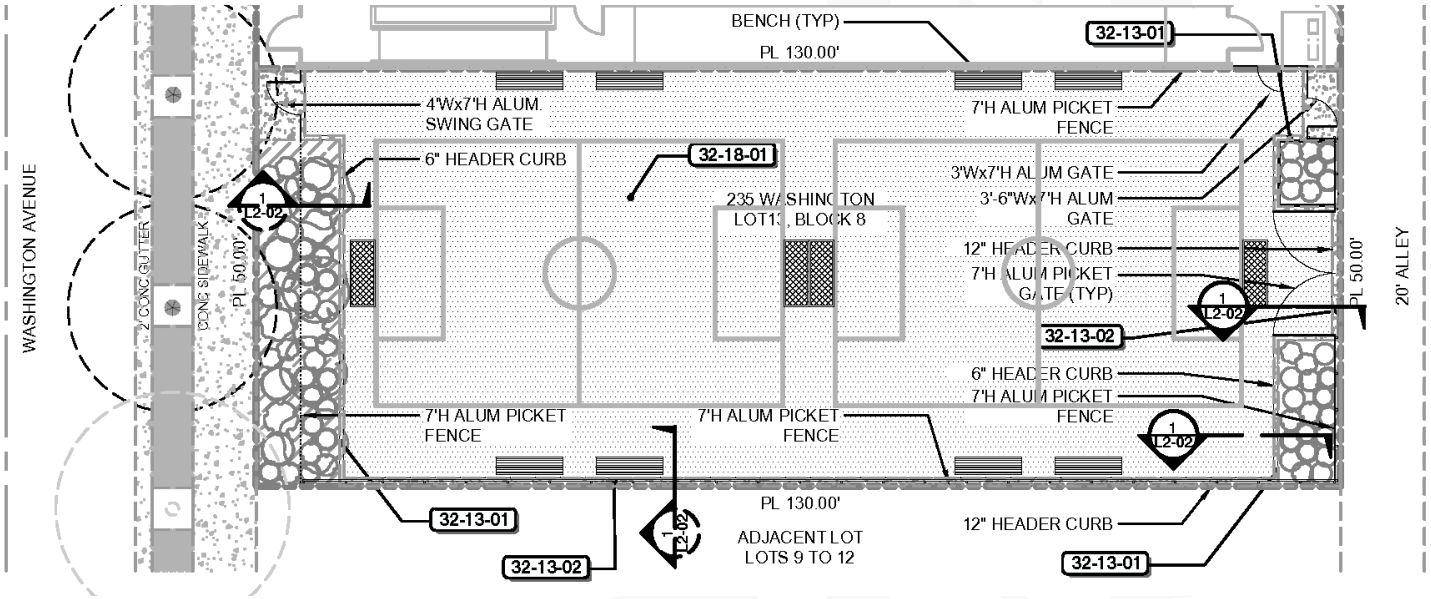
Turf and Hardscape

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.

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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

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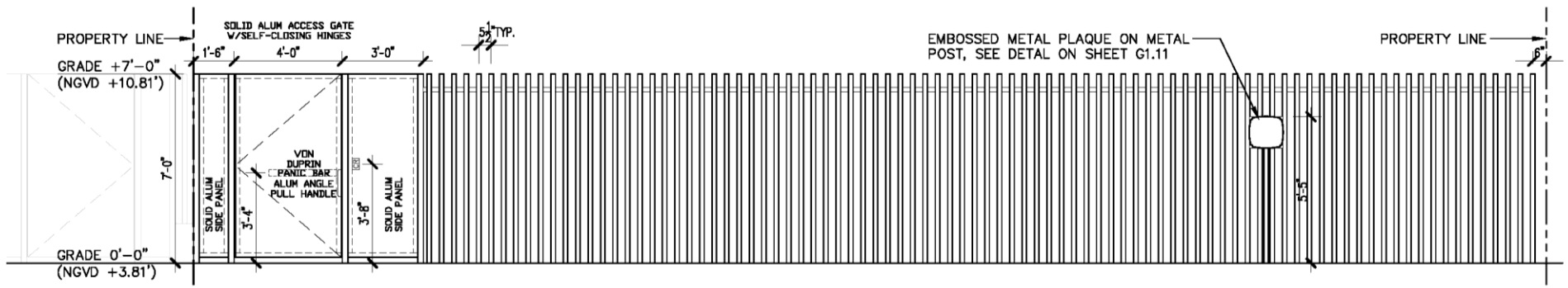
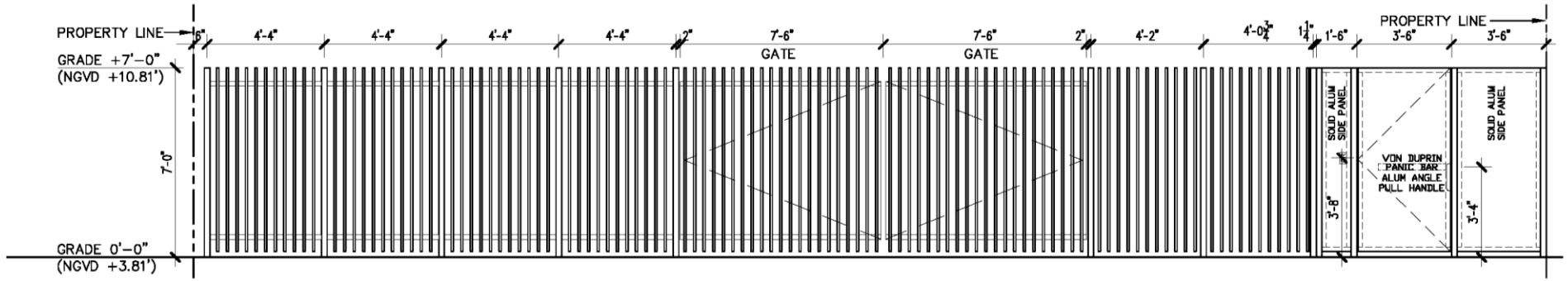
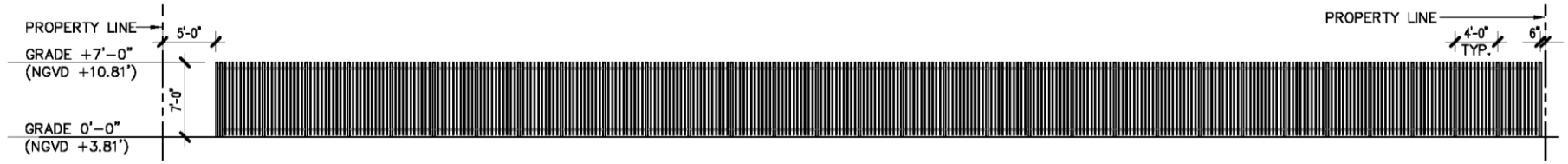
Fence Elevations



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

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

STATE OF FLORIDA
RYAN N. ALDERMAN
AR94567
REGISTERED ARCHITECT

Current Conditions

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Current Conditions

Spall and delaminated stucco and concrete present

Spall and delaminated stucco and concrete present

Termite dropping and stud damage

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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.

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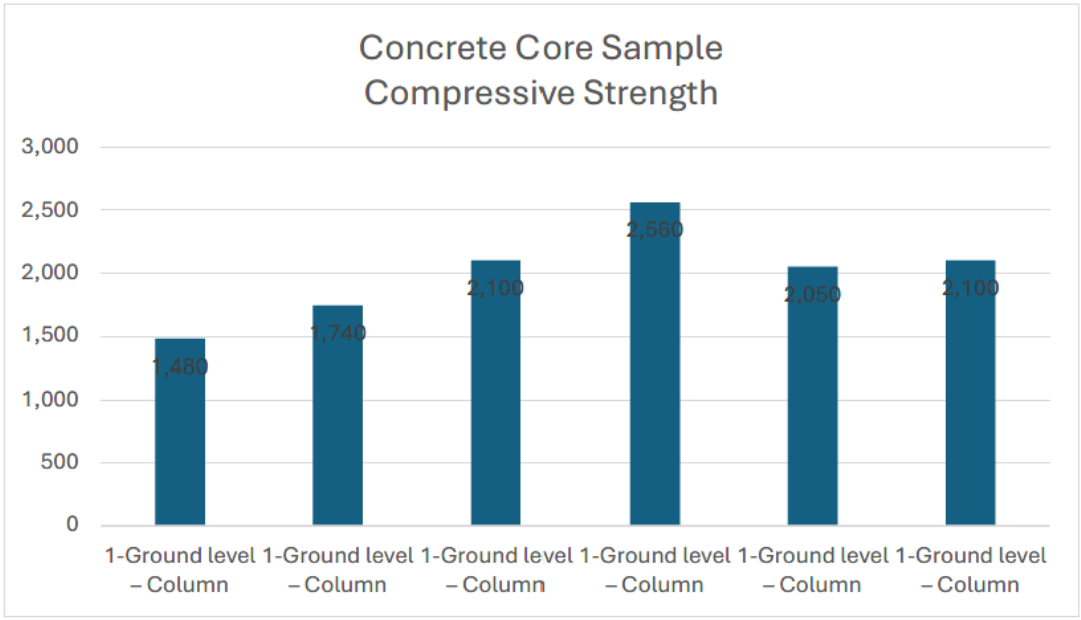
Structural Report at Pages 11-12

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.

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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.

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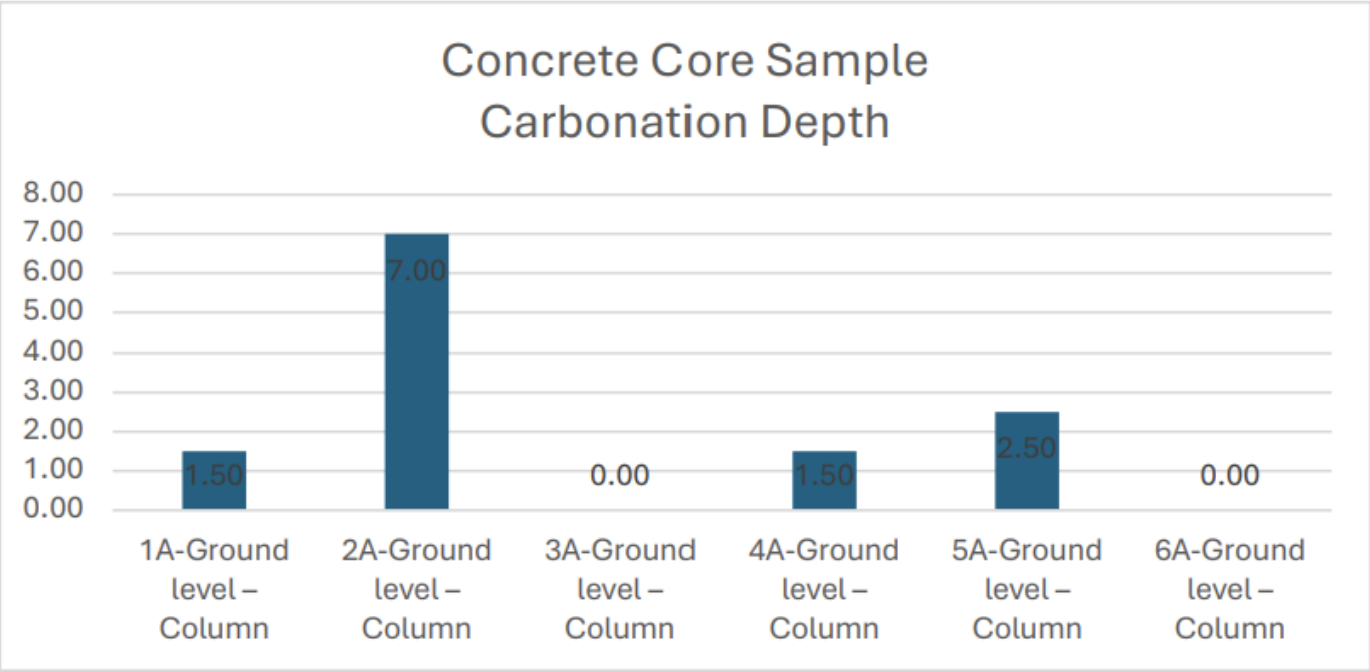
Structural Report at Page 8

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”

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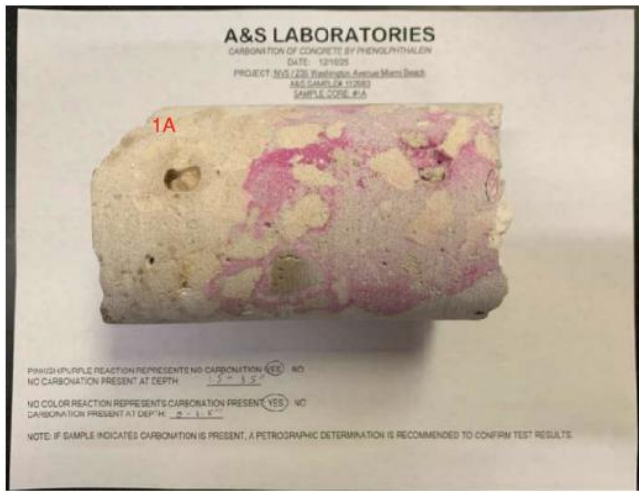
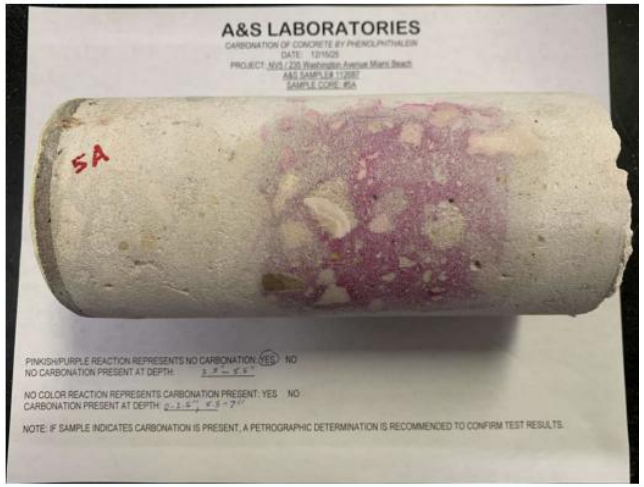
Structural Report at Page 10

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**

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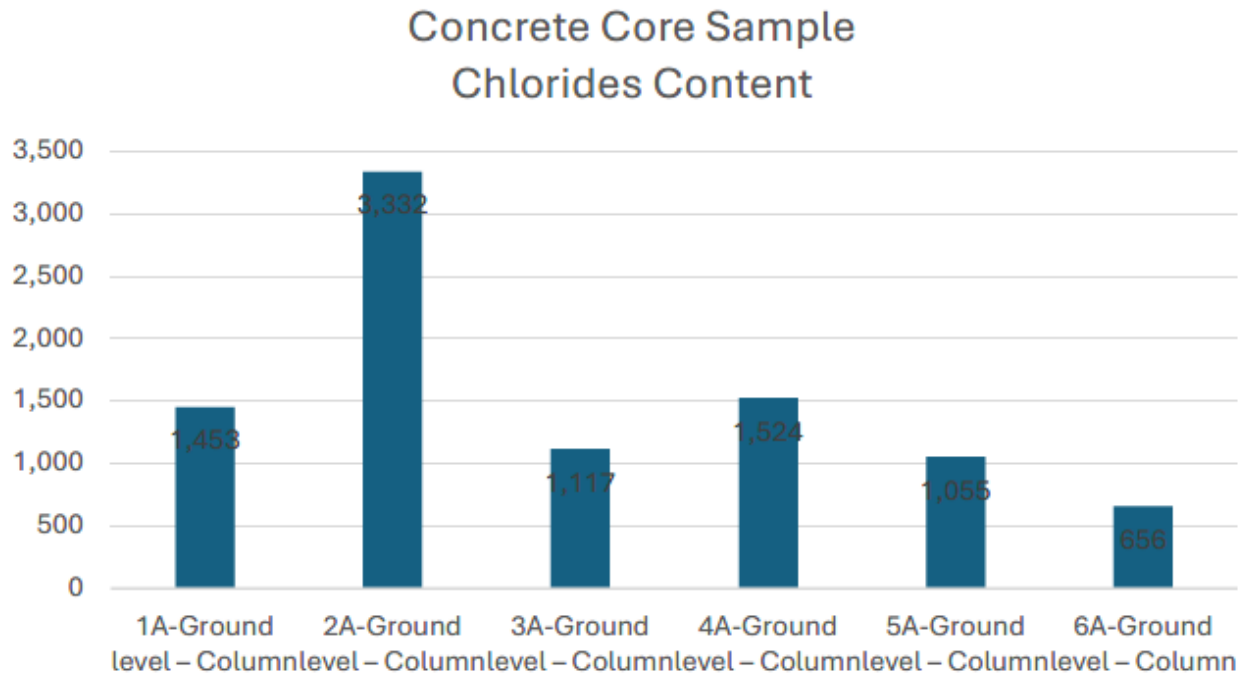
Structural Report at Page 10

Concrete Testing



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

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Structural Report at Page 9

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.

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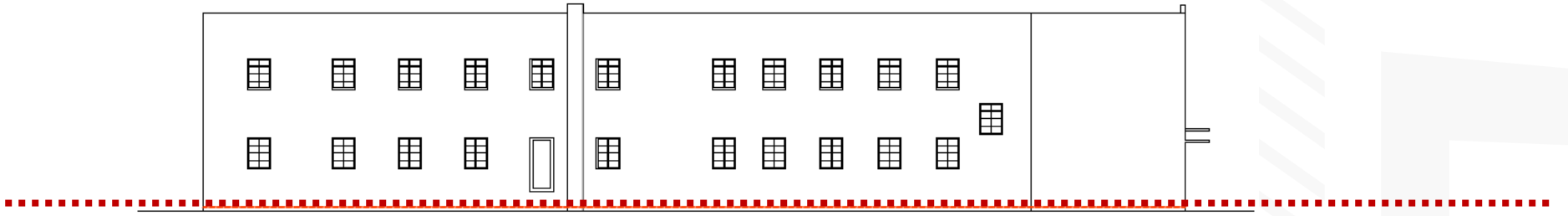
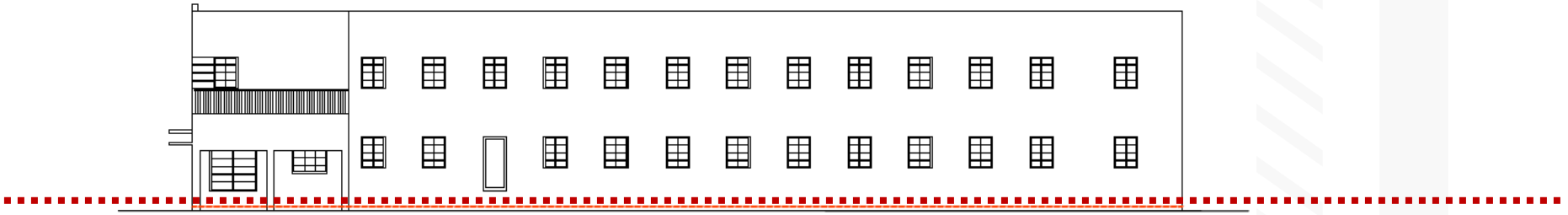
Structural Report at Page 11

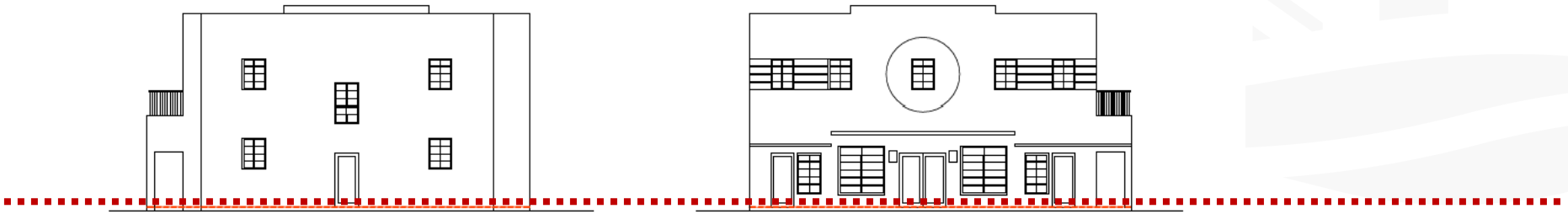
Step 1: Cut Building From Foundation



North Elevation



South Elevation



East Elevation (Alley)

West Elevation (Washington Ave)

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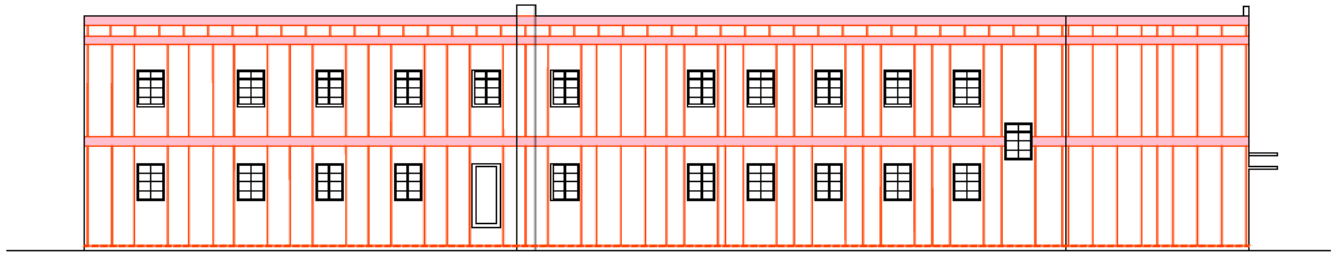
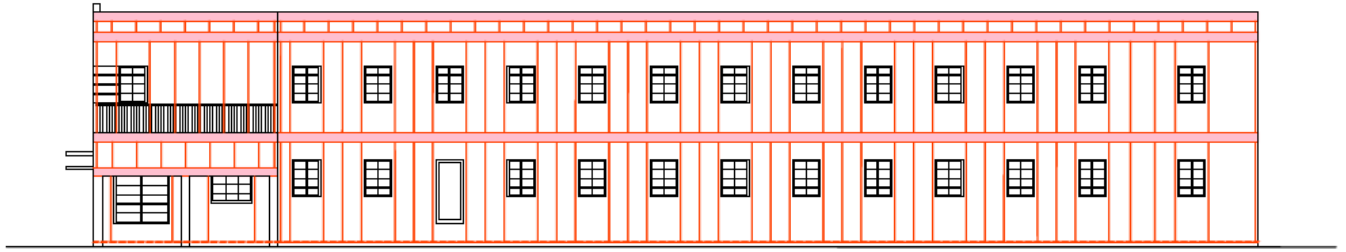
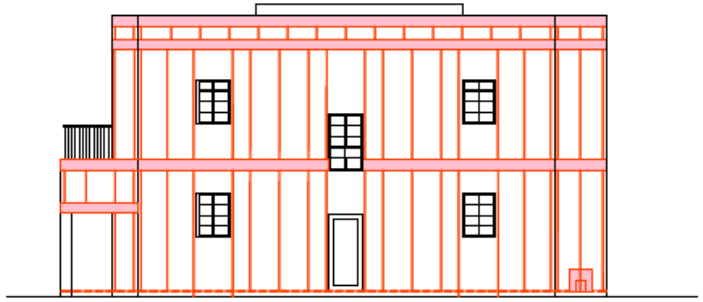
Step 2: Add Reinforcement, Saw-Cut Wall at 32” on Center, Install Rebar, and Pour Concrete



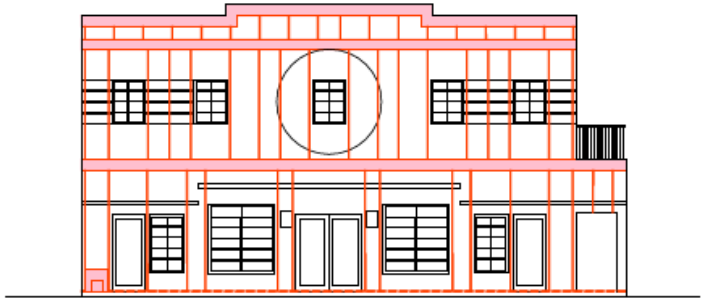
North Elevation



South Elevation



East Elevation (Alley)



West Elevation (Washington Ave)

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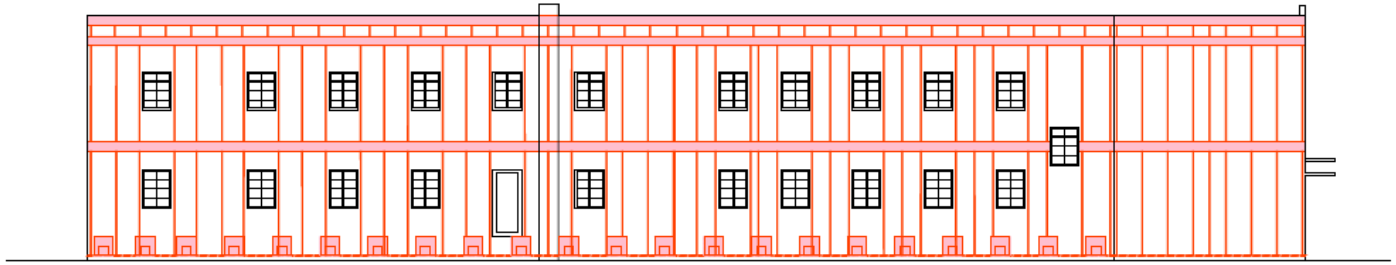
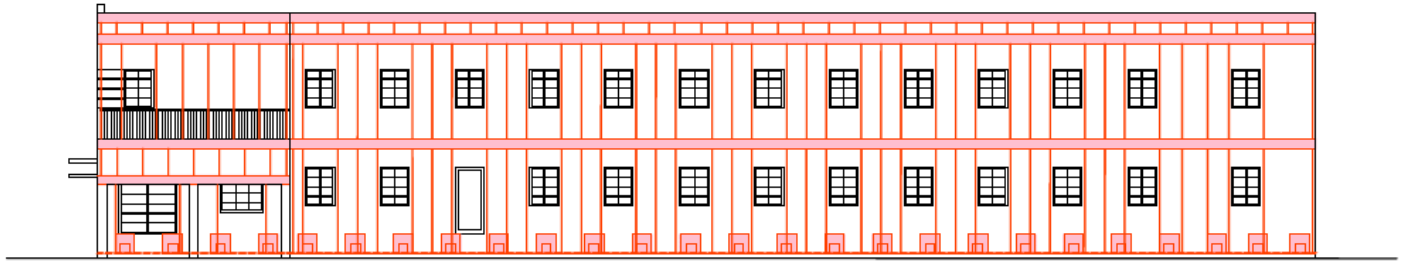
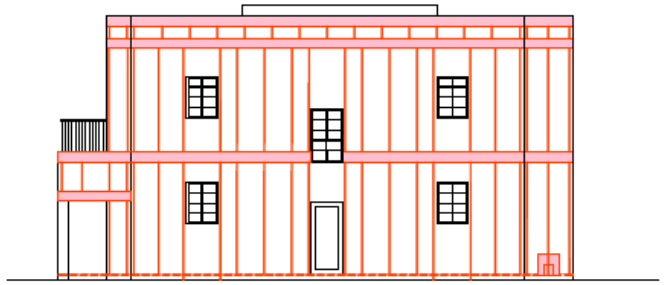
Step 3: Add 2’× 2’ Openings to Access the Beams at 5’ Intervals



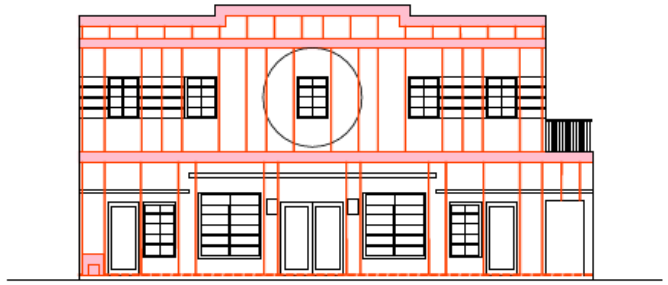
North Elevation



South Elevation



East Elevation (Alley)



West Elevation (Washington Ave)

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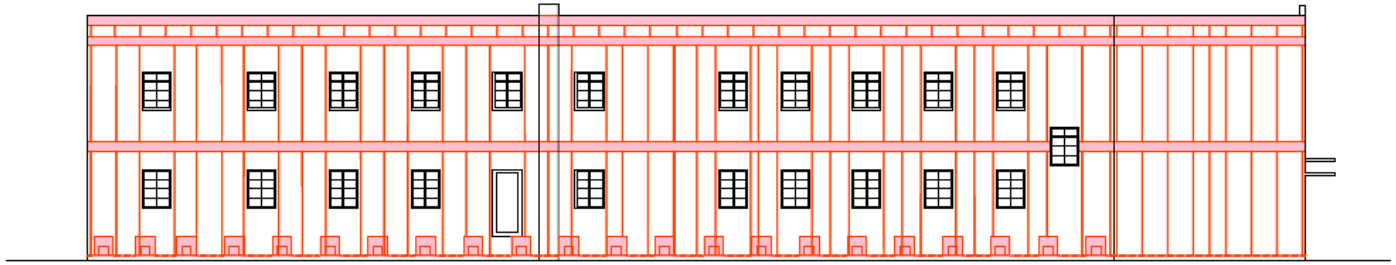
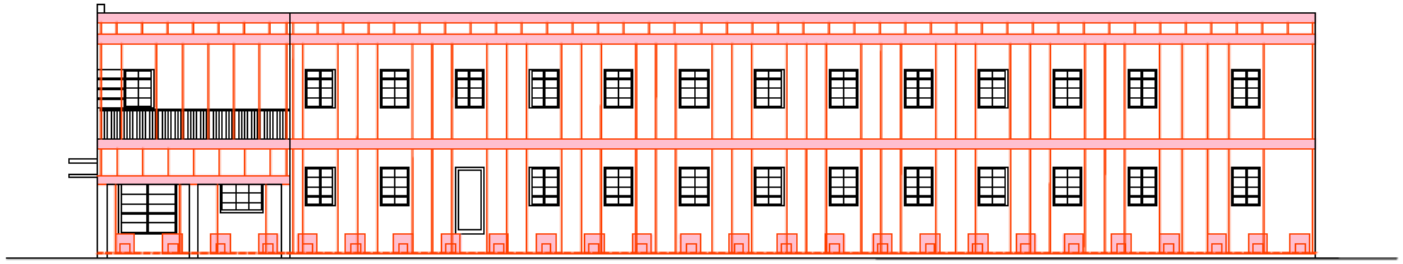
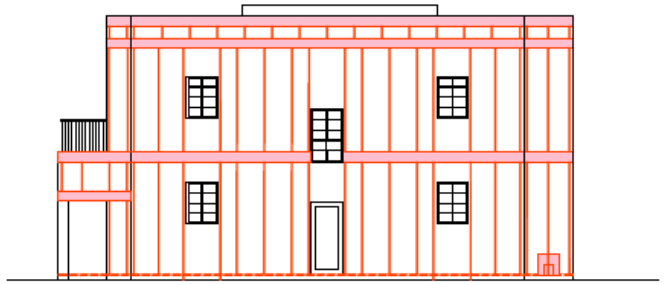
Saw Cutting, Rebar Installation, and Openings Throughout



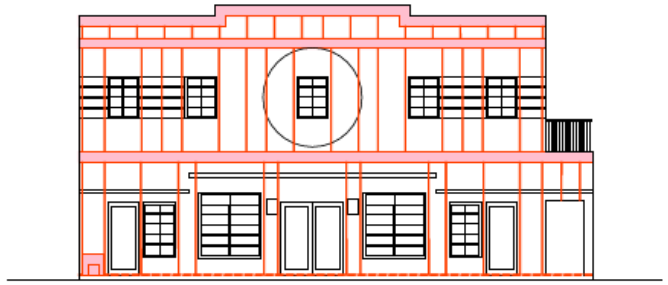
North Elevation



South Elevation



East Elevation (Alley)



West Elevation (Washington Ave)

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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

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