

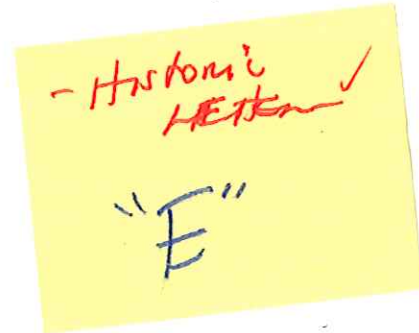
MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. www.miamibeachfl.gov

PLANNING DEPARTMENT
Tel: 305-673-7550, Fax: 305-673-7559

March 10, 2017

Mariano Fernandez, Building Director
Building Department
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139



RE: 747 4th Street – BC0916-1648

Dear Mr. Fernandez:

I am writing on behalf of the Planning Department and the Historic Preservation Board in support of the applicant's request for a waiver from the flood plain requirements for the above noted structure.

The existing building located at 747 4th Street is classified as 'Contributing' in the Miami Beach Historic Properties Database, and is located within the Ocean Beach Local Historic District. As such, the subject structure is individually listed on a local inventory of historic places within the City of Miami Beach, which is a community with an historic preservation program that has been certified by an approved program in the State of Florida, as determined by the Secretary of the Interior.

Raising the existing floors to the required Flood Plain level within the existing walls would result in a serious degradation of the historic and architectural integrity of this structure. Window and door openings would no longer correspond to the original floor level and could not be raised within the original exterior walls without jeopardizing the original construction, as well as the historic design.

The proposed rehabilitation and alteration will not preclude the structure's continued designation as an 'HISTORIC' structure and the variance is the minimum needed to preserve the historic character and design of the structure. In order to prevent the complete loss of this historic structure and the serious degradation of its architectural and historic integrity, the Planning Department, on behalf of the Historic Preservation Board, strongly supports the issuance of a variance to permit a waiver from the flood plain requirements.

Sincerely,

Debbie Tackett
Chief of Historic Preservation

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March 10, 2017

Mariano Fernandez, Building Director
Building Department
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

RE: 701 4th Street – BC0916-1650

Dear Mr. Fernandez:

I am writing on behalf of the Planning Department and the Historic Preservation Board in support of the applicant's request for a waiver from the flood plain requirements for the above noted structure.

The existing building located at 701 4th Street (AKA 739 4th St) is classified as 'Contributing' in the Miami Beach Historic Properties Database, and is located within the Ocean Beach Local Historic District. As such, the subject structure is individually listed on a local inventory of historic places within the City of Miami Beach, which is a community with an historic preservation program that has been certified by an approved program in the State of Florida, as determined by the Secretary of the Interior.

Raising the existing floors to the required Flood Plain level within the existing walls would result in a serious degradation of the historic and architectural integrity of this structure. Window and door openings would no longer correspond to the original floor level and could not be raised within the original exterior walls without jeopardizing the original construction, as well as the historic design.

The proposed rehabilitation and alteration will not preclude the structure's continued designation as an 'HISTORIC' structure and the variance is the minimum needed to preserve the historic character and design of the structure. In order to prevent the complete loss of this historic structure and the serious degradation of its architectural and historic integrity, the Planning Department, on behalf of the Historic Preservation Board, strongly supports the issuance of a variance to permit a waiver from the flood plain requirements.

Sincerely,



Debbie Tackett
Chief of Historic Preservation