

MIAMIBEACH

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

September 13, 2019

Building Official
Building Department
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

RE: 221 Collins Avenue – BC1911444

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 structures.

The existing building located at 221 Collins Avenue 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 structures' continued designation as an 'HISTORIC' structure and the variance is the minimum needed to preserve the historic character and design of the structures. In order to prevent the complete loss of these historic structures and the serious degradation of their 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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