

411 and 419 Michigan Avenue and 944 5 Street, Miami Beach, Florida Vertical Accessibility – ADA Waiver Application

Project and Facility Type

The subject site is located along the major 5th Street corridor. It is comprised of approximately 21,000 square feet (0.48 acres) located on the southeast corner of the intersection of 5th Street and Michigan Avenue and abuts an alley on the east (the "Property"). In 1995, the City of Miami Beach established the Ocean Beach Historic District, which included the two buildings on the Property as "contributing structures," representative of the small-scale character of the modest resort community by the sea at the time of their construction, with architecture reflective of the Art Deco and Mediterranean Revival Hotels, as well as small apartment homes. See Historic Designation Report included with the application materials. The two structures, each with their simple Mediterranean Revival styling, retain a great degree of historic and architectural integrity and are representative of the rich diversity of architectural styles that have evolved within the City's Historic Districts.

The two contributing historic structures were built one year apart. In 1933, an approximately 508 square-foot single-story structure located at the rear alley was built as a garage. In 1934, an approximately 681 square-foot two-story residence was built in front of the garage in the middle of the parcel. See Historic Resources Report included with the application materials. In 1954, the garage was converted into a bedroom and bathroom. The two-story structure was converted into a medical clinic in 2000-2001, and was occupied by a real estate office in 2012. Notably the northern portion of the Property contains the foundation for a failed hotel project. The southern edge of the foundation is in close proximity to the historic buildings.

Earlier this year, the Historic Preservation Board approved the development of a five-story Class A office building with ground floor commercial space, with a combined 67,068 square-footage, all of which is fully ADA accessible, to be built on the existing foundation and the relocation of the two historic structures to more prominent positions, with the two-story fronting Michigan Avenue and the one-story behind it maintaining a similar configuration as they originally had. They will be elevated over 4' above their current elevation to address sea-level rise and flooding issues. An enclosed parking structure, 100% valet operated, of the same scale as the two-story

building will be located to the east of the historic buildings. The historic buildings, which only account for 1.74% of the overall project (excluding all parking areas), will be adaptively reused for commercial use, such as a café for the public to enjoy. The second floor of the two-story will be removed to open up the interior and the roof of the one-story will be removed to provide a unique open-air seating area for the café.

The historic structures will be raised, renovated and preserved, which is essential to the future understanding of the development of architecture in Miami Beach. Accordingly, the owner's goal is to restore the structures and integrate them into the project, allowing the public to enjoy and appreciate their Mediterranean Revival style.

