

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: April 10, 2018

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: HPB18-0186, **7845 Atlantic Way.**

The applicant, Loxodonta Ventures, LLC, Farid Suleman, is requesting a Certificate of Appropriateness for the total demolition of an existing 2-story single family home and the construction of a new 3-story single family home.

STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness with conditions

EXISTING STRUCTURE

Local Historic District:	Altos del Mar
Status:	Non-Contributing
Original Construction Date:	1956
Original Architect:	Don Reiff

ZONING / SITE DATA

Legal Description:	Lot 1, block 5, corrected plat of Altos Del Mar No. 1, According to the Plat Thereof, as Recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.
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Zoning:	RS-3, Single family residential
Future Land Use Designation:	RS-3, Single family residential
Lot Size :	16,000 S.F
Proposed Unit Size :	4,673 S.F / (Max unit size = 4,700 S.F.)
Proposed Height:	3-stories / 37'-0" feet from grade
Existing Use/Condition:	Single family home
Proposed Use:	Single family home

THE PROJECT

The applicant has submitted plans entitled "M002_7845 Atlantic Way", as prepared by Arch USA Inc, dated February 2, 2018.

The applicant is requesting a Certificate of Appropriateness for the total demolition of an existing 2-story single family home and the construction of a new 3-story single family home.

COMPLIANCE WITH ZONING CODE

The application, as proposed, may be inconsistent with the following portions of the City Code:

1. Section 142-107, the height regulation exceptions contained in Section 142-1162 shall not apply, except chimneys and air vents are permitted.
The proposed solar panels and mechanical equipment are not allowable height exceptions.

The above noted comments shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

REVIEW CRITERIA

A decision on an application for a Certificate of Appropriateness shall be based upon the following:

- I. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to Section 118-564(a)(1) of the Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
 - a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time.
Satisfied
 - b. Other guidelines/policies/plans adopted or approved by Resolution or Ordinance by the City Commission.
Satisfied
- II. In determining whether a particular application is compatible with surrounding properties, the Board shall consider the following criteria pursuant to Section 118-564(a)(2) of the Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
 - a. Exterior architectural features.
Satisfied
 - b. General design, scale, massing and arrangement.
Satisfied
The proposed new home has been designed in a manner consistent with the approved Altos Del Mar Design Guidelines incorporating broken up massing, architectural setbacks, and a main entrance facing the street.
 - c. Texture and material and color.
Satisfied
 - d. The relationship of a, b, c, above, to other structures and features of the district.
Satisfied

- e. The purpose for which the district was created.
Satisfied
 - f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.
Satisfied
 - g. An historic resources report, containing all available data and historic documentation regarding the building, site or feature.
Not Applicable
 - h. The original architectural design or any subsequent modifications that have acquired significance.
Not Applicable
- III. The examination of architectural drawings for consistency with the criteria pursuant to Section 118-564(a)(3) of the Miami Beach Code and stated below, with regard to the aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
- a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.
Satisfied
 - b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.
Not Satisfied
See Compliance with Zoning Code section of this report.
 - c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit in areas of the city identified in section 118-503.
Satisfied
 - d. The proposed structure, and/or additions to an existing structure is appropriate to and compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties, or the purposes for which the district was created.
Satisfied
 - e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an

efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

Satisfied

- f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.

Satisfied

- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a City master plan, where applicable.

Satisfied

- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Satisfied

- i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from Structures are adequately shielded from public view, adjacent properties and pedestrian areas.

Satisfied

- j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

Satisfied

- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.

Satisfied

- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Satisfied
- m. Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).
Not Applicable
- n. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.
Satisfied
- o. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.
Satisfied

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
Not Satisfied
A recycling or salvage plan has not been provided.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
Satisfied
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Satisfied
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
Satisfied
- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
Satisfied
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
Satisfied

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
Satisfied
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
Not Applicable
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
Satisfied
- (10) Where feasible and appropriate, water retention systems shall be provided.
Satisfied

CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION EVALUATION CRITERIA

Section 118-564 (f)(4) of the Land Development Regulations of the Miami Beach Code provides criteria by which the Historic Preservation Board evaluates requests for a Certificate of Appropriateness for Demolition. The following is an analysis of the request based upon these criteria:

- a. The Building, Structure, Improvement, or Site is designated on either a national or state level as a part of an Historic Preservation District or as a Historic Architectural Landmark or Site, or is designated pursuant to Division 4, Article X, Chapter 118 of the Miami Beach Code as a Historic Building, Historic Structure or Historic Site, Historic Improvement, Historic Landscape Feature, historic interior or the Structure is of such historic/architectural interest or quality that it would reasonably meet national, state or local criteria for such designation.
Satisfied
The subject structure is designated as part of the Altos del Mar Local Historic District; the building is classified as a Non-Contributing structure in the historic district.
- b. The Building, Structure, Improvement, or Site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.
Not Satisfied
The subject structure would not be difficult and inordinately expensive to reproduce.
- c. The Building, Structure, Improvement, or Site is one of the last remaining examples of its kind in the neighborhood, the country, or the region, or is a distinctive example of an architectural or design style which contributes to the character of the district.
Satisfied
The subject structure is one of the last remaining original single family homes in the Altos Del Mar Historic district, designated in 1987.
- d. The building, structure, improvement, or site is a contributing building, structure, improvement, site or landscape feature rather than a noncontributing building, structure,

improvement, site or landscape feature in a historic district as defined in section 114-1, or is an architecturally significant feature of a public area of the interior of a historic or contributing building.

Not Satisfied

The subject structure is classified as a Non-Contributing building in the Miami Beach Historic Properties Database.

- e. Retention of the Building, Structure, Improvement, Landscape Feature or Site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

Not Satisfied

The retention of this structure is not critical to developing an understanding of an important Miami Beach architectural style.

- f. If the proposed demolition is for the purpose of constructing a parking garage, the Board shall consider it if the parking garage is designed in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior (1983), as amended, and/or the design review guidelines for that particular district.

Not Applicable

The demolition proposed in the subject application is not for the purpose of constructing a parking garage.

- g. In the event an applicant or property owner proposes the total demolition of a contributing structure, historic structure or architecturally significant feature, there shall be definite plans presented to the board for the reuse of the property if the proposed demolition is approved and carried out.

Not Applicable

The applicant is not proposing the total demolition of a Contributing building.

- h. The Miami-Dade County Unsafe Structures Board has ordered the demolition of a Structure without option.

Not Applicable

The Miami-Dade County Unsafe Structures Board has not ordered the demolition of any part of the subject buildings.

COMPLIANCE WITH ALTOS DEL MAR DESIGN GUIDELINES

On August 10, 2000, the Historic Preservation Board adopted Design Guidelines for properties located within the Altos Del Mar Local Historic District. The goals of the Guidelines are:

- Preservation and rehabilitation which contribute to the character of the historic districts.
- To advance the quality of design and construction within the Altos Del Mar single-family historic district.
- Maintain the historic street grid and restore the historic names of the streets.

- Follow the historic building pattern for setbacks, yard areas and open space.
- Ensure a similarity of scale (height, size, and massing) between old and new buildings.
- Mitigate the incongruity that would be created between old and new buildings by the coastal flood protection regulations, with limitations on building height, setbacks and massing.
- Protect and enhance public pedestrian access to the beach.
- Maintain the appearance of the historic neighborhood from Collins Avenue.
- Preserve unobstructed views from beachfront homes toward the water.
- Preserve and enhance the informal character and lushness of the vegetation in public and private spaces.

These guidelines are summarized below, followed by an analysis of the proposed project's compliance with each guideline:

1. NEIGHBORHOOD DESIGN GUIDELINES:

- a. *Perimeter Walls and Fences* - Metal picket fences should be kept low and should be setback from the property line to allow for a traditional landscape barrier; largely transparent. CBS/ Stucco walls shall not exceed three (3) feet in height and may incorporate metal picket fencing above.
Not Applicable;
On May 11, 2004 the Board approved a master plan (HPB File No. 2170) for perimeter walls for lots which include the subject site.
- b. *Flowering Street Plants* - Whenever possible, the actual flowering plant corresponding to the original street name shall be planted along that street and used as a decorative landscape theme.
Satisfied
- c. *Landscaping* - Those areas east of the rear terrace setback (eighty [80] feet west of the Miami Beach Bulkhead line) shall be landscaped with vegetation native to the South Florida coastal region.
Not Applicable
- d. *Landscaping at Street Ends* - Ground covers, shrubs and vines should be kept low in order to maintain views through to the ocean. Shade should be provided by palms, seagrape or other non-invasive canopy trees.
Not Applicable

2. BUILDING AND SITE DESIGN GUIDELINES (for new homes):

- a. *Relationship to Adjacent Buildings* - Houses should be designed in a manner which is sensitive to the massing and siting of adjacent structures. In particular,

taller portions of new houses shall be kept to a minimum and should endeavor not to broadside the outdoor spaces of adjacent properties.

Satisfied

- b. *Positive Outdoor Space* - Outdoor spaces should be designed to have a distinct and definite shape and should have a good degree of enclosure whether for aesthetic or security purposes. Whenever possible views through to other spaces should be encouraged.

Satisfied

- c. *Courtyards and Half-Hidden Gardens* - Gardens and other small outdoor spaces should be designed to be semi-private; neither placed fully in front of the house, nor fully in the back. Gardens should occur in a halfway position, side-by-side with the house, in a location which is half hidden from the street, and half exposed. Similarly, courtyards should not be fully enclosed and should have at least one view out to some larger open space. Active courtyards are encouraged and should incorporate foot paths which connect rooms which open directly onto to the space.

Satisfied

- d. *Main Entrances* - Collins Avenue buildings should have a clearly recognizable front entrance facing the avenue while oceanfront buildings should have this entrance facing Atlantic Way. Entrances should be immediately visible to pedestrians and vehicles even if vehicular entrances are located elsewhere. In this regard, each facade of the house should be given equal dignity to that of the front facade and the front entrance should further incorporate a bold, visible shape which stands out from the facade of the building and is distinguishable as the main entrance.

Satisfied

- e. *Entrance Transition* - A transition space between the street and the front door is encouraged to subtly demarcate the gradient from public to private. It is recommended that the path which connects the street and entrance be brought through this transition space (such as a half-hidden garden), and the space should be marked by a change of light, a change of direction, a change of surface, a change of level, and perhaps by gateways which make a change of enclosure, and above all with a change of view.

Satisfied

- f. *Car Ports and Garages* - Place car ports and garages in such a relationship to the house that the shortest route from the parked car into the house is always through the main entrance. For non-oceanfront lots, locate the garage off Atlantic Way or a side street; and for oceanfront properties off Atlantic Way or a side street. Make the parking space for the car into an actual room which creates a positive and graceful place where the car stands.

Satisfied

- g. *Building Wings* - Houses should be designed so that their massing breaks down into wings which correspond, approximately, to the most important natural social

grouping within the house. Make each wing long and narrow never more than 30' feet in width.

Satisfied

- h. *Long Thin House* - Design the wings of the house to be narrow such that rooms occur one after the other rather than clustered into a large volume. The result will produce a surprisingly narrow house which embraces the site.

Satisfied

- i. *Private Cottage* - A cottage or wing with some sort of autonomy from the main house should be provided. It is recommended the cottage or wing be connected but visibly distinct from the main house and far away from the master bedroom. It should perhaps have its own private entrance and roof.

Satisfied

- j. *Cascade of Roofs* - The building complex should be designed with a coherent system of roofs; the largest, widest roofs over those parts of the building which are most significant and the lesser roofs cascading off the large roofs in a manner congruent with the hierarchy of social spaces underneath them.

Satisfied

- k. *Usable Roofs* - Some portion of almost every roof system should be made usable for a terrace or garden. Place the roof garden or terrace at various stories, and always make it possible to walk directly out onto the roof garden or terrace from some lived-in part of the building.

Satisfied

- l. *Light on Two Sides of Every Room* - It is recommended that each room be located so that it is adjacent to an outdoor space on at least two (2) sides so natural light and air circulation is prevalent in every room from more than one direction.

Satisfied

- m. *Outdoor Terraces, Galleries and Balconies* - Outdoor terraces, balconies and galleries should be designed as habitable, outdoor rooms with a depth of at least six feet. Whenever possible these and other small additions such as arcades, balconies, niches, outdoor seats, awnings, trellised rooms, and the like are recommended at the edges of the buildings in an effort to soften the building's presence in the neighborhood.

Satisfied

- n. *Connection to the Site* - Merge the building to the land around it by including paths, terraces and steps around its edges. Place them deliberately to make the boundaries between house and yard somewhat ambiguous; so that it is impossible to say exactly where the building stops and earth begins.

Satisfied

ANALYSIS

The existing 2-story, Non-Contributing, single family home was constructed in 1956 and designed by architect Don Reiff in the Post War Modern style of architecture. Staff would note that the majority of the site is located east of the Coastal Construction Control Line (CCCL). The CCCL Program was established by the State of Florida to protect the beach and dune system as it is the first line of defense against storms. Structures located east of the CCCL must be designed to resist the predicted forces associated with a 100-year storm event. As such, the lowest horizontal structural member of the building must be located above the wave crest of a 100-year storm, in this instance, 18.2' NGVD. Construction located below this level must be designed to break away in a storm.

In order to construct a new 3-story home on the site, the applicant is requesting approval for the total demolition of the existing home with the exception of the architectural block wall that defines the main entrance courtyard. The breeze blocks are proposed to be salvaged and integrated into a new site wall located along the north property line. It is important to note that the existing Non-Contributing home is located almost entirely below the wave crest and is extremely vulnerable to damage from major storm events. Consequently, staff has no objection to the request for total demolition.

The architect has presented a well-developed project, which staff finds is an effective response to the Certificate of Appropriateness Criteria and Altos del Mar Design Guidelines as approved by the Historic Preservation Board. Staff is supportive of the proposed design concept which captures the spirit of the guidelines with a massing scheme that responds well to the long, narrow lot. The proposed design is a well composed combination of punctured masonry and glass expanses. Together with a successfully detailed design vocabulary, changes in plane along the elevations, integration of indoor and outdoor spaces, cascading roof lines, the buildings mass has been effectively reduced.

In summary, staff is highly supportive of the project staff recommends that the project be approved.

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.