

MIAMI BEACH


PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: July 12, 2016

FROM: Thomas R. Mooney, AICP 
Planning Director

SUBJECT: HPB File No. 7626, **Altos del Mar Park** – generally bounded by 77th Street to the north, 75th Street to the south, Atlantic Ocean to the east and Collins Avenue to the west.

The applicant, City of Miami Beach, is requesting a Certificate of Appropriateness for the design of a new park, including landscape and hardscape and the construction of a new 1-story restroom and storage building.

STAFF RECOMMENDATION

Approval of Certificate of Appropriateness with conditions

BACKGROUND

On July 23, 2014, pursuant to a series of community workshops, presentations and a unanimous recommendation for approval from the Neighborhood/Community Affairs Committee (NCAC) on June 27, 2014.

On November 19, 2014, the Mayor and City Commission adopted the proposed Master Plan for Altos del Mar Park including a single-story restroom and storage facility, as prepared by AECOM.

On January 30, 2015, the NCAC recommended that the Master Plan include a single-story restroom and storage facility to be constructed within Phase I of the project. In addition, the NCAC recommended that landscaping be included around the single-story building in a manner consistent with the landscape design for the Park.

At the March 11, 2015 City Commission Meeting, a discussion was held with regard to the design of the park and the timing for the construction of the restroom facility. At this meeting, the Mayor and City Commission adopted a resolution approving the inclusion of the restroom and storage facility in Phase I of the adopted Master Plan. (Resolution 2015-28958).

On April 12, 2016, the Historic Preservation Board reviewed and continued the application for the subject application to a date certain of June 14, 2016, in order to give the applicant additional time to address concerns of the Board.

On June 14, 2016, the Historic Preservation Board continued the subject application to a date certain of July 12, 2016.

EXISTING SITE

Local Historic District: Harding Townsite/South Altos Del Mar Historic District

ZONING / SITE DATA

Legal Description: Lots 1 thru 7, Block 7 and Lots 1 thru 5, Block 10 and Lots 1 thru 3, and the East ½ of Atlantic Way Right-of-Way lying directly adjacent in Block 8 and Lot 1, the North ½ of Lot 2 and West ½ of Atlantic Way Right-of-Way lying directly adjacent in Block 9, of CORRECTED PLAT OF ALTOS DEL MAR No.1, according to the Plat thereof Recorded in Plat Book 31, Page 40 of the Public Records of Miami Dade County, Florida.

Zoning: GU (Government Use)
Future Land Use Designation: ROS (Recreation and Open Space)
Existing FAR: N/A
Proposed FAR: 1,058 S.F., as represented by the applicant
Proposed Height: 14'-6" to highest point of roof

THE PROJECT

The applicant has submitted plans entitled "Altos Del Mar", as prepared by Stantec, dated May 31, 2016.

The applicant is requesting a Certificate of Appropriateness for the design of Altos Del Mar Park including a new 1-story restroom and storage facility located within the eastern portion of the existing municipal parking lot site.

CONSISTENCY WITH 2025 COMPREHENSIVE PLAN

A preliminary review of the project indicates that the proposed **municipal park use** appears to be **consistent** with the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH ZONING CODE

A preliminary review of the project indicates that the application, as proposed, may be inconsistent with the following portions of the City Code:

1. Variances for setbacks and lot coverage within the Oceanfront Overlay or a waiver of development regulations for City owned property, approved by the City Commission, shall be required for the proposed for the restroom and storage building.

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.

COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS 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
 - c. Texture and material and color.
Not Satisfied
Material samples for the pedestrian paths within the park have not been provided.
 - 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).

Satisfied

- 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.

Not Applicable

- 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.

Not Applicable

ANALYSIS

The subject oceanfront site, located within the Harding Townsite/South Altos Del Mar Local Historic District, consists of vacant park land to the north of 76th Street and a municipal parking lot to the south of 76th Street.

As noted in the Background section of this report, the Board reviewed the subject application on April 12, 2016 and continued the application, in order to give the applicant additional time to address concerns of the Board. Specifically, the Board requested that the applicant further refine the plan for pedestrian circulation within and around the park, reduce the amount of paved area within the park and further study the size and location of the bathroom structure.

In response to the Board members concerns, the applicant has submitted revised plans that include the following refinements:

- The walkway and landscape treatment along the southern edge of the park at 76th Street has been extended westward to Collins Avenue.
- The portion of the sidewalk along the western edge of the park along Collins Avenue has been expanded in width, north of the existing single family residence.
- The sidewalk on the south side of the park along 77th Street has been expanded in width and extended to Collins Avenue creating a generous path connecting to the Beachwalk.
- The overall hardscape has been reduced and additional landscape material has been added within the park.
- The bathroom structure has been shifted to the south, the overall square footage has been reduced by 567 square feet and the height has been reduced by 5'-4".

In summary, staff believes the applicant has skillfully addressed the concerns raised at the April 12th meeting with regard to the design and detailing of the proposed entry features and recommends approval as indicated in the attached Draft Order.

RECOMMENDATION

In view of the foregoing analysis, staff recommends the application be **approved** subject to the conditions enumerated in the attached draft Order.

TRM:DJT:JS

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HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: July 12, 2016

FILE NO: HPB0516-0019

PROPERTY: Altos del Mar Park – generally bounded by 77th Street to the north, 75th Street to the south, Atlantic Ocean to the east and Collins Avenue to the west

APPLICANT: City of Miami Beach

LEGAL: Lots 1 thru 7, Block 7 and Lots 1 thru 5, Block 10 and Lots 1 thru 3, and the East ½ of Atlantic Way Right-of-Way lying directly adjacent in Block 8 and Lot 1, the North ½ of Lot 2 and West ½ of Atlantic Way Right-of-Way lying directly adjacent in Block 9, of CORRECTED PLAT OF ALTOS DEL MAR No.1, according to the Plat thereof Recorded in Plat Book 31 Page 40 of the Public Records of Miami Dade County, Florida.

IN RE: The Application for a Certificate of Appropriateness for the design of a new park, including landscape and hardscape and the construction of a new 1-story restroom and storage building.

ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

A. The subject site is located within the Harding Townsite/South Altos del Mar Local Historic District.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:

1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.

2. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.

3. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code.

C. The project would remain consistent with the criteria and requirements of section 118-564 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. Final details of all exterior surface finishes and materials for the restroom and storage building, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. Final details of hardscape surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.
 - c. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

A. Variance(s)

- I. No variances have been requested as part of this application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

B. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- a. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.

- b. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- c. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- d. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- e. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- f. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- g. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- h. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- i. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "Altos Del Mar", as prepared by Stantec, dated February 22, 2016.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the

conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of a Certificate of Appropriateness does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, the Certificate of Appropriateness will expire and become null and void. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-561 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this _____ day of _____, 20____.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
DEBORAH TACKETT
PRESERVATION AND DESIGN MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: _____

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HPB0516-0019
Meeting Date: July 12, 2016

Approved As To Form:
City Attorney's Office: _____ ()

Filed with the Clerk of the Historic Preservation Board on _____ ()

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