

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: August 9, 2016

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: HPB0616-003²~~5~~ a.k.a. HPB 7379, **336 21st Street – Plymouth Hotel.**

The applicant, Plymouth Hotel, LLC, is requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 1-story rooftop addition, as part of a new hotel development. Specifically, the applicant is requesting to add additional mechanical equipment on the roof of the penthouse addition.

STAFF RECOMMENDATION

Approval of the modification with conditions

EXISTING STRUCTURE

Local Historic District:	Museum
Status:	Contributing
Original Construction Date:	1940
Original Architect:	Anton Skislewicz

ZONING / SITE DATA

Legal Description:	Lots 5 and 7, Block E, Amended Plat of the Ocean Front Property of the Miami Beach Improvement Company, a subdivision recorded in Plat Book 5 at page 7 and 8 of the public records of Miami-Dade County, Florida.
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Zoning -	RM-2 (Residential Multifamily, Medium Intensity)
Future Land Use Designation -	RM-2 (Residential Multifamily, Medium Intensity)

BACKGROUND

On November 12, 2013, the Board reviewed and approved a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 1-story rooftop addition, as part of a new hotel development.

On August 12, 2014, the Board reviewed and approved a modification to the Certificate of Appropriateness in order to locate mechanical units on the roof of the penthouse addition.

On October 13, 2015, the Board reviewed and approved a modification to the Certificate of Appropriateness for design modifications to the lobby.

THE PROJECT

The applicant has submitted plans entitled "The Plymouth Hotel" as prepared by Kobi Karp, Architecture, Interior Design, Planning, dated June 27 2016.

The applicant is requesting to modify conditions C(1)(k) and C(1)(l) of the Order in order to locate additional mechanical equipment on the roof of the penthouse addition.

COMPLIANCE WITH ZONING CODE

A preliminary review of the project indicates that the application for a modification to conditions C(1)(k) and C(1)(l) of the Order, appears to be consistent with the City Code.

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
 - 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.
Not applicable
 - 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.
Satisfied
- 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.
Satisfied
 - 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.

Not applicable

- 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.

Not applicable

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

Not applicable

- 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.

Not Applicable

- 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).

Not applicable

- 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.

Not Applicable

- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Not Applicable
- 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.
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

2013 project approval

On November 12, 2013, the Board reviewed and approved a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 1-story rooftop addition, as part of hotel redevelopment project.

At that time, the Board was concerned with regard to the potential adverse impact any additional projections from the roof of the rooftop addition may have on the existing 'Contributing' building. As a result, the Board imposed the following conditions:

Condition C(1)(k):

The only projection permitted to be located on the roof of the penthouse addition shall be the elevator override structure, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or directions from the Board.

Condition C(1)(l):

The mechanical equipment shall be relocated to the existing roof level of the Plymouth Hotel, no mechanical equipment shall be permitted on the roof of the proposed penthouse addition, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or directions from the Board.

2014 roof-top mechanical modification

On August 12, 2014, the Board reviewed and approved modifications to conditions C(1)(k) and C(1)(l) in order to allow for the introduction of 10 condensing units and associated screening at the roof at the rooftop addition southeast corner of the south wing of the building. The conditions we modified as follows:

Condition C(1)(k):

The only projections permitted to be located on the roof of the penthouse addition shall be the elevator override structure, ten condensing units and mechanical screening, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

Condition C(1)(l):

A maximum of ten condensing units and associated mechanical screening may be approved located at the southeast corner of the south wing of the building with a maximum height of 7'-0" above the penthouse roof deck and final design details of all mechanical screening shall be provided ~~The mechanical equipment shall be relocated to the existing roof level of the Plymouth Hotel, no mechanical equipment shall be permitted on the roof of the proposed penthouse addition, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.~~

Current request

The applicant is requesting that the Board further modify conditions C(1)(k) and C(1)(l) of the August 12, 2014 Order, in order to introduce a 10'-0" tall generator within the previously approved rooftop mechanical equipment area. The applicant is also proposing to increase the height of the previously approved mechanical screening from 7'-0" to 10'-0".

Staff has no objection to the proposed location of the generator as it will not be visible from Park Avenue or 21st Street, as demonstrated by the line-of-sight diagrams provided on sheet A.501. Additionally, after examination of the plans provided, staff is confident that the proposed generator will not be visible from Collins Park due to the height of the building and the location of the units, approximately 100' away from the parapet of the north edge of the approved rooftop addition. Finally, staff believes that the proposed location of the generator on top of the building in lieu of placing it in the courtyard, is the most appropriate solution eliminating the negative visual the generator would on the character of the historic courtyard. Staff has only one concern with regard to the height of the proposed mechanical screening. Staff recommends the design of the screen be further studied in order to ensure that it will not be visible from Park Avenue, which may require a reduction in height. Staff is confident this issue can be addressed administratively and recommends approval.

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 and Practical Difficulty and Hardship criteria, as applicable.

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: August 9, 2016

FILE NO: HPB0516-0032

PROPERTY: 336 21st Street

APPLICANT: Plymouth Hotel, LLC

LEGAL: Lots 5 and 7, Block E, Amended Plat of the Ocean Front Property of the Miami Beach Improvement Company, a subdivision recorded in Plat Book 5 at page 7 and 8 of the public records of Miami-Dade County, Florida.

IN RE: The application for modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 1-story rooftop addition, as part of a new hotel development. Specifically, the applicant is requesting to add additional mechanical equipment on the roof of the penthouse addition.

SUPPLEMENTAL 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 Museum 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 elevations, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:

- a. Revised Condition C(1)(k): The only projections permitted to be located on the roof of the penthouse addition shall be the elevator override structure, ten condensing units, one generator and mechanical screening, 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. Revised Condition C(1)(l): A maximum of ten condensing units, one generator and associated mechanical screening may be approved located at the southeast corner of the south wing of the building. The height of the condensing units shall not exceed 7'-0" and the height of the generator and associated screening shall not exceed 10'-0". The final height of the mechanical screening shall be further studied to ensure that it will not be visible from Park Avenue, which may require a reduction in height. with a maximum height of 7'-0" above the penthouse roof deck and fFinal design details of all mechanical screening shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

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.

II. Variance(s)

- A. No variances are requested as a part of this modification 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.

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

- A. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- B. 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.

- C. A copy of all pages of the recorded Supplemental 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 Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- E. 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.
- F. The Supplemental 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.
- G. The previous Orders dated November 12, 2013, August 12, 2014 and October 13, 2015 shall remain in full force and effect, except to the extent modified herein.
- 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 adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact.

PROVIDED, the applicant shall build substantially in accordance with the previously approved plans on November 12, 2013, August 12, 2014 and October 13, 2015 and the plans entitled "The Plymouth Hotel" as prepared by Kobi Karp Architecture, Interior Design & Planning, dated June 27, 2016, and as approved by the Historic Preservation Board, as determined by staff.

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 the approval 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 approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. 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 application will expire and become null and void.

In accordance with Chapter 118 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 application to Chapter 118 of the City Code, for revocation or modification of the application.

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: _____

Approved As To Form:

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HPB0516-0032
Meeting Date: August 9, 2016

City Attorney's Office: _____ ()

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

~~Strike-Thru~~ denotes deleted language
Underscore denotes new language

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