

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: February 9, 2021

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: HPB20-0420, **1030 6th Street.**

An application has been filed requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of all buildings on the site and the construction of an attached addition as part of a new hotel development, including one or more waivers and variances to reduce the required setbacks, reduce the required open space and reduce the minimum hotel unit size.

STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness with conditions.
Approval of variances #1-5.
Denial of variance #6.

BACKGROUND

On November 10, 2020, the Board reviewed and continued the subject application to a date certain of January 12, 2021. On January 12, 2021, the Board continued the subject application to a date certain of February 9, 2021.

EXISTING STRUCTURES

Local Historic District:	Ocean Beach
Status:	Contributing
Construction Date:	1938
Architect:	Henry Hohausser

ZONING / SITE DATA

Legal Description:	Lots 15 & 16, Block 98 of the Ocean Beach Addition No. 3, according to the Plat Thereof, as Recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.
--------------------	--

Zoning:	CPS-2, Commercial performance standard, general mixed-use commercial
---------	--

Future Land Use Designation:	CPS-2, Commercial performance standard, general mixed-use commercial
------------------------------	--

Lot Size:	15,000 S.F. / 2.0 Max FAR
Existing FAR:	Not provided

Proposed FAR:	29,629 S.F. / 1.97 FAR
Existing Height:	Not provided
Proposed Height:	62'-8", as represented by the applicant
Existing Use/Condition:	Multi-family residential
Proposed Use:	Hotel and restaurant

THE PROJECT

The applicant has submitted plans entitled "The Hohausser Hotel", as prepared by Studio McG Architecture, dated December 14, 2020.

The applicant is requesting the following variances:

1. A variance to reduce by 9'-0" the minimum required pedestal rear setback of 10'-0" in order to construct a multistory building addition at 1'-0" from the south rear property line.
2. A variance to reduce by 14'-0" the minimum required tower rear setback of 15'-0" in order to construct a multistory building addition at 1'-0" from the south rear property line.
 - Variances requested from:

Sec. 142-700. - Mixed use buildings.

The calculation of setbacks and floor area ratio for mixed use buildings shall be as follows:
(1)Setbacks. When more than 25 percent of the total area of a building in a C-PS district is used for residential or hotel units, any floor containing such units shall follow the R-PS1, 2, 3, 4 setback regulations.

Sec. 142-697. – Setback requirements in the RPS-1, 2, 3, 4 districts.

(a) The setback requirements in the RPS-1, 2, 3, 4 are as follows:
Pedestal and subterranean, Rear: Nonoceanfront lots: 10% of the lot depth.
Tower, Rear: Nonoceanfront lots: 15% of the lot depth.
Tower, Interior side: The required pedestal setback plus 10% the height of the building.

The applicant is proposing a 6-story ground level addition, primarily located along the south side of the property, which for zoning purposes has been determined to be a rear yard. The existing two-story contributing buildings facing 6th Street will be retained and renovated, including the retention of the substantially open courtyard located between both structures. Staff believes that the proposed location of the addition will have the least impact on the contributing buildings and the integrity of the surrounding historic district. In the CPS-2 district, when hotel units exceed 25% of the floor area of the building, any floor containing those units is required to comply with the residential setbacks of the RPS districts. In this case, the required rear setback for the pedestal portion of the building is 10'-0" and the required rear setback for the tower portion of the building is 15'-0".

The applicant is proposing a 5'-0" setback for most of the building and a 1'-0" setback for the portion containing the elevators. Staff is supportive of both variance requests, as the existing buildings at the front will be restored and the portion retained in the rear, the third building, is separated from the new addition. This condition creates the practical difficulties that result in these two variance requests. Staff would also note that the portion of the buildings immediately adjacent to the property to the south are common corridors, stairs and elevators that would create a barrier from the actual hotel units and should not have a negative impact on the recently constructed

commercial property to the south. In summary, staff recommends approval of variances #1 and #2.

3. A variance to reduce by 2'-6" the minimum required pedestal interior side setback of 7'-6" in order to construct a multistory building addition with 64'-0" in height at 5'-0" from the east side property line.
4. A variance to reduce by 0'-6" the minimum required tower interior side setback of 13'-11" in order to construct a multistory building addition with 64'-0" in height at 13'-5" from the east side property line.

- Variance requested from:

Sec. 142-700. - Mixed use buildings.

The calculation of setbacks and floor area ratio for mixed use buildings shall be as follows:
(1)Setbacks. When more than 25 percent of the total area of a building in a C-PS district is used for residential or hotel units, any floor containing such units shall follow the R-PS1, 2, 3, 4 setback regulations.

Sec. 142-697. – Setback requirements in the RPS-1, 2, 3, 4 districts.

(a) The setback requirements in the RPS-1, 2, 3, 4 are as follows:

Pedestal and Subterranean, Interior side: 7.5 feet.

Tower, Interior side: The required pedestal setback plus 10% the height of the building.

These variance requests are also associated with the required setbacks when a hotel use is proposed in the CPS districts. In this regard, all floors containing hotel units must comply with the setback regulations in the RPS districts. The previously proposed project exceeded the required interior side setback at the pedestal level and required a side setback variance at the tower levels only. Following staff and Board member recommendations, the applicant has modified the project since the last meeting and has reduced the overall building height by approximately 10'-0". This reduction in height resulted in the expansion of the floor plates at the pedestal levels to align with the existing building setback of 5'-0" on the interior side, resulting in this new variance request.

Staff has no objections to variances 3 and 4 as the project retains and restores existing contributing buildings including the historic courtyard plan. Additionally, the available locations for new floor area is limited, which creates practical difficulties to increase the floor area on the property. Staff would also note that the previously requested setback variance for the tower portion of the project has been reduced due to the reduction in the height of the building. Further, the overall massing of the building is more compatible with the massing of the existing contributing buildings. Finally, staff would note that the existing alley provides a buffer between the property and the adjacent neighboring site, which should serve to mitigate any impacts on the neighboring properties. In summary, staff recommends approval of variances # 3 and #4.

5. A variance to exceed by 42.5 % (638 s.f.) the maximum area of 30% (450 s.f.) allowed for structures within the required rear yard of 10'-0" in order to construct a multistory building addition and occupy up to 72.5% (1,088 s.f.) within the rear yard of the property.

- Variance requested from:

Sec. 142-1132. Allowable encroachments within required yards for districts other than single-family districts.

The following regulations shall apply to allowable encroachments in all districts except single-family residential districts, unless otherwise specified in this Code.

(a) Accessory buildings. Accessory buildings which are not a part of the main building may be constructed in a rear yard, provided such accessory building does not occupy more than 30 percent of the area of the required rear yard and provided it is not located closer than seven and one-half feet to a rear or interior side lot line and 15 feet when facing a street. Areas enclosed by screen shall be included in the computation of area occupied in a required rear yard, but an open uncovered swimming pool shall not be included.

(j) Hot tubs, showers, saunas, whirlpools, toilet facilities, decks. In all districts, hot tubs, showers, whirlpools, toilet facilities, decks and cabanas are structures which are not required to be connected to the main building but may be constructed in a required rear yard, provided such structure does not occupy more than 30 percent of the area of the required rear yard and provided it is not located closer than seven and one-half feet to a rear or interior side lot line. Freestanding, unenclosed facilities including surrounding paved or deck areas shall adhere to the same setback requirements as enclosed facilities.

Staff is supportive of the location of the new hotel addition in order to preserve the integrity of the contributing structures and original courtyard plan. Variance #1 substantially reduces the rear yard of the property and results in the request for variance #5, to reduce the required open space in the required rear yard, both of which are intrinsically linked. Staff has no objection to this variance request as it is related to the retention of the contributing structures and the improvements on the site in order to redevelop the property. As such, staff finds that the variance request #5 satisfies the practical difficulties criteria for approval.

6. A variance from the minimum required hotel unit size: 15% of the hotel units shall be between 300-335 square feet and 85% of units shall be larger than 335 square feet, in order to permit 41 hotel units (63%) between 300 and 335 square feet, and 24 hotel units exceeding 335 square feet. (37% of units).

- Variance requested from:

Sec. 142-698. Commercial performance standard area requirements.

(b) The commercial performance standard area requirements are as follows:

Minimum floor area per hotel unit (square feet):15%: 300 -335 square feet, 85%: 335+ square feet in all districts.

The modifications proposed to the original project, including the reduction in building height, also include a change in the number of units proposed. In order to accommodate the revised number of units, a variance request for the minimum hotel unit size has been proposed by the applicant. As indicated above, staff is supportive of the variances related to the physical location of the new multistory addition, considering the retention of the contributing structures. Variances #1 thru 5 may be considered the minimum variances required to make a reasonable hotel development based on the limited area available and to minimize the impact on the retained structures. However, the number of units proposed within the new structure are not associated with the

retention of the building or architectural features of the contributing buildings. In addition to the multiple variances requested, this construction also maximizes the FAR allowed for the site. As the majority of the non-conforming units are completely new construction, the variance request lacks any practical difficulties or hardship. As such staff does not recommend approval of the variance and instead recommends that the number of units be reduced and that the project comply with the hotel unit size required.

PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA

The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, with the exception of variance #6, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code, with the exception of variance #6:

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- That the special conditions and circumstances do not result from the action of the applicant;
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;
- That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.
- The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

COMPLIANCE WITH ZONING CODE

A preliminary review of the project indicates that the application appears to be consistent with the City Code.

1. Sec. 142-1161: Bicycle racks are not allowed to encroach within the required yards exceeding 25% of the required yard. Revise drawings or relocate bicycle parking.

2. Sec. 142-1161: Details of the air conditioning equipment in the front and side has not been provided. Air conditioning equipment shall be screened from view and comply with minimum side setback of 5'-0".

This 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.

CONSISTENCY WITH 2025 COMPREHENSIVE PLAN

A preliminary review of the project indicates that the proposed **hotel** use is **consistent** with the Future Land Use Map of the Comprehensive Plan.

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 Applicable
Only minimal demolition is proposed.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
Satisfied
The windows proposed to be replaced will be impact resistant.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Satisfied
- (4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.
Satisfied
- (5) The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.
Satisfied
The first finished floor within the new construction is located at 9.00' NGVD.
- (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 and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three (3) additional feet in height.
Satisfied
- (7) In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever

practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.

Satisfied

- (8) Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Satisfied

Elevating the existing finish floor level to base flood elevation plus freeboard may not be reasonably feasible given the scope of work proposed.

- (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

Additional information shall be provided at the time of building permit review.

- (10) In all new projects, water retention systems shall be provided.

Satisfied

Additional information shall be provided at the time of building permit review.

- (11) Cool pavement materials or porous pavement materials shall be utilized.

Satisfied

Additional information shall be provided at the time of building permit review.

- (12) The project design shall minimize the potential for a project causing a heat island effect on site.

Satisfied

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.
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.
Satisfied
- 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.
Not Satisfied
See Compliance with Zoning Code
- 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.

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

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 existing structures are designated as Contributing within the Ocean Beach Local 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.

Satisfied

The buildings are of such design, craftsmanship, or material that they could be reproduced only with great difficulty and/or expense.

- 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 existing buildings are distinctive examples of the Mediterranean Revival/Art Deco Transitional style of architecture which contributes to the district.
- 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.
Satisfied
The subject buildings are classified as Contributing buildings 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.
Satisfied
The retention of the buildings is 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 to totally demolish a building.
- h. The 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 the structure.

STAFF ANALYSIS

The subject collection of buildings, originally known as the Lenox Villas, was constructed in 1938 and designed by Henry Hohausser in the Mediterranean Revival/Art Deco Transition style of

architecture. The site contains three identical buildings arranged around a central courtyard fronting onto 6th Street.

The applicant is currently proposing the construction of an attached addition at the rear of the site (along the south property line) as part of a new hotel development. The proposed project consists of 65 hotel units, a rooftop pool deck and an 80-seat restaurant. In order to construct the new addition, the applicant is proposing to demolish the rear portion (approximately 70%) of the center building. The portion of the center building to be retained, and the entirety of the remaining two buildings, are proposed to be substantially restored.

On November 10, 2020, the Board reviewed and continued the application in order to give the applicant additional time to address concerns of staff and the Board. Since the November meeting the applicant has submitted revised plans that include the following modifications:

- The overall height of the addition has been reduced by 10'-0" (1 story).
- The main 6-story tower portion of the building has been reduced in width by 8'-3".
- The 7th floor units have been relocated to new 5-story wings on either side of the tower. These wings are proposed to be setback 5'-0" from the side property lines, in line with the existing buildings on the site.
- The walkout balconies at the upper levels have been eliminated or converted to balconettes.

Staff is supportive of the revised design which is in keeping with staff's initial recommendations and believes that these modifications result in a design that achieves a greater level of compatibility with the contributing buildings on the site and the surrounding historic districts.

Finally, the applicant is requesting a waiver of the off-street loading space requirements outlined in Section 130-101 of the City Code. The project is required to provide three off-street loading spaces. As currently proposed, the applicant is providing one off-street loading space. The Historic Preservation Board may waive the requirements for off-street loading spaces for properties containing a Contributing structure, provided that a detailed plan delineating on-street loading is approved by the Parking Department. The applicant has preliminarily met with the Parking Department and will submit an on-street loading plan as required. Consequently, staff does not object to the granting of this waiver.

VARIANCE ANALYSIS

A new 7-story addition is proposed at the rear of the site and six (6) variances are being requested for the location of the new structure. Staff believes that variances #1 thru #5 proposed are the minimum necessary to develop the property and preserve the existing structures. However, variance request #6 is a self-imposed variance, not related to the retention of the existing structures and it does not satisfy the practical difficulties or hardship criteria for approval. Staff recommends approval of variances 1-5 and denial of variance 6.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the Certificate of Appropriateness and variance requests #1, #2, #3, #4 and #5 be **approved** and variance request #6 be **denied**, 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: February 9, 2021

PROPERTY/FOLIO: 1030 6th Street / 02-4203-009-7860

FILE NO: HPB20-0420

IN RE: An application by Fernandez Properties Inc for a Certificate of Appropriateness for the partial demolition, renovation and partial restoration of all buildings on the site and the construction of an attached addition as part of a new hotel development, including one or more waivers and variances to reduce the required rear pedestal and tower setbacks, the required side interior tower setback and to reduce the required rear yard open space.

LEGAL: Lots 15 & 16, Block 98 of the Ocean Beach Addition No. 3, according to the Plat Thereof, as Recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

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 Ocean Beach 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 Sea Level Rise and Resiliency Review Criteria in Section 133-50(a) of the Miami Beach Code.
 2. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 3. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.
 4. Is not consistent with Certificate of Appropriateness Criteria 'b' in Section 118-564(a)(3) of the Miami Beach Code.
 5. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(f)(4) of the Miami Beach Code.

- C. The project would be consistent with the criteria and requirements of section 118-564 and 133-50(a) 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. The existing structures on site shall be fully renovated and restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board; at a minimum, this shall include the following:
 - i. All through-the-wall air conditioning units shall be removed and replaced with a central air conditioning system, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - ii. The existing non-original windows shall be replaced with new impact resistant casement windows and shall incorporate a muntin configuration that is consistent with available historical documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - iii. There shall be no TCO or CO issued for the new residential addition until the exterior restoration of the of the Contributing buildings, as approved by the Board, is substantially complete. Staff will perform an inspection of the property to ensure substantial completeness of the approved restoration prior to the approval of any TCO or CO for the new residential addition.
 - b. Final details of all exterior 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.
 - c. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - d. A plaque or historic display describing the history and evolution of the buildings shall be placed on the site and shall be located in a manner visible from the right of way, prior to the issuance of a Certificate of Occupancy for the building, 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. In accordance with Section 130-101(d) of the City Code, the requirement pertaining to providing off-street loading spaces is hereby waived, provided that a detailed plan delineating on-street loading is approved by the Parking Department.

3. 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. All hedge and ground cover plantings within the street facing yards shall not exceed 36" in height at maturity.
 - b. Prior to issuance of a Building Permit, the applicant shall provide a Tree Report prepared by a Certified Arborist for any existing canopy shade trees with a DBH of 3" or greater located in public or private property, which may be scheduled for removal or relocation for the review and approval of the City of Miami Beach Urban Forester.
 - 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.
 - d. The project design shall minimize the potential for a project causing a heat island effect on site.
 - e. Cool pavement materials or porous pavement materials shall be utilized.

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. The applicant filed an application with the Planning Department for the following variance(s), which were either approved by the Board with modifications, or denied:

The following variances were approved by the Board:

1. A variance to reduce by 9'-0" the minimum required pedestal rear setback of 10'-0" in order to construct a multistory building addition at 1'-0" from the south rear property line.
2. A variance to reduce by 14'-0" the minimum required tower rear setback of 15'-0" in order to construct a multistory building addition at 1'-0" from the south rear property line.
3. A variance to reduce by 2'-6" the minimum required pedestal interior side setback of 7'-6" in order to construct a multistory building addition with 64'-0" in height at 5'-0" from the east side property line.

4. A variance to reduce by 0'-6" the minimum required tower interior side setback of 13'-11" in order to construct a multistory building addition with 64'-0" in height at 13'-5" from the east side property line.
5. A variance to exceed by 42.5 % (638 s.f.) the maximum area of 30% (450 s.f.) allowed for structures within the required rear yard of 10'-0" in order to construct a multistory building addition and occupy up to 72.5% (1,088 s.f.) within the rear yard of the property.

The following variance was denied by the Board:

6. A variance from the minimum required hotel unit size: 15% of the hotel units shall be between 300-335 square feet and 85% of units shall be larger than 335 square feet, in order to permit 41 hotel units (63%) between 300 and 335 square feet, and 24 hotel units exceeding 335 square feet. (37% of units).
- A. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, only as it relates to variances #1, #2, #3, #4 and #5, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code only as it relates to variances #1, #2, #3, #4 and #5:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

- B. The Board hereby **Approves** the requested variances #1, #2, #3, #4 and #5 and **Denies** variance #6 and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:
1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
 2. Location of bicycle parking cannot exceed 25% into a required yard.
 3. Air conditioning equipment shall be screened from view, in a manner to be reviewed and approved by staff.

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. The applicant agrees and shall be required to provide access to areas subject to this approval (not including private residences or hotel rooms) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.
- B. The issuance of a building permit is contingent upon meeting Public School Concurrency requirements, if applicable. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed. No building permit may be issued unless and until the applicant obtains a written finding from Miami-Dade County Public Schools that the applicant has satisfied school concurrency.
- C. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.
- D. 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.

- E. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- F. 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.
- G. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. 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.
- I. 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.
- J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. 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.
- L. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

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 application 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 entitled "**The Hohausen Hotel**", as prepared by Studio McG Architecture, dated December 14, 2020, 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
CHIEF OF HISTORIC PRESERVATION
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, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.

NOTARY PUBLIC

Page 8 of 8
HPB20-0420
Meeting Date: February 9, 2021

Miami-Dade County, Florida
My commission expires: _____

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

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

DRAFT