

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: October 12, 2021

FROM: Thomas R. Mooney, AICP  
Planning Director

SUBJECT: HPB21-0472, **915 Washington Avenue.**

An application has been filed requesting a Certificate of Appropriateness for modifications to the 2<sup>nd</sup> level roof deck including the construction of two additions and the installation of a retractable canopy structure.

#### **RECOMMENDATION**

Continuance of the application to a date certain of December 13, 2021.

#### **BACKGROUND**

On December 13, 2016 and February 14, 2017, the Board reviewed and approved a Certificate of Appropriateness (HPB0716-0046) for the substantial demolition, renovation and restoration of the existing structures and the construction of a new 7-story ground level addition. On December 8, 2020, the Board reviewed and approved a Certificate of Appropriateness (HPB20-0438) for the introduction of a canopy structure at the 2<sup>nd</sup> level roof deck.

#### **EXISTING STRUCTURES**

Local Historic District: Flamingo Park

##### **915 Washington Avenue**

Status: Contributing  
Construction Date: 1936  
Architect: Henry Hohausner

##### **947 Washington Avenue**

Status: Contributing  
Construction Date: 1942  
Architect: Kiehnel & Elliott

##### **955 Washington Avenue**

Status: Contributing  
Construction Date: 1936  
Architect: E. L. Robertson

##### **New Hotel Structure**

Status: Non-Contributing  
Construction Date: 2020  
Architect: Kobi Karp Architecture

### **ZONING / SITE DATA**

Legal Description: Lots 10-15, Block 31 of Ocean Beach Addition No. 2, according to the plat thereof recorded in Plat Book 2, Page 56 of the public records of Miami Dade County, Florida.

Zoning: CD-2, Commercial, medium intensity  
Future Land Use Designation: CD-2, Commercial, medium intensity

Lot Size: 39,000 S.F. / 2.0 Max FAR  
Existing FAR: 76,722 S.F. / 1/96 FAR  
Proposed FAR: 77,251 S.F. / 1.98 FAR

### **THE PROJECT**

The applicant has submitted plans entitled “Moxy Hotel Roof Top Terrace”, as prepared by Saladino Design Studios, dated August 2, 2021.

### **COMPLIANCE WITH ZONING CODE**

The application, as submitted, appears to be consistent with the requirements of the City Code.

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 2040 COMPREHENSIVE PLAN**

A preliminary review of the project indicates that the existing **commercial** 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**
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**Not Applicable**
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Not Applicable**
- (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.  
**Not Applicable**

- (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.  
**Not Applicable**
- (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.  
**Not Applicable**
- (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.  
**Not Applicable**
- (8) Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.  
**Not Applicable**
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.  
**Not Applicable**
- (10) In all new projects, water retention systems shall be provided.  
**Not Applicable**
- (11) Cool pavement materials or porous pavement materials shall be utilized.  
**Not Applicable**
- (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.

**Not Satisfied**

**The extent and magnitude of the proposed canopy system at the second level rooftop has a significant adverse impact on the three Contributing building facades at the ground level.**

- b. General design, scale, massing and arrangement.

**Not Satisfied**

**The extent and magnitude of the proposed canopy system at the second level rooftop has a significant adverse impact on the three Contributing building facades at the ground level.**

- c. Texture and material and color.

**Satisfied**

- d. The relationship of a, b, c, above, to other structures and features of the district.

**Not Satisfied**

**The extent and magnitude of the proposed canopy system at the second level rooftop has a significant adverse impact on the three Contributing building facades at the ground level as well as the character of the surrounding historic district.**

- e. The purpose for which the district was created.

**Not Satisfied**

**The extent and magnitude of the proposed canopy system at the second level rooftop has a significant adverse impact on the three Contributing building facades at the ground level as well as the character of the surrounding historic district.**

- 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.

**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.

**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.

**Not Satisfied**

**The extent and magnitude of the proposed canopy system at the second level rooftop has a significant adverse impact on the three Contributing building facades at the ground level.**

- 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.

**Not Satisfied**

**The extent and magnitude of the proposed canopy system at the second level rooftop has a significant adverse impact on the three Contributing building facades at the ground level as well as the character of the surrounding historic district.**

- 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.

**Not Satisfied**

**The extent and magnitude of the proposed canopy system at the second level rooftop has a significant adverse impact on the three Contributing building facades at the ground level as well as the character of the surrounding historic district.**

- 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.

**Satisfied**

- 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.

**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).

**Not Satisfied**

**The extent and magnitude of the proposed canopy system at the second level rooftop has a significant adverse impact on the three Contributing building facades at the ground level.**

- 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.  
**Satisfied**
- m. Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).  
**Not Satisfied**  
**The extent and magnitude of the proposed canopy system at the second level rooftop has a significant adverse impact on the three Contributing building facades at the ground level.**
- 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**

As noted in the Background section of this report, in 2017, the Board reviewed and approved a Certificate of Appropriateness for the substantial demolition, renovation and restoration of three Contributing buildings and the construction of a new 7-story ground level addition, as part of a new hotel development. The applicant is currently requesting approval for the construction of two rooftop additions: a 136 sq. ft. prep kitchen and a 101 sq. ft. storage room to service the existing second level restaurant. Both structures are well setback from the Washington Avenue façade and will be minimally if at all visible when viewed from the opposite side of Washington Avenue. As such, staff has no major objection to the introduction of these small additions; however, staff recommends that the design be simplified, including the elimination of the proposed barrel tile roofing.

Additionally, the applicant is proposing to introduce an extensive 14'-2" tall retractable canopy structure at the second level roof deck. The proposed canopy is composed of two sections:

- A smaller (9'-3" by 62'-7") portion that is proposed to be located at the western edge of the roof deck west of the existing rooftop lounge; and
- A larger (53'-9" by 54'-1") portion proposed to be located to the south of the lounge, resulting in a continuous 116'-7" canopy system along the western edge of the roof deck. Additionally, staff would note that this larger portion of the proposed canopy is located above the approximately 12'-2" tall rooftop arbor/trellis structure previously approved by the Board.

Staff has serious concerns relative to the impact this canopy structure will have on the three Contributing facades at the ground level, as well as the character of the surrounding historic district. As part of the review of the project staff provided a number of different recommendations that would minimize the adverse visual impacts of the canopy structure, including the following:

1. A reduction in the height of the proposed canopy structure.
2. The elimination of the previously approved arbor/trellis structure.
3. The creation of smaller, individual canopy structures.
4. The increased setback of the canopy from the western edge of the roof deck.
5. The exploration of a more architectural solution for the design of the canopy, consistent with the design of the existing rooftop lounge overhang.

Consequently, staff recommends that the application be continued to allow for the applicant to further study and refine the design of the proposed canopy.

**RECOMMENDATION**

In view of the foregoing analysis, staff recommends the application be **continued to a date certain of December 13, 2021.**