

HPB21-0495 1622 15th St.
4/12/2022 HPB Meeting
"Exhibit A"

Addendum 1

HPB21-0495 FINAL SUBMITTAL 01-03-2022

- Code Sec 142-155(4) Development Regulations in the Flamingo Park Historic District 01
- Site Development Studies confirming that no additional development is possible if Garage Building is retained. 02
- Building Condition Report and support exhibits. 13
- Economic Feasibility Studies 21
- Block Studies 25



Prepared by:
Neal R. Deputy, Architect (Applicant)
1446 Jefferson Ave. Miami Beach, FL 33139

Sec. 142-155(4) In the Flamingo Park Local Historic District, the following shall apply:

a. Notwithstanding the provisions of [section 142-1161](#) of these land development regulations, **roof-top additions shall not be permitted on any contributing building** and any stairwell or elevator bulkhead shall meet the line-of-sight requirements of [section 142-1161](#), but not to exceed allowable building heights. The historic preservation board reserves the right to re-classify the contributing status of any structure in the district, prior to rendering a decision on any application that may contemplate a rooftop addition.

b. **Ground level additions shall be detached and separated from the main structure(s) on the site by a distance of at least ten feet.** The historic preservation board may, on a case-by-case basis, allow a ground level addition to attach to the rear of an existing structure that has a flat roof and parapet, provided such addition does not exceed the height of the existing structure and that the attachment does not result in the demolition, obscuring or removal of any significant architectural features and/or finishes from the existing structure.

c. **The height of any ground level addition to an existing structure, whether attached or detached, shall be limited to one story, not to exceed 12 feet above the height of the main roof of the existing structure. In the event the existing structure is two stories in height or higher, the proposed addition shall not exceed a total of three stories and 35 feet.**

d. Ground level additions, whether attached or detached, shall follow the established lines of the interior side setbacks of the main existing structure on the site. For the first two floors of the addition, any non-conforming interior side setback may be extended, provided the minimum interior and/or street side setback is five feet; the third floor of the addition, if permitted, shall meet the minimum side yard requirements. Notwithstanding the foregoing, the historic preservation board may, on a case-by-case basis, allow ground level additions to exceed one side of the established interior side setbacks of the main existing structure on the site, provided the sum of the interior side setbacks is a minimum of 15 feet.

E No more than two contiguous lots may be aggregated for development purposes.

f. For any new construction or additions, whether attached or detached, on multiple or aggregated lots, a minimum building separation of ten feet at the center of the aggregated lots shall be required. The historic preservation board may, on a case-by-case basis, allow for a connection in the rear of the property, provided the depth of such connection does not exceed 25 percent of the lot depth and that the connection does not contain any parking spaces.

g. **Only those portions of a contributing building that were not part of the original structure on site, or that have not acquired any type of architectural significance, as determined by staff or the historic preservation board, may be proposed to be demolished.**

h. For contributing buildings or properties, no building or structure shall be permitted within an existing historic courtyard. For purposes of this subsection, an historic courtyard shall be defined as a grade level space, open to the sky, which is enclosed on at least two sides by an existing building or structure on the same property and is an established architectural or historic component of the site or building design by virtue of significant features and/or finishes, including, but not limited to, paving patterns, fountains, terraces, walkways or landscaping.i.

i. Each level of new construction or additions, whether attached or detached, shall have a maximum floor to floor height of 12 feet. The historic preservation board may, on a case-by-case basis, waive the maximum floor to floor height requirement and allow for loft or mezzanine space within the allowable volume of the building, provided the total floor area of any such loft space or mezzanine does not exceed one-third the total floor area in that room or story in which the loft space or mezzanine occurs.

j. Stairwell bulkheads shall not be permitted to extend above the maximum building height.

k. Elevator bulkheads extending above the main roofline of a building shall be required to meet the line-of-sight requirements set forth in [section 142-1161](#) herein and such line-of-sight requirement cannot be waived by the historic preservation board.

l. If an alley exists, no front curb cut shall be permitted. If no alley exists, any curb-cut required shall not exceed 12 feet in width.

m. No variances from these provisions shall be granted.

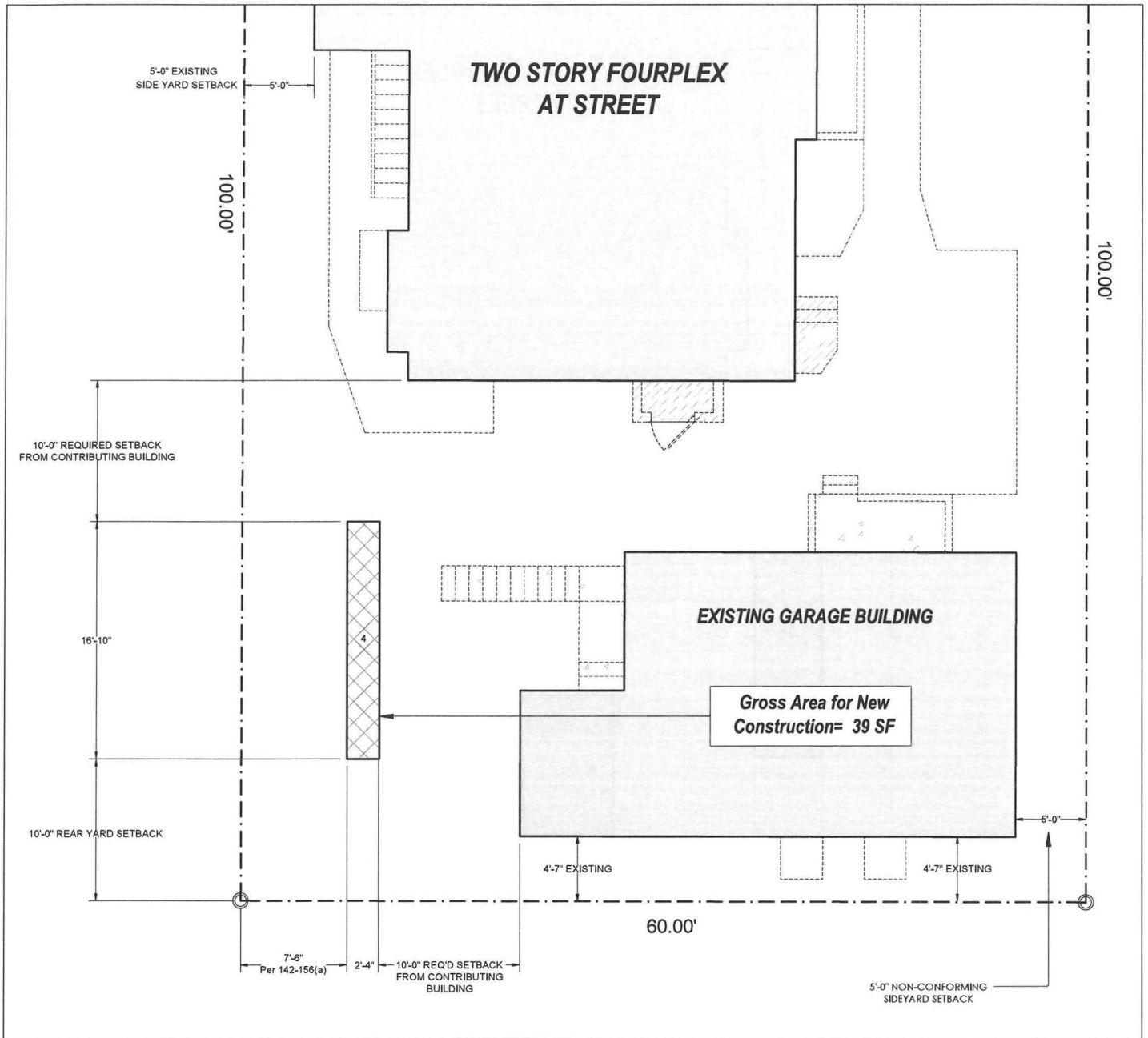


EXHIBIT A

ALLOWABLE NET AREA FOR NEW DEVELOPMENT WITH GARAGE = 12 SF
As Of Right with No Variances

Sec. 142-156(a): The setback requirements for the RM-1 residential multifamily, low density district are as follows . . .
 Single lots less than 65 feet in width: 7.5 feet.

Sec. 142-155 (4): In the Flamingo Park Local Historic District, the following shall apply:

- a. Ground level additions shall be detached and separated from the main structure(s) on the site by a distance of **at least ten feet**.
- m. No variances from these provisions shall be granted.

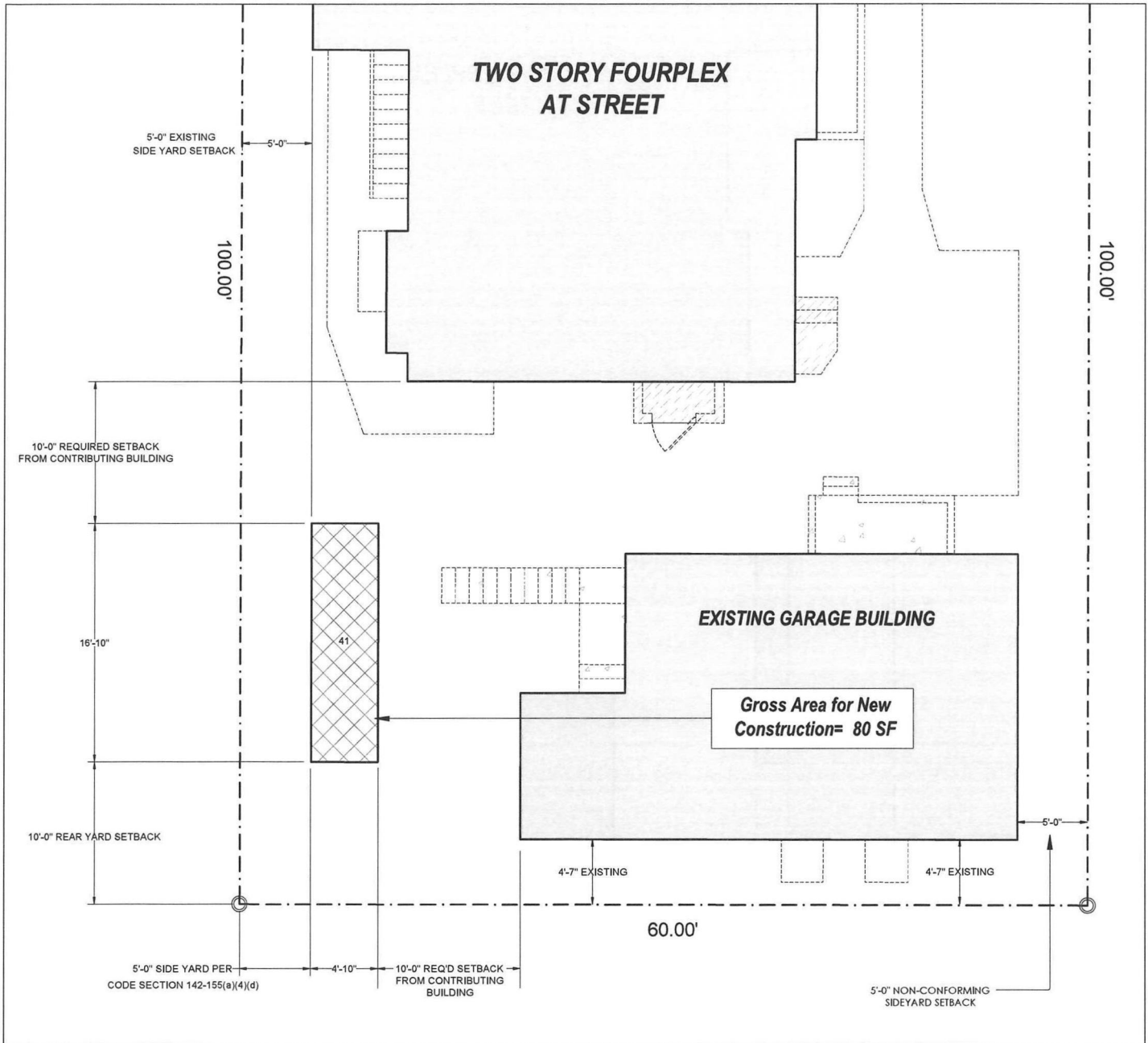


EXHIBIT B

ALLOWABLE NET AREA FOR NEW DEVELOPMENT WITH GARAGE = 123 SF
 Provided Sec. 142-155(a)(4)(d) can be invoked on an already nonconforming site.

Sec. 142-155 (4): In the Flamingo Park Local Historic District, the following shall apply:

- a. Ground level additions shall be detached and separated from the main structure(s) on the site by a distance of at least ten feet.
- d. Ground level additions, whether attached or detached, shall follow the established lines of the interior side setbacks of the main existing structure on the site.
- m. No variances from these provisions shall be granted.

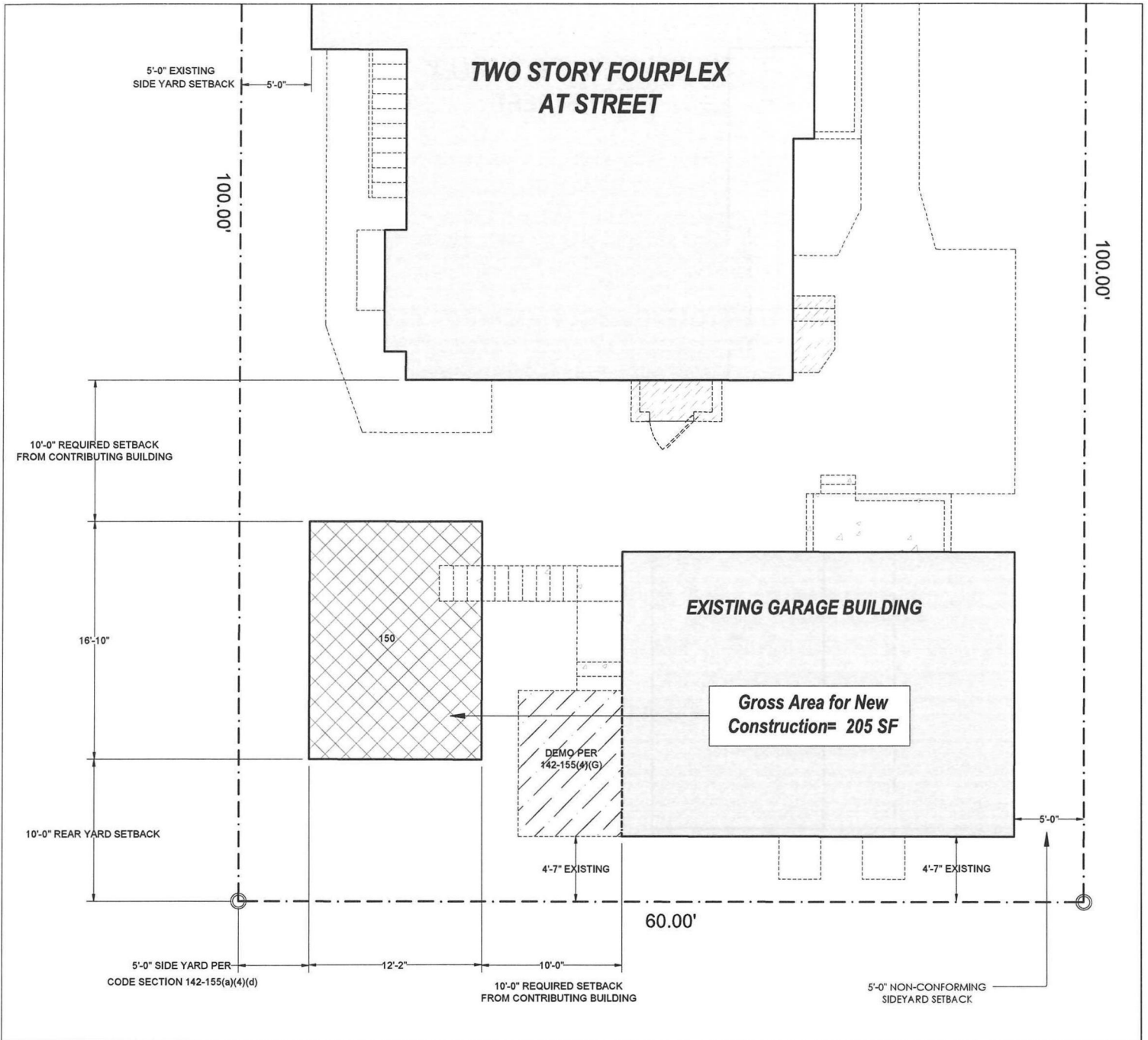


EXHIBIT C

ALLOWABLE NET AREA FOR NEW DEVELOPMENT WITH GARAGE = 450 SF
 Assuming HPB Approval for Partial Demolition of Garage

Sec. 142-155 (4): In the Flamingo Park Local Historic District, the following shall apply:

- g. **Only those portions of a contributing building that were not part of the original structure on site, or that have not acquired any type of architectural significance, as determined by staff or the historic preservation board, may be proposed to be demolished.**

* The Scheme above assumes partial demolition of the garage building where indicated.

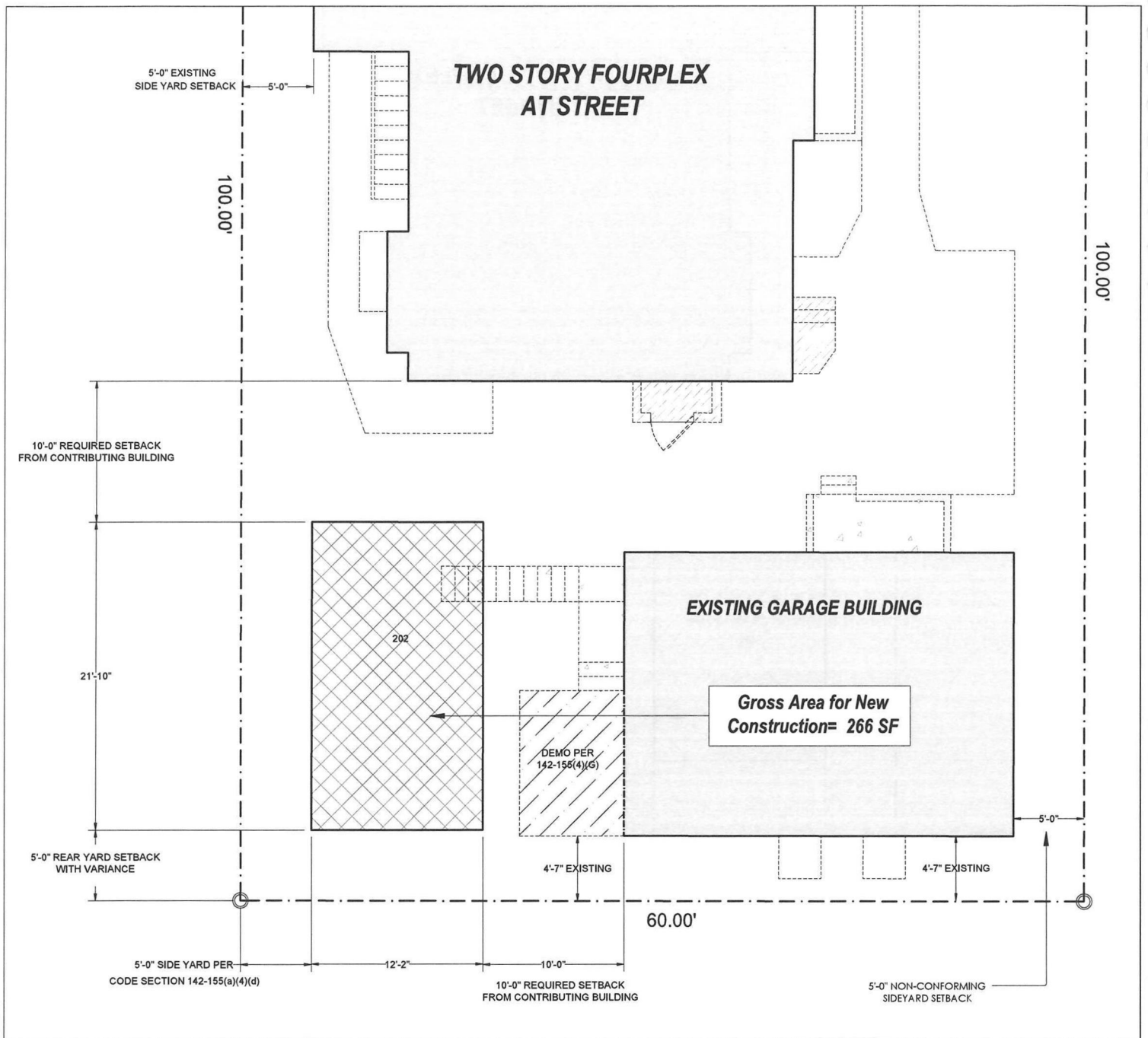


EXHIBIT D

ALLOWABLE NET AREA FOR NEW DEVELOPMENT WITH GARAGE = 606 SF
 Assuming HPB Approval for Partial Demolition of Garage and Rear Yard Variance

Sec. 142-155 (4): In the Flamingo Park Local Historic District, the following shall apply:

- g. **Only those portions of a contributing building that were not part of the original structure on site, or that have not acquired any type of architectural significance, as determined by staff or the historic preservation board, may be proposed to be demolished.**

* The Scheme above assumes partial demolition of the garage building where indicated.

**TWO STORY FOURPLEX
AT STREET**

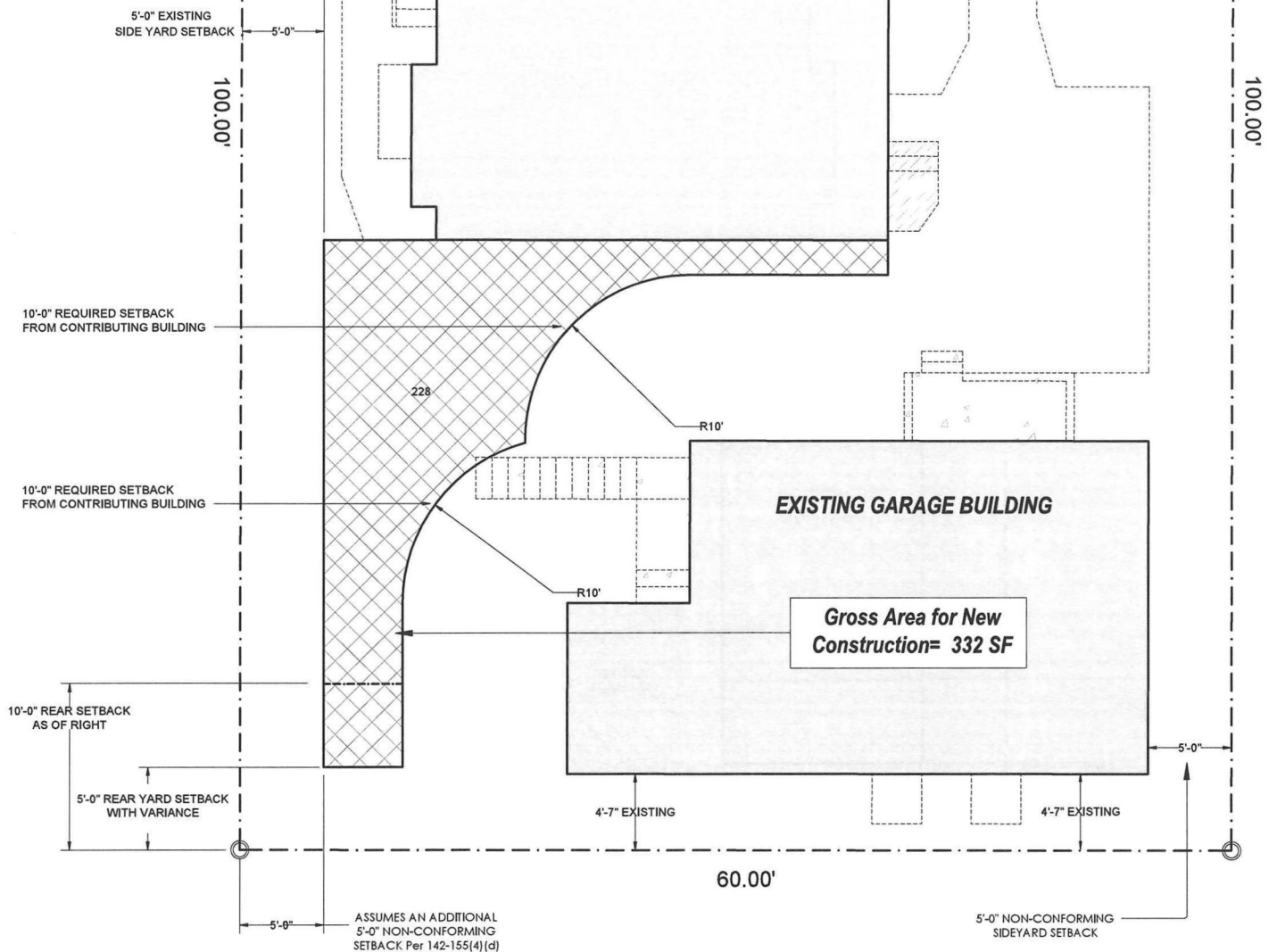


EXHIBIT E

NET AREA FOR NEW DEVELOPMENT WITH GARAGE = 684 SF
 With Rear Addition per Sec.142-155 (4)(b) & Rear Yard Variance

Sec. 142-155 (4): In the Flamingo Park Local Historic District, the following shall apply:

- a. Ground level additions shall be detached and separated from the main structure(s) on the site by a distance of at least ten feet.
- b. **The historic preservation board may, on a case-by-case basis, allow a ground level addition to attach to the rear of an existing structure that has a flat roof and parapet,** provided such addition does not exceed the height of the existing structure and that the attachment does not result in the demolition, obscuring or removal of any significant architectural features and/or finishes from the existing structure.
- m. No variances from these provisions shall be granted.

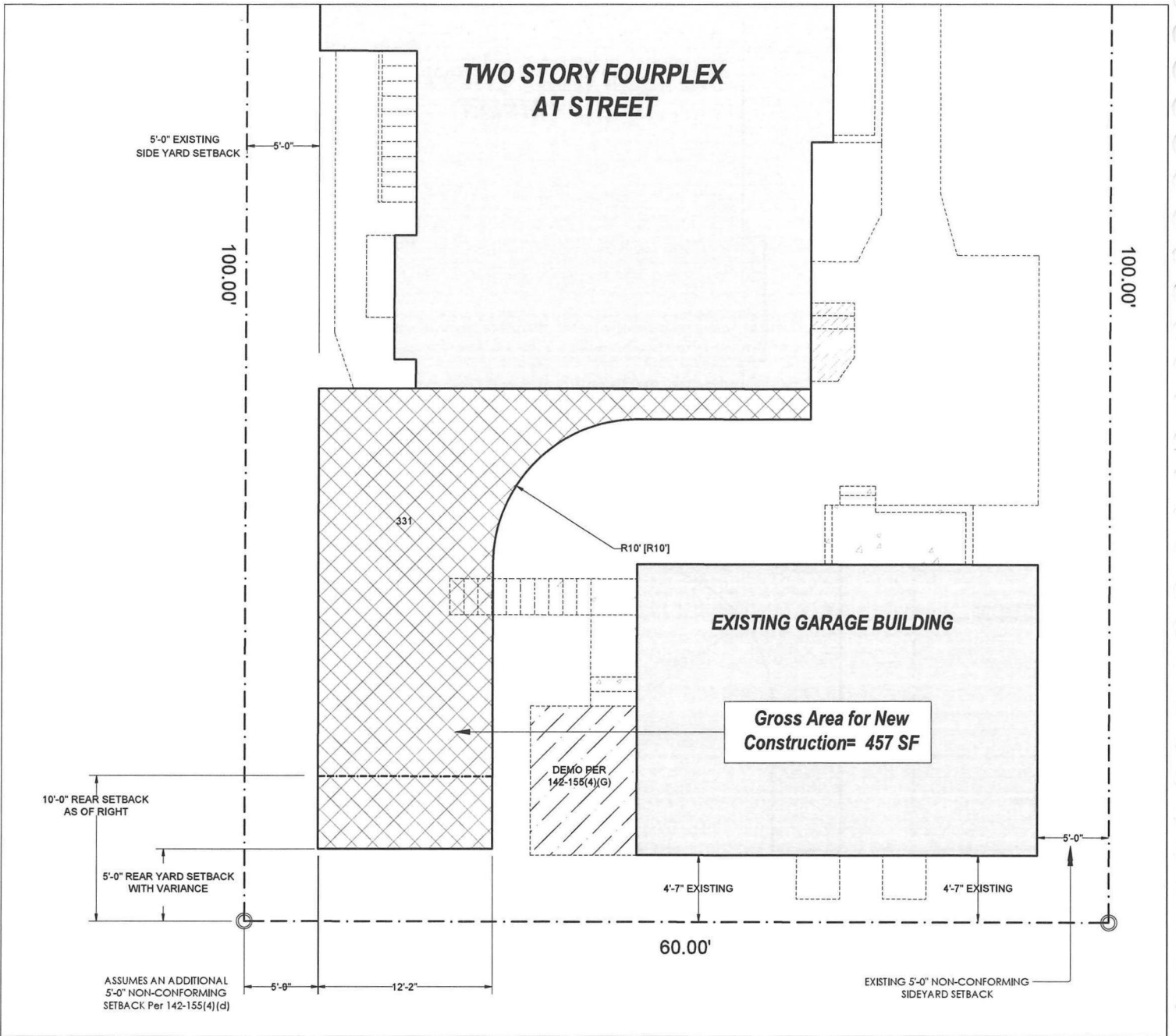


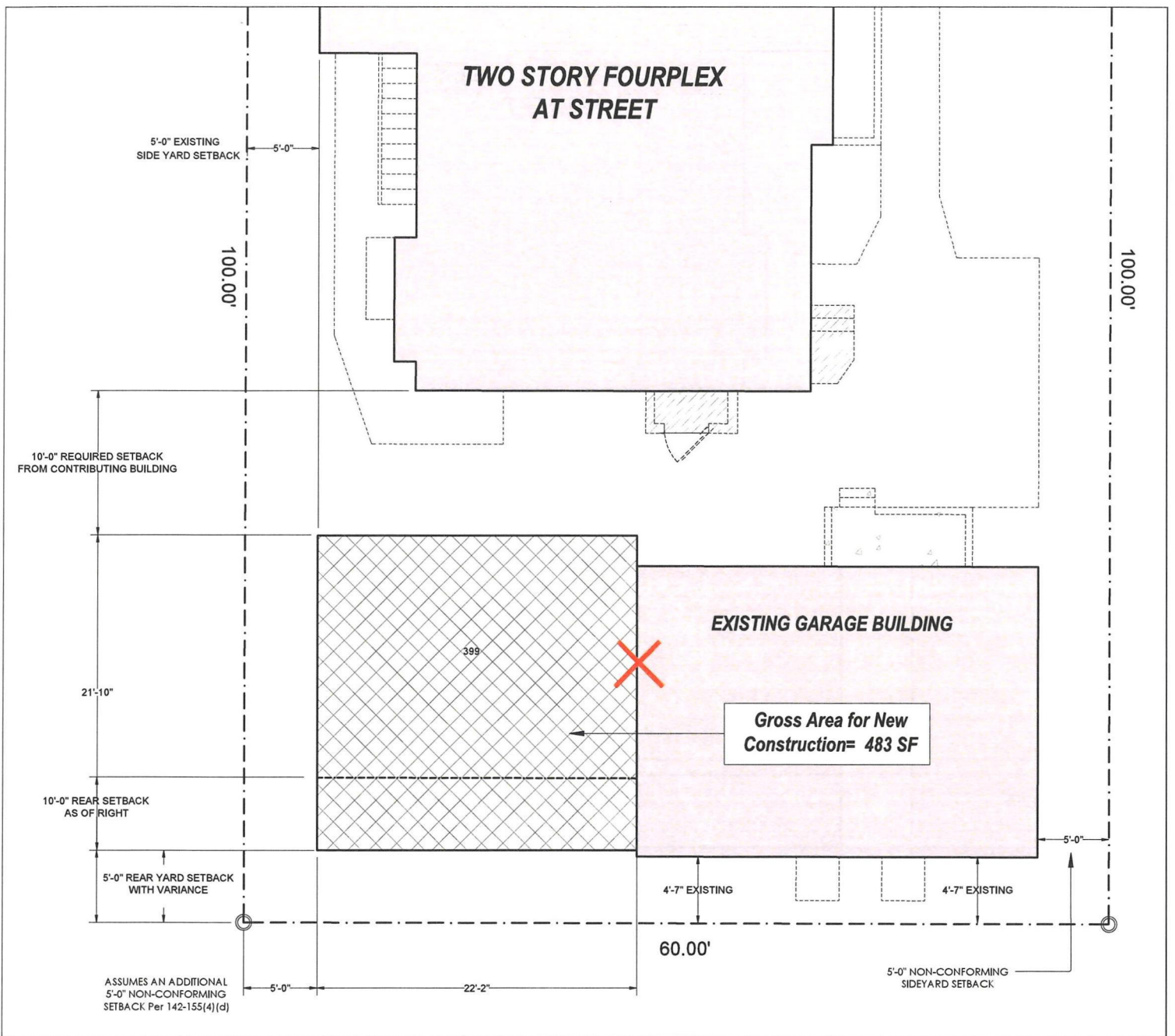
EXHIBIT F

ALLOWABLE NET AREA FOR NEW DEVELOPMENT WITH GARAGE = 331 SF
With Rear Addition per 142-155 (4)(b), Partial Garage Demolition & Rear Yard Variance

Sec. 142-155 (4): In the Flamingo Park Local Historic District, the following shall apply:

- a. Ground level additions shall be detached and separated from the main structure(s) on the site by a distance of **at least ten feet**.
- b. **The historic preservation board may, on a case-by-case basis, allow a ground level addition to attach to the rear of an existing structure that has a flat roof and parapet**, provided such addition does not exceed the height of the existing structure and that the attachment does not result in the demolition, obscuring or removal of any significant architectural features and/or finishes from the existing structure.

* The Scheme above assumes partial demolition of the garage building where indicated.



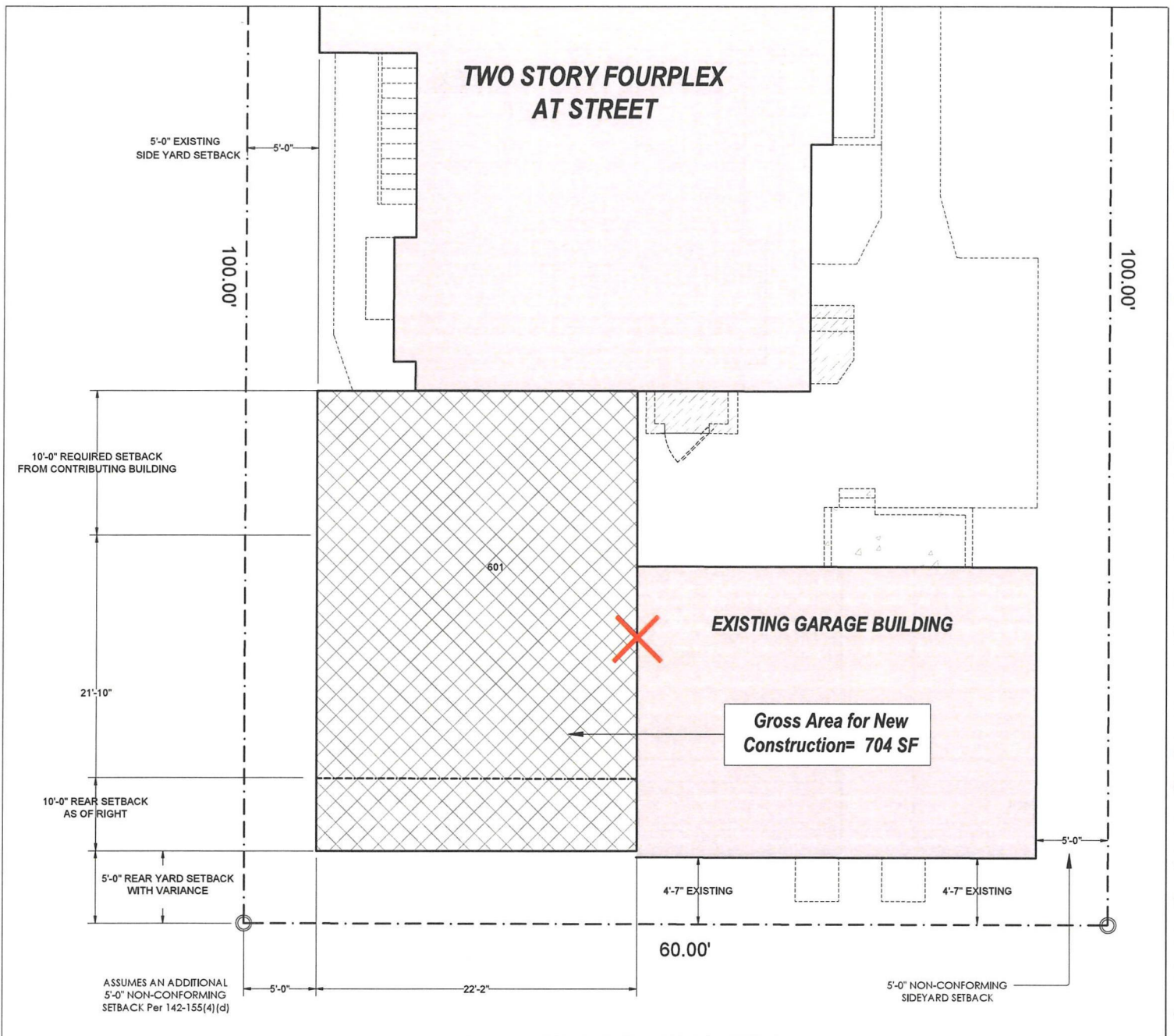
~~EXHIBIT G~~

ALLOWABLE NET AREA FOR NEW DEVELOPMENT WITH GARAGE = 798 SF
Requires Reinterpretation of 142-155 (4)(b), Partial Garage Demolition, & Rear Yard Variance

Sec. 142-155 (4): In the Flamingo Park Local Historic District, the following shall apply:

- a. Ground level additions shall be detached and separated from the main structure(s) on the site by a distance of **at least ten feet**.
- b. **The historic preservation board may, on a case-by-case basis, allow a ground level addition to attach to the rear of an existing structure that has a flat roof and parapet**, provided such addition does not exceed the height of the existing structure and that the attachment does not result in the demolition, obscuring or removal of any significant architectural features and/or finishes from the existing structure.

* **Requires reinterpretation of 142-155(4)(b) to include attachment to the "side" of an existing structure although no variances from the provisions of 142-155(4) shall be granted**



~~EXHIBIT II~~

ALLOWABLE NET AREA FOR NEW DEVELOPMENT WITH GARAGE = 1202 SF
Requires Reinterpretation of 142-155 (4)(b), Partial Garage Demolition & Rear Yard Variance

Sec. 142-155 (4): In the Flamingo Park Local Historic District, the following shall apply:

- a. Ground level additions shall be detached and separated from the main structure(s) on the site by a distance of **at least ten feet**.
- b. **The historic preservation board may, on a case-by-case basis, allow a ground level addition to attach to the rear of an existing structure that has a flat roof and parapet**, provided such addition does not exceed the height of the existing structure and that the attachment does not result in the demolition, obscuring or removal of any significant architectural features and/or finishes from the existing structure.

* **Requires reinterpretation of 142-155(4)(b) to include attachment to the "side" of an existing structure although no variances from the provisions of 142-155(4) shall be granted**

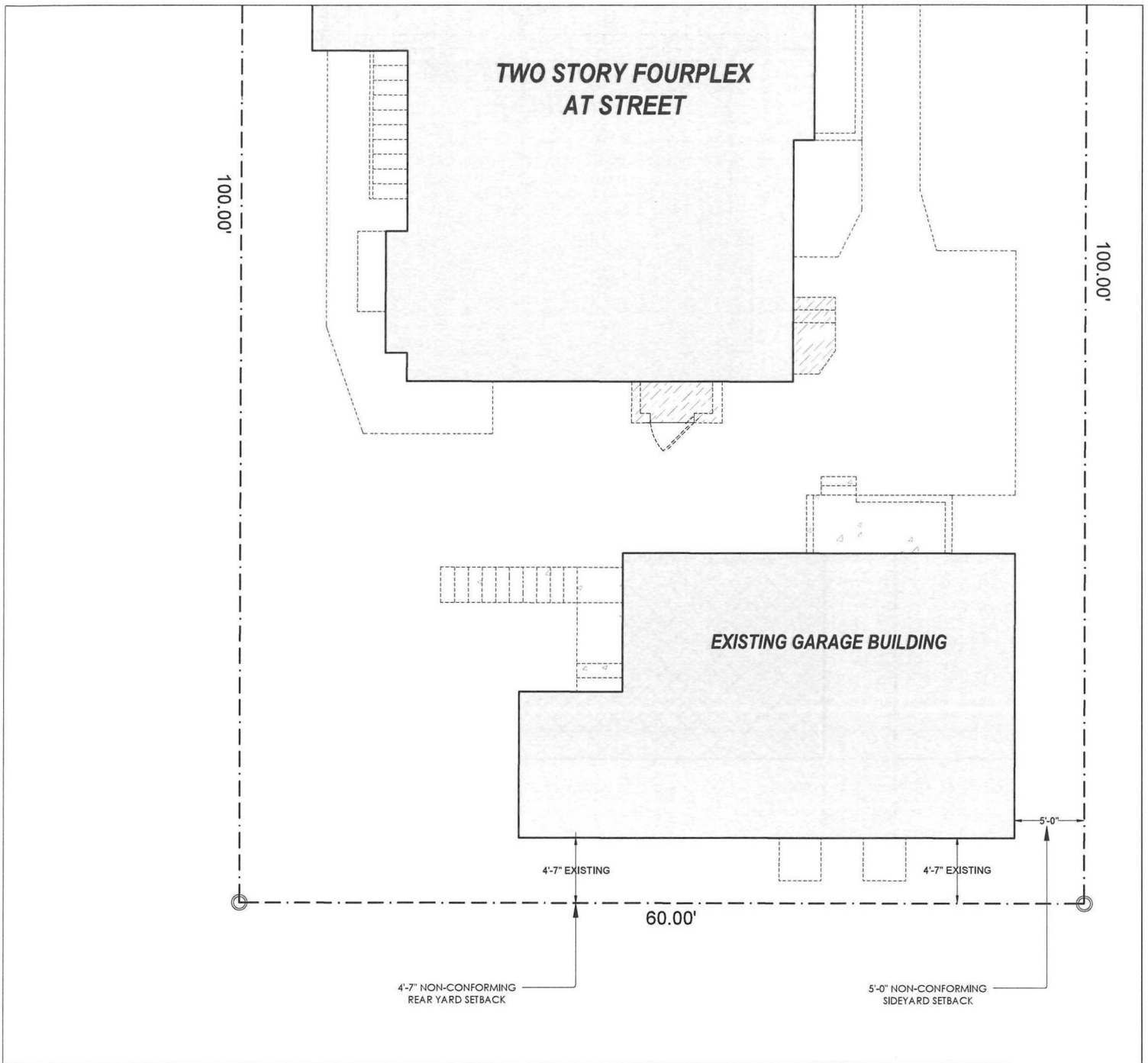


EXHIBIT J

RETAIN STRUCTURES AS IS WITH NO PROPOSED RESTORATION
As Of Right with No Variances

- A. Sell property at a loss.
- B. Wait for County Demolition Order to vastly increase site value and development potential.
- C. Secure a \$1.5M donation.
- D. Develop property as a Single Family Residence (would require pre-sale commitment from a Buyer).

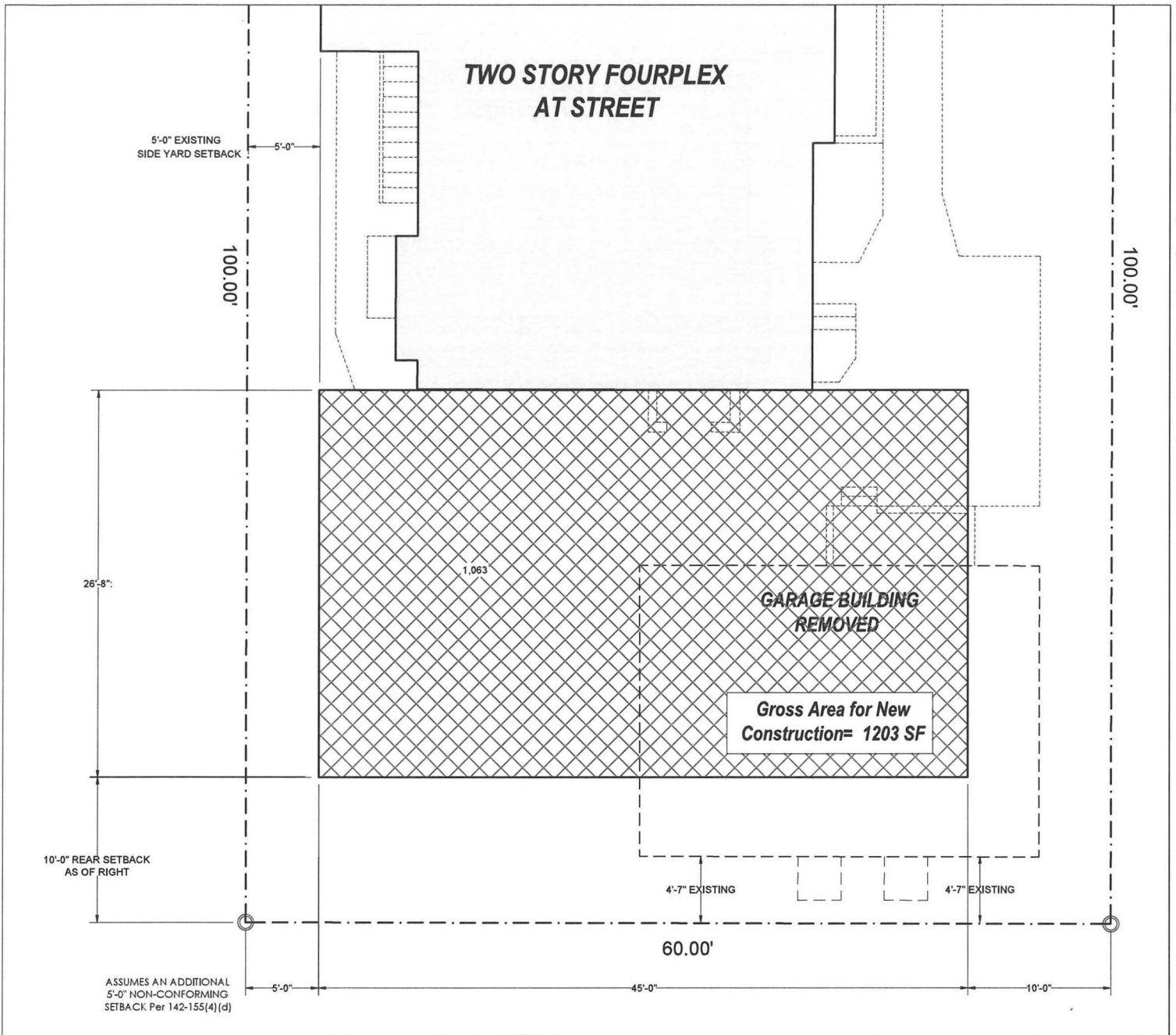


EXHIBIT K- Highest & Best

ALLOWABLE NET AREA FOR NEW DEVELOPMENT WITHOUT GARAGE = 3,189 SF
Requires Garage Demolition & No Variances

Sec. 142-155 (4): In the Flamingo Park Local Historic District, the following shall apply:

b. The historic preservation board may, on a case-by-case basis, allow a ground level addition to attach to the rear of an existing structure that has a flat roof and parapet, provided such addition does not exceed the height of the existing structure and that the attachment does not result in the demolition, obscuring or removal of any significant architectural features and/or finishes from the existing structure.

c. **The height of any ground level addition to an existing structure, whether attached or detached, shall be limited to one story, not to exceed 12 feet above the height of the main roof of the existing structure. In the event the existing structure is two stories in height or higher, the proposed addition shall not exceed a total of three stories and 35 feet.**

Building Condition Report

HPB21-0495 FINAL SUBMITTAL 01-03-2022

This report is based on careful observation, third party documentation, and the Applicant/Architects best skill and judgement having performed numerous 40 Year Recertification Reports over the years.

The buildings have been abandoned since the owner purchased them in 2012 and received their first Unsafe Structures Violation from the City in 2013 (page 14). Despite Ownership's ongoing and diligent efforts to stabilize the structures since that time, little has been accomplished due to remote management (from Italy), repeated challenges with General Contractors, issues of health and family, and the pandemic which brought efforts to a standstill in 2019.

Based on our research, observations, and understanding of the structural systems employed in this era (mid 1920s) we find the following.

- 01) A failing roof system as evidenced by water damaged ceilings, walls, and peeling paint on the interior (page 15).
- 02) Damage to exterior structural walls from water infiltration due to (a) poorly fitted and installed windows (b) failing roof system, (c) spalling of tie beams, (d) unsealed pipe penetrations (e) broken and missing gutters (f) improper drainage (g) rot and mold affected floor structure from unprotected crawl space (no vapor barrier) and (h) mold throughout the building interior indicating high moisture content (page 16).
- 03) Additional water infiltration and subsequent structural deterioration to floor and wall systems is caused by uninvited guests leaving doors and windows open, overgrowth clogging gutters and trapping moisture against exterior structural walls (page 17) and, perhaps, the persistence of rodents in this abandoned building.

Based on the above it is our opinion that the structural systems of the building have been compromised and that without remedial action the buildings will continue to deteriorate at an ever-increasing rate.



Neal R. Deputy Architect
FL AR#0015514

622 15TH Street

HPB21-0495

March 14, 2022

Building & Code Violations & Citations

Unsafe Structures Violation (Open)

Code Case Number: BV14000152

- Not authorized contact on record.

[Code Case Details](#) | [Tab Elements](#) | [Main Menu](#)

Code Case Type:	Unsafe Structures	Opened:	11/15/2013	Closed:	
Status:	Closed	Project Name:		District:	CCC
Assigned To:					
Description:	STOP WORK ORDER ISSUED. Interior demolition in progress without approved permit. Need to stop all work until approved permit is obtained. Need to submit the required documents to obtain approved permit and inspections. Double fees apply.				

[Locations](#) | [Fees](#) | [Inspections](#) | [Attachments](#) | [Contacts](#) | [Violations](#)

[Locations](#) | [Next Tab](#) | [Code Case Details](#) | [Main Menu](#)

Locations Sort: Main ▾

Type: Location Address US 622 15TH ST , Miami Beach, FL Main Address <input checked="" type="checkbox"/>	Parcel Number 0232340021880 Main Parcel <input checked="" type="checkbox"/>
--	---

622 15TH Street

HPB21-0495

March 14, 2022

Building & Code Violations & Citations

Code Compliance Violation (Status= Open, Special Magistrate)

Code Case Number: SMC2021-01450

[Code Case Details](#) | [Tab Elements](#) | [Main Menu](#)

Code Case Type:	Special Magistrate Code	Opened:	01/25/2021	Closed:	
Status:	Special Magistrate	Project Name:		District:	RM-1
Assigned To:	Silva, Fernanda				
Description:	Ref. Water damaged ceilings, paint, overgrowth and debris throughout the property.				

[Locations](#) | [Fees](#) | [Attachments](#) | [Contacts](#) | [Violations](#)

[Locations](#) | [Next Tab](#) | [Code Case Details](#) | [Main Menu](#)

Locations

Sort ▾

Type: Location Address

US
622 15 ST, MIAMI BEACH,
FL, -331393510, United
States

Main Address

Parcel Number

0232340021880

Main Parcel

622 15TH Street

HPB21-0495

March 14, 2022

Building & Code Violations & Citations

Code Compliance Violation

Request Number: 2020-088781

Request Details | Tab Elements | Main Menu

Request Type: Property Maintenance	District: MXE	Date Entered: 09/14/2020
Status: Notice of Violation Issued	Project Name:	Deadline Date: 09/14/2020
Request Source: Phone	Assigned To: Nehru Balgobin	Completed Date: 09/17/2020
Description:	Unit#1 Ref: roaches, rats and mold throughout the apt.	

Locations Code Cases Attachments More Info

Locations | Next Tab | Request Details | Main Menu

Locations

Sort Main ▾

Type: Location Address

US
622 15 ST, MIAMI BEACH,
FL, -331393510, United...

Main Address

Parcel Number

0232340021880

Main Parcel

622 15TH Street

HPB21-0495

March 14, 2022

Building & Code Violations & Citations

Abandoned Property Violation

Request Number: 2021-111831

[Request Details](#) | [Tab Elements](#) | [Main Menu](#)

Request Type:	Abandoned Property	District:	CCC	Date Entered:	02/08/2021
Status:	Existing Notice of Violation	Project Name:		Deadline Date:	02/08/2021
Request Source:	Phone	Assigned To:	Joshua Goehring	Completed Date:	02/11/2021
Description:	Ref: Abandoned property front door open, overgrown grass BWC used. J. Goehring (745)				

[Locations](#)

[Attachments](#)

[Contacts](#)

[More Info](#)

[Locations](#) | [Next Tab](#) | [Request Details](#) | [Main Menu](#)

Locations

Sort

Type: Location Address

US
622 15 ST, MIAMI BEACH,
FL, -331393510, United...

Main Address

Parcel Number

0232340021880

Main Parcel

622 15TH Street

HPB21-0495

March 14, 2022

Building & Code Violations & Citations

Fire Violation (Open)

Code Case Number: FD2016-00896

- Not authorized contact on record.

[Code Case Details](#) | [Tab Elements](#) | [Main Menu](#)

Code Case Type: Fire Violation	Opened: 07/29/2016	Closed:
Status: Notice of Violation	Project Name:	District: RM-1
Assigned To: Price, Charlton		
Description: ANNUAL INSPECTION		

[Locations](#) | [Fees](#) | [Inspections](#) | [Attachments](#) | [Contacts](#) | [Violations](#)

[Locations](#) | [Next Tab](#) | [Code Case Details](#) | [Main Menu](#)

Locations

Sort ▾

Type: Location Address

US
622 15 ST, MIAMI BEACH,
FL, -331393510

Main Address

Parcel Number

0232340021880

Main Parcel

Building & Code Violations & Citations

Unsafe Structures Violation (Open)

Code Case Number: US2019-03199

[Code Case Details](#) | [Tab Elements](#) | [Main Menu](#)

Code Case Type: **Unsafe Structures** Opened: 08/16/2019 Closed:

Status: Special Magistrate Project Name: District: RM-1

Assigned To: Avalos, Adrian

Description: NOTICE OF VIOLATION ISSUED. 622 15 STREET. Permit B1600372 and BE160589 are in SUSPENDED status. Need to hire a contractor able to obtain an approved permit and final inspections. Sec. 8-5. Unsafe Structures. (a)General. (3)Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein. As per Florida Building Code and Miami-Dade County chapter 8-5 (6) Physical criteria (2) building is unsafe, the building Official has the authority to deem and declare the property UNSAFE. If compliance is not obtained by 09/19/ 2019; penalty of \$500.00 shall apply.

[Locations](#) [Fees](#) **[Inspections](#)** [Attachments](#) [Contacts](#) [Violations](#)

[Existing Inspections](#) | [Request Inspections](#) | [Next Tab](#) | [Code Case Details](#) | [Main Menu](#)

Existing Inspections

Sort

View Inspection	Description	Status	Request Date	Scheduled Date	Inspector	Action
USI-345038-2019	Unsafe Structures Inspection	In Violation	09/19/2019	09/20/2019	MARTINEZ, JR ALBERTO	
USI-353264-2019	Unsafe Structures Inspection	In Violation	10/23/2019	10/28/2019	Avalos Adrian	
USI-337512-2019	Unsafe Structures Inspection	In Violation	08/16/2019	09/19/2019	Avalos Adrian	
USI-352574-2019	Unsafe Structures Inspection	In Violation	10/21/2019	10/22/2019	MARTINEZ, JR ALBERTO	
USI-345681-2019	Unsafe Structures Inspection	In Violation	09/23/2019	10/21/2019	Avalos Adrian	

Results per page 1 - 5 of 5 << < 1 > >>

Economic Feasibility Studies

HPB21-0495 FINAL SUBMITTAL 01-03-2022

The following proformas offer a thumbnail view of the viability of the development options available to the owner based on use, size, cost of construction, and return. The following three strategies represent those which would minimize the net loss inherent in all schemes.

Scheme A- Restore Both Buildings on Site for Annual Rentals

Scheme B- Restore Both Buildings on Site for Condo Sales

Scheme C- Applicant's Proposal for Site Redevelopment & Condo Sales

622 15th Street- Economic Analyses

The following scenarios examine the economic realities of restoring the existing buildings on site and those presented by the Applicant's proposal.

Scheme A- Restore Both Buildings on Site for Annual Rentals

EXPENSES:				
<u>ITEM</u>	<u>SF AREA</u>	<u>METRIC/SF</u>		<u>TOTAL</u>
Restore Fourplex	2995	\$300	=	\$898,500
Restore Garage Building	1182	\$300	=	\$354,600
Site Work	1386	\$100	=	\$138,600
Project Soft Costs= Acquisition & Carry	Total Construction Cost=	\$1,391,700	10% =	\$139,170
				<u>\$1,500,000</u>
			TOTAL PROJECT COSTS=	\$3,030,870

INCOME:				
<u>ITEM</u>	<u>UNITS</u>	<u>MONTHLY</u>		<u>ANNUAL TOTAL</u>
Five 1/BR Apartments	5	\$1,800	=	\$108,000
1 Garage Space	1	\$150	=	\$1,800
1 Covered Parking Space	1	\$150	=	<u>\$1,800</u>
			GROSS INCOME=	\$111,600
			LESS EXPENSES @ 35%=	<u>\$39,060</u>
NET ANNUAL INCOME SCHEME A =			Annual Income=	\$72,540
This represents a recovery period of 40 years plus interest and inflation.				

Prepared by Neal R. Deputy Architect

Feb. 14, 2022

Note: Costs designated for renovation, new construction, sitework, soft costs, condo sales, rentals, parking, etc. are derived from multiple data sources which are available upon request.

622 15th Street- Economic Analyses

The following scenarios examine the economic realities of restoring the existing buildings on site and those presented by the Applicant's proposal

Scheme B- Restore Both Buildings on Site for Condo Sales

EXPENSES:

<u>ITEM</u>	<u>SF AREA</u>	<u>METRIC/SF</u>		<u>TOTAL</u>
Restore Fourplex	2,995	\$300	=	\$898,500
Restore Garage Building	1,182	\$300	=	\$354,600
Site Work	1,386	\$100	=	\$138,600
Project Soft Costs= Acquisition & Carry	Total Project Cost=	\$1,391,700	10%	= \$139,170
				<u>\$1,500,000</u>
			TOTAL PROJECT COSTS=	\$3,030,870

INCOME:

<u>ITEM</u>	<u>SELLABLE SF</u>	<u>\$ PER SF</u>		<u>TOTAL SALES</u>
Fourplex	2,255	\$700	=	\$1,578,500
Garage Building	475	\$700	=	\$332,500
1 Garage Space	180	\$150	=	\$324,000
1 Covered Parking Space	180	\$150	=	\$324,000
			GROSS SALES=	\$2,559,000
NET INCOME OR LOSS				-\$471,870
Restoring the site & both buildings and selling as condominiums would incur a net loss.				

Prepared by Neal R. Deputy Architect

Feb. 14, 2022

Note: Costs designated for renovation, new construction, sitework, soft costs, condo sales, rentals, parking, etc. are derived from multiple data sources which are available upon request.

622 15th Street- Economic Analyses

The development scenarios presented herein examine the economic realities of restoring the existing buildings on site and those presented by the Applicant's proposal.

Scheme C- Applicant's Proposal for Site Redevelopment & Condo Sales

EXPENSES:					
<u>ITEM</u>	<u>SF AREA</u>	<u>METRIC/SF</u>			<u>TOTAL</u>
Restore Fourplex	3,309	\$300	=		\$992,700
Construct New Building at Rear	3,002	\$350	=		\$1,050,700
Site Work	946	\$100	=		\$94,600
Project Soft Costs= Acquisition & Carry	Project Cost at 10%	\$2,138,000	10%	=	\$213,800
					<u>\$1,500,000</u>
				TOTAL PROJECT COSTS=	\$3,851,800

INCOME:					
<u>ITEM</u>	<u>SELLABLE SF</u>	<u>\$ PER SF</u>			<u>TOTAL SALES</u>
Fourplex	2,255	\$700	=		\$1,578,500
New Building	2,312	\$850	=		\$1,965,200
1 Covered Parking Space	180	\$150	=		<u>\$324,000</u>
				GROSS SALES=	\$3,867,700
NET INCOME OR LOSS					\$15,900

Prepared by Neal R. Deputy Architect

Feb. 14, 2022

Note: Costs designated for renovation, new construction, sitework, soft costs, condo sales, rentals, parking, etc. are derived from multiple data sources which are available upon request.

Block Studies

HPB21-0495 FINAL SUBMITTAL 01-03-2022

The following diagrams and illustrations are intended to provide a factual basis for the impact of the proposed new construction on the subject block and surrounding properties. Information sources include the City of Miami Beach Historic Properties Database, The Miami-Dade County Property Assessor's Website, and aerial photography provided by the applicant

Page 25- Existing Block Plan

Page 26- Proposed New Construction at 622 15th Street

Page 27- Block Composition Diagram

Page 28- Aerial View of Proposed Construction

Page 29- Espanola Way Historic District



641 Espanola Way Analysis- Existing Block Plan

01. The above illustrates the location of 641 Espanola Way (641) in relation to the seven Contributing Structures on the block. The Applicants subject property, 622 15th Street, is also indicated.
02. 641 is the only Non-Contributing Structure on the block.
03. The average lot size for the seven historic properties is 6,570 square feet. The size of the 641 parcel is 16,000 square feet.
04. All seven Contributing Structures are two stories. 641 Espanola is 3+ stories or ~ 35 feet.



641 Espanola Way Analysis- Proposed Construction at 622 15th

01. The insert above at 622 15th indicates the Applicant's proposed three-story new construction to replace the existing two-story garage building.
02. The building perimeter of 641 is approximately 570 feet.
03. The Applicant's proposal for third floor new construction, setback 5 feet, is only 28 feet long- less than 5% of 641's building perimeter. Additionally, the bedrooms and bathrooms on the third floor of the proposed new construction have no views toward 641 in order to preserve privacy on both properties.
04. All the buildings on the block, including 641 Espanola Way, enjoy 5' rear yard setbacks (except for 632 15th street which uses the rear of the site for parking).
05. All the buildings on the block enjoy 5' side yard setbacks, including 641 Espanola Way. **5' side and rear yard setbacks are the norm and define the scale and tight knit character of the block.**



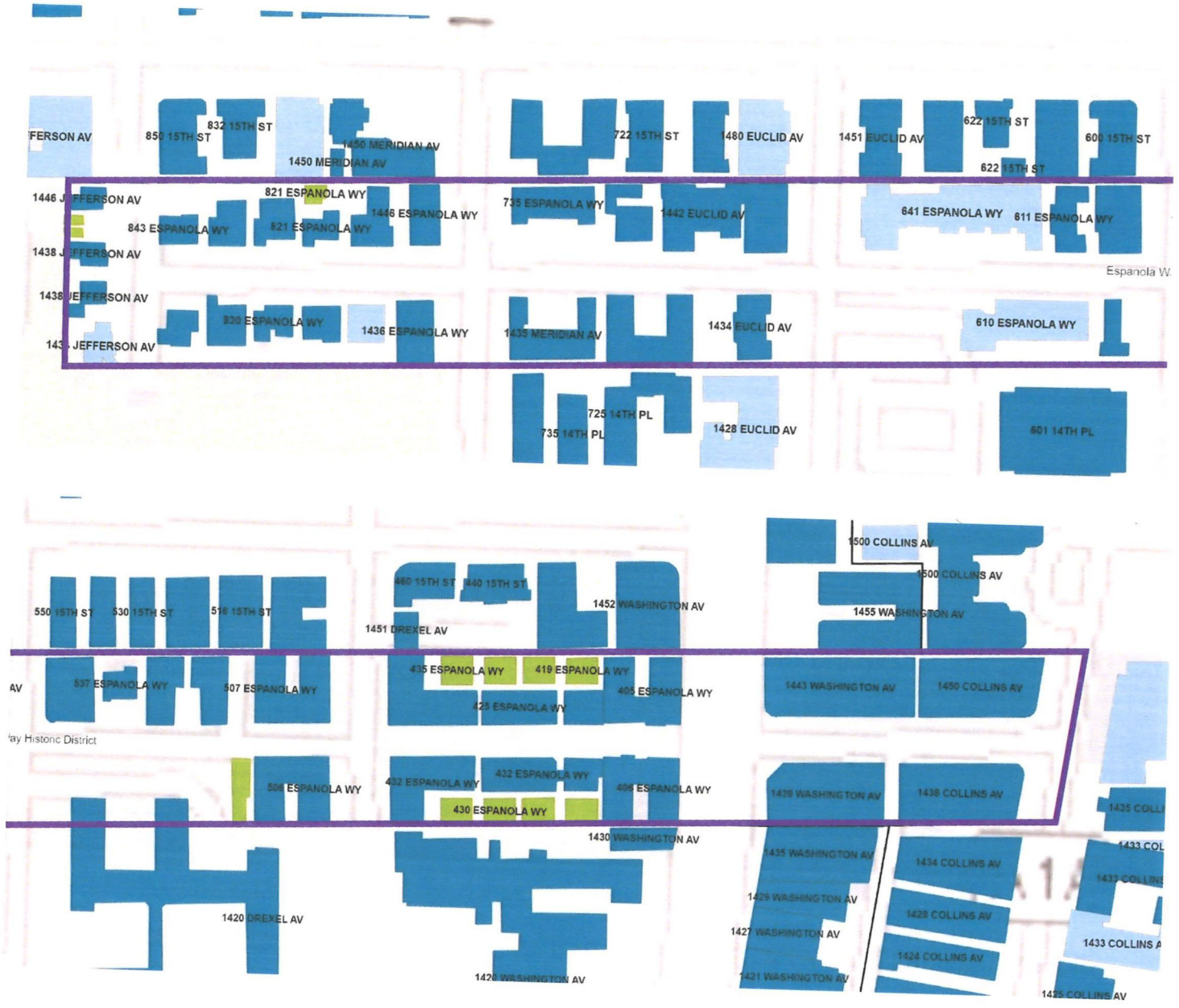
641 Espanola Way Analysis- Block Composition Diagram

- 01) The aerial view above illustrates the scale of 641 in comparison to the seven two-contributing structures on the block. 641, built in 1962, is the only elevated 3-story building on the block.
- 02) By virtue of its height, 641 currently enjoys unobstructed views in all directions. However, this is the result of its incongruous scale and is not an entitlement.



641 Espanola Way Analysis- Aerial View of Proposed Construction

- 01) The insert above at 622 15th indicates the Applicant's proposed three-story new construction to replace the existing two-story garage building.
- 02) The proposed new construction will be the smallest building on the block by far.



641 Espanola Way Analysis- Espanola Way Historic District

- 01) The Espanola Way Historic District is the most cohesive Historic District in all of Miami Beach containing 60 buildings with 93.3% Contributing Structures.
- 02) 641 is the only building designated Non-Contributing on the entire north side of the Historic District.

- Historic Properties Database
- Contributing
- Non Contributing
- Not Classified