HPB23-0572
7801 Atlantic Way

Certificate of Appropriateness for Demolition and Design

Historic Preservation Board

January 9, 2024

SDH_STUDIO
ARCHITECTURE + DESIGN

HERITAGE

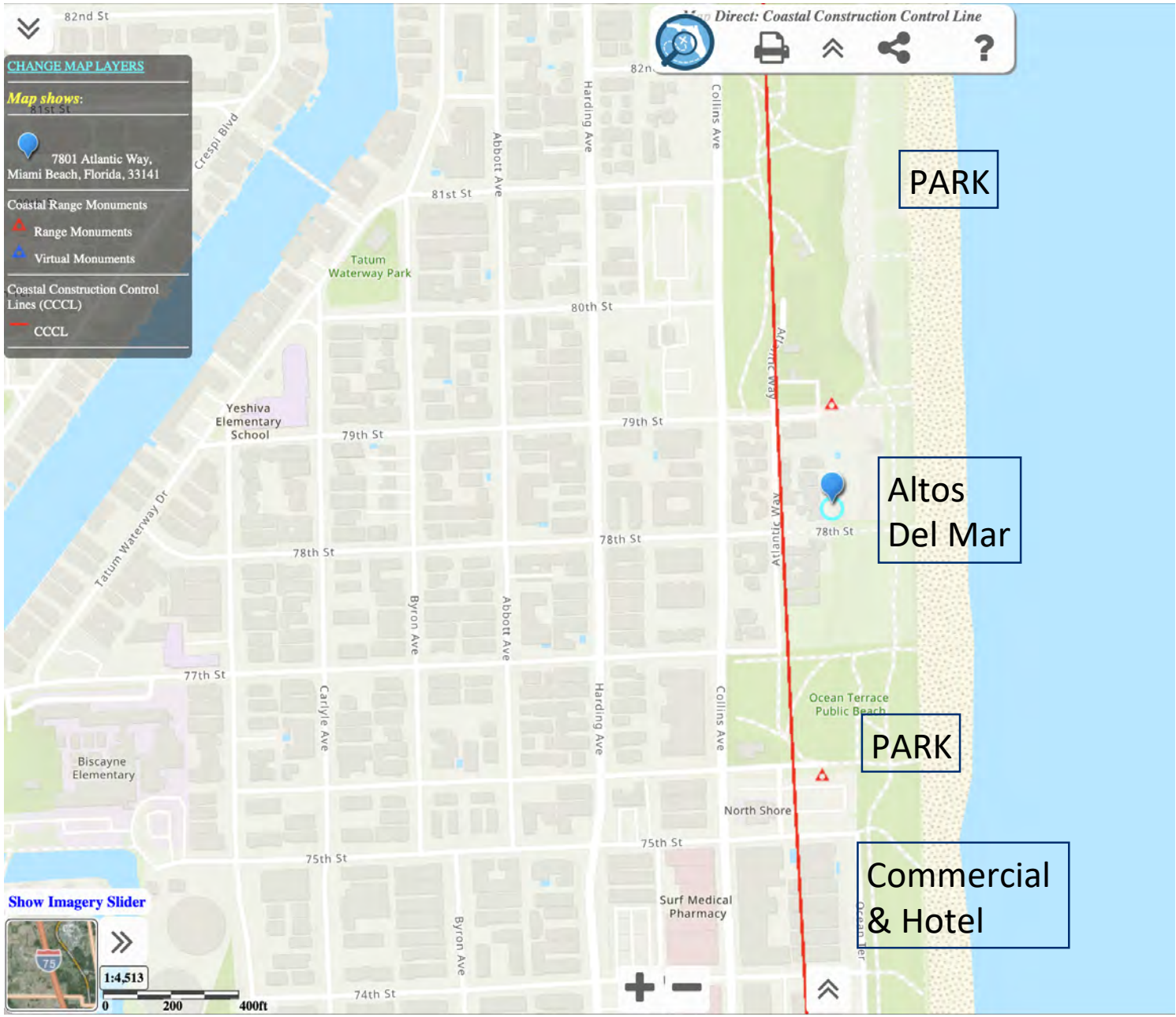
GCE

moffatt & nichol

BRFLT
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Coastal Construction Control Line (CCCL)

- FDEP program
- Location is based on:
  - coastal engineering models,
  - survey and bathymetric data and
  - scientific principles
- Determines the westward extent of storm surge of a <u>100-year storm event</u>.



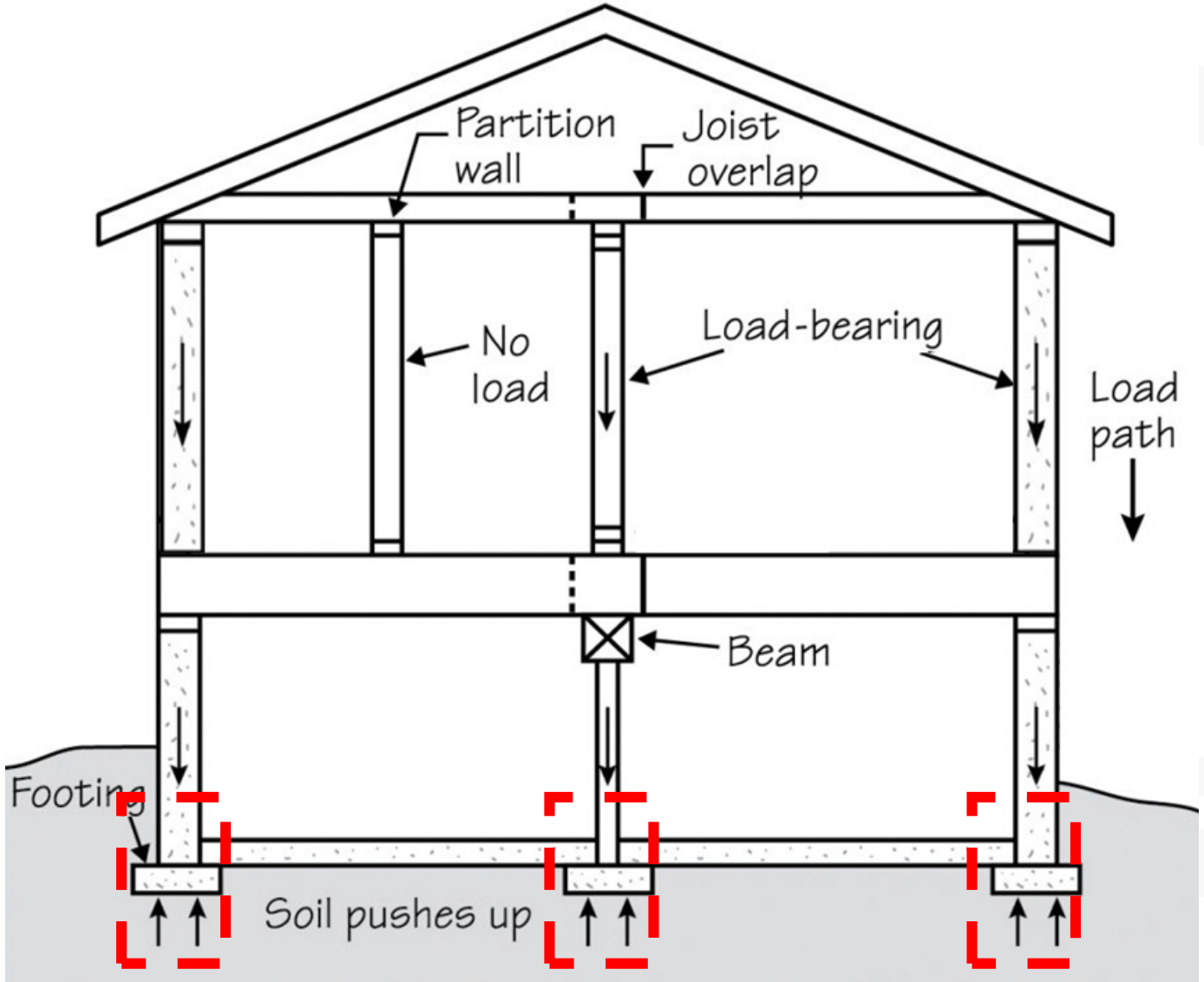
FDEP CCCL Exception

- Prior to 2002, FDEP had an exception for alterations to historical structures
- Under FDEP jurisdiction, not aware of exception applied to a Single-Family home
- In 2002, the FBC went into effect
- Local governments maintained an exception for historic structures
- Only used by historically designated commercial structures, such as hotels
- **In our experience, no record of a Single-Family Home ever using this exception**

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Raising the home to 18’ NGVD (Wave Crest) would require the following actions:

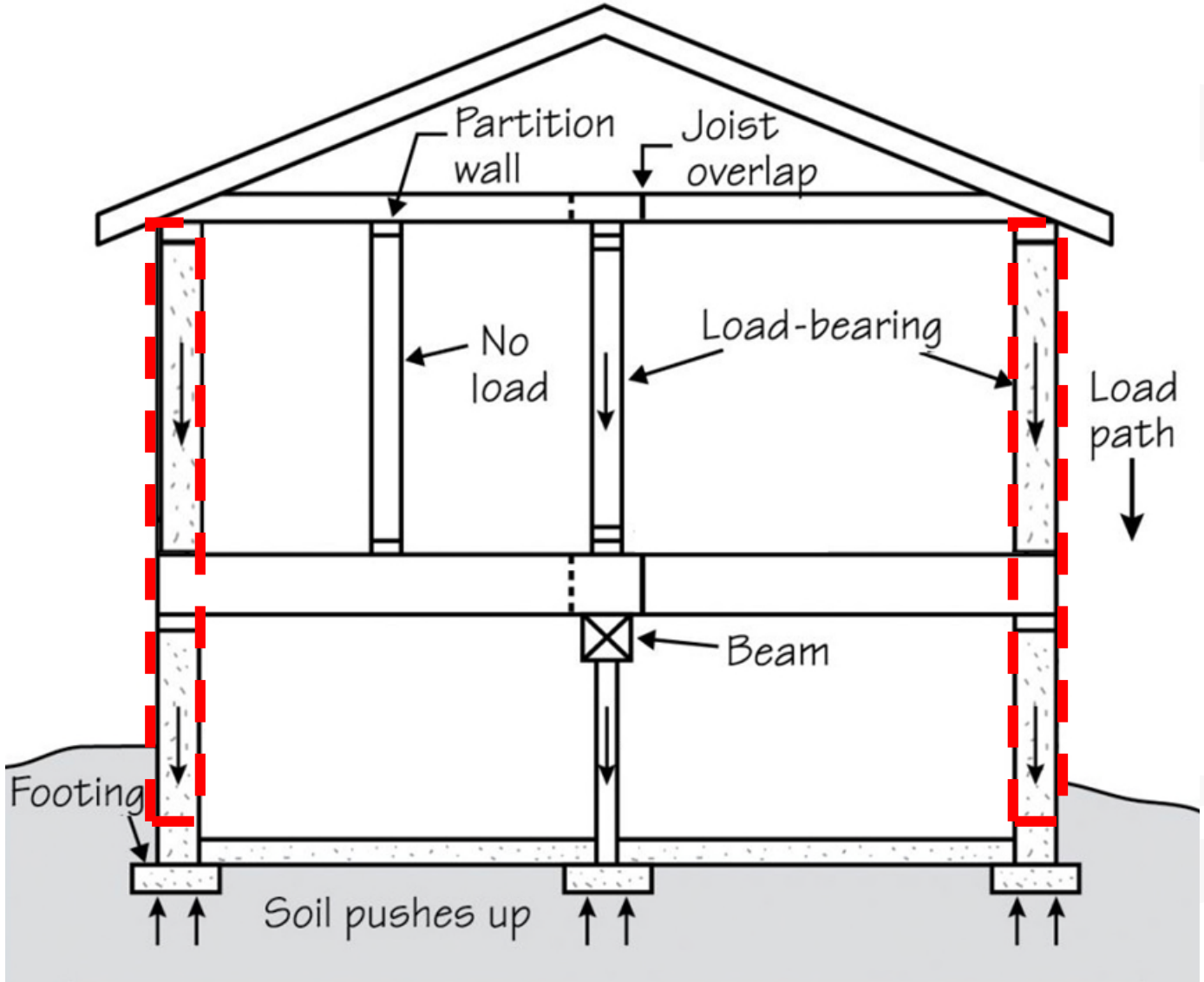
1. Demolish and rebuild foundation system for new loads from wave crest



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Raising the home to 18’ NGVD (Wave Crest) would require the following actions:

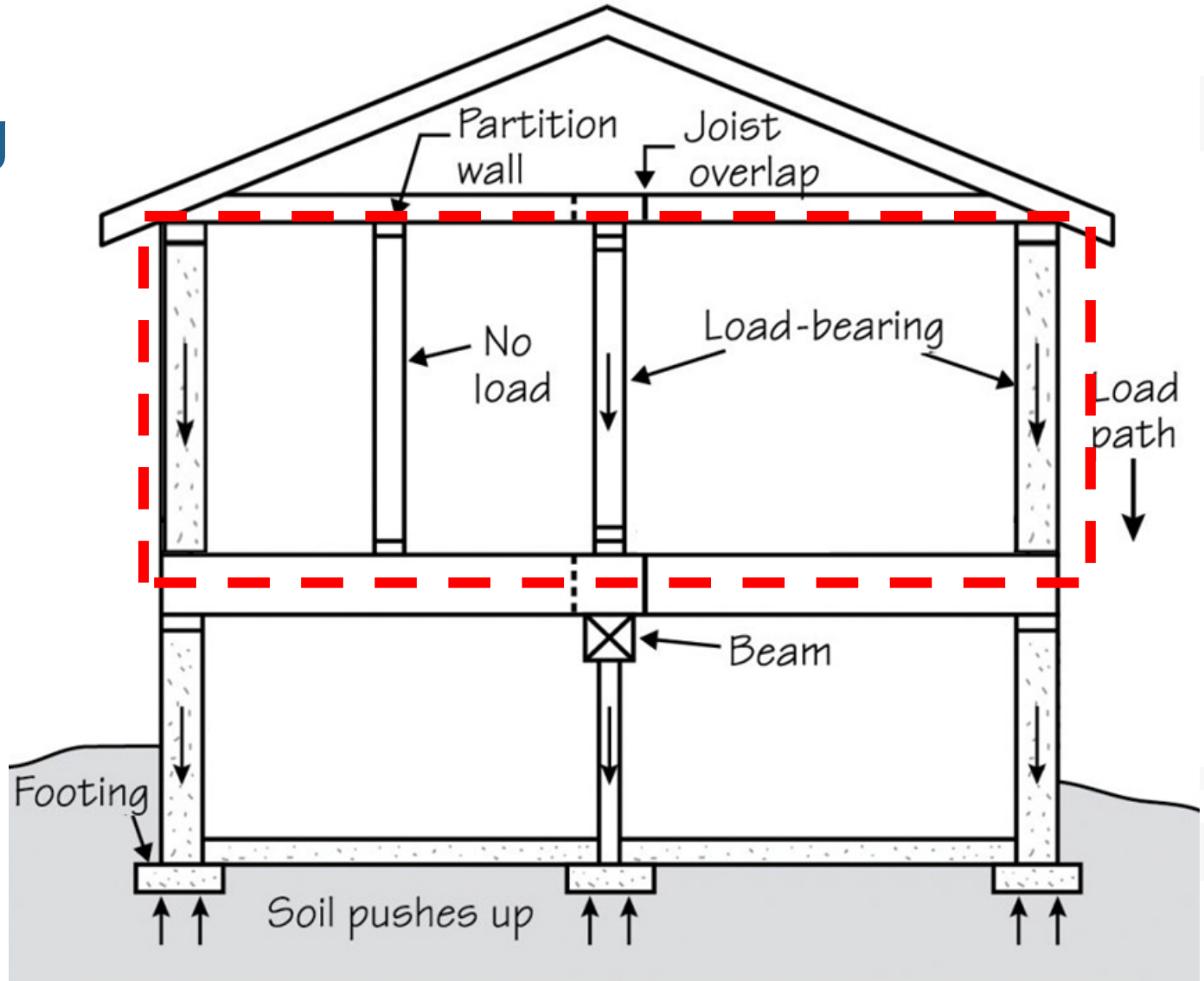
2. Demolish walls and change support system to beam and column framings, and reinforce



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Raising the home to 18’ NGVD (Wave Crest) would require the following actions:

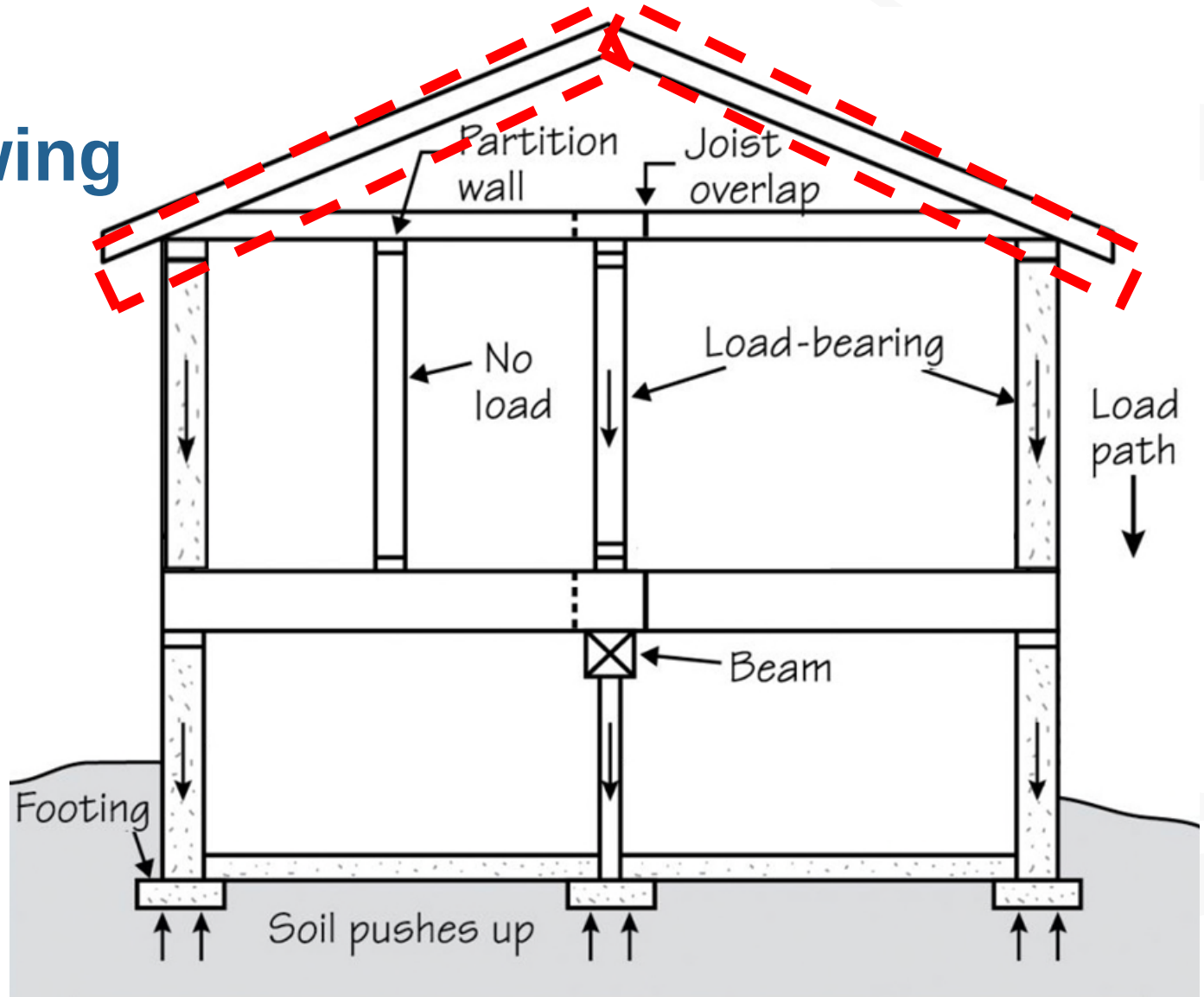
3. Demolish all framing of second level and rebuild at necessary elevation



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Raising the home to 18’ NGVD (Wave Crest) would require the following actions:

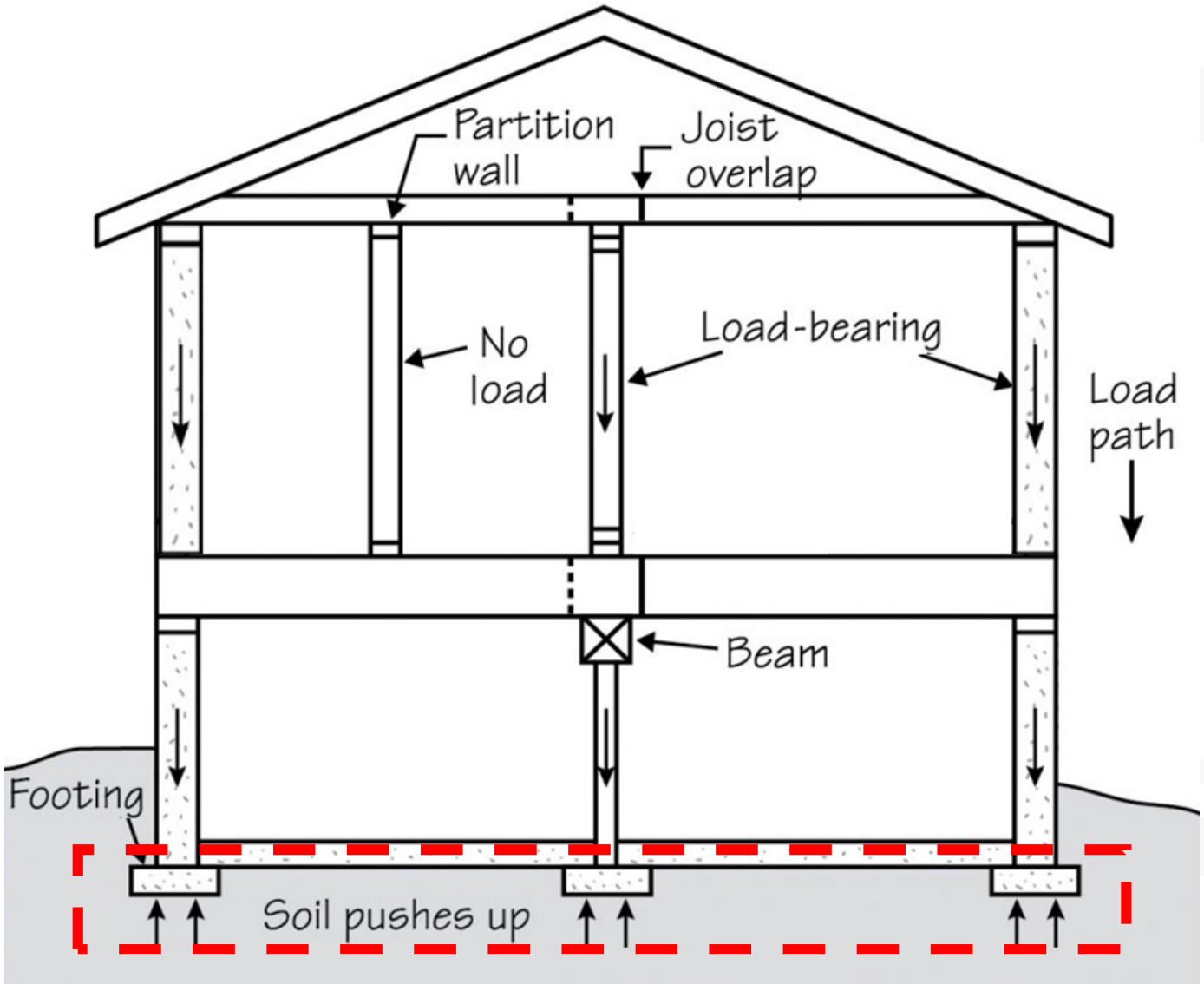
4. Demolish and rebuild roof and reinforce to new framing



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

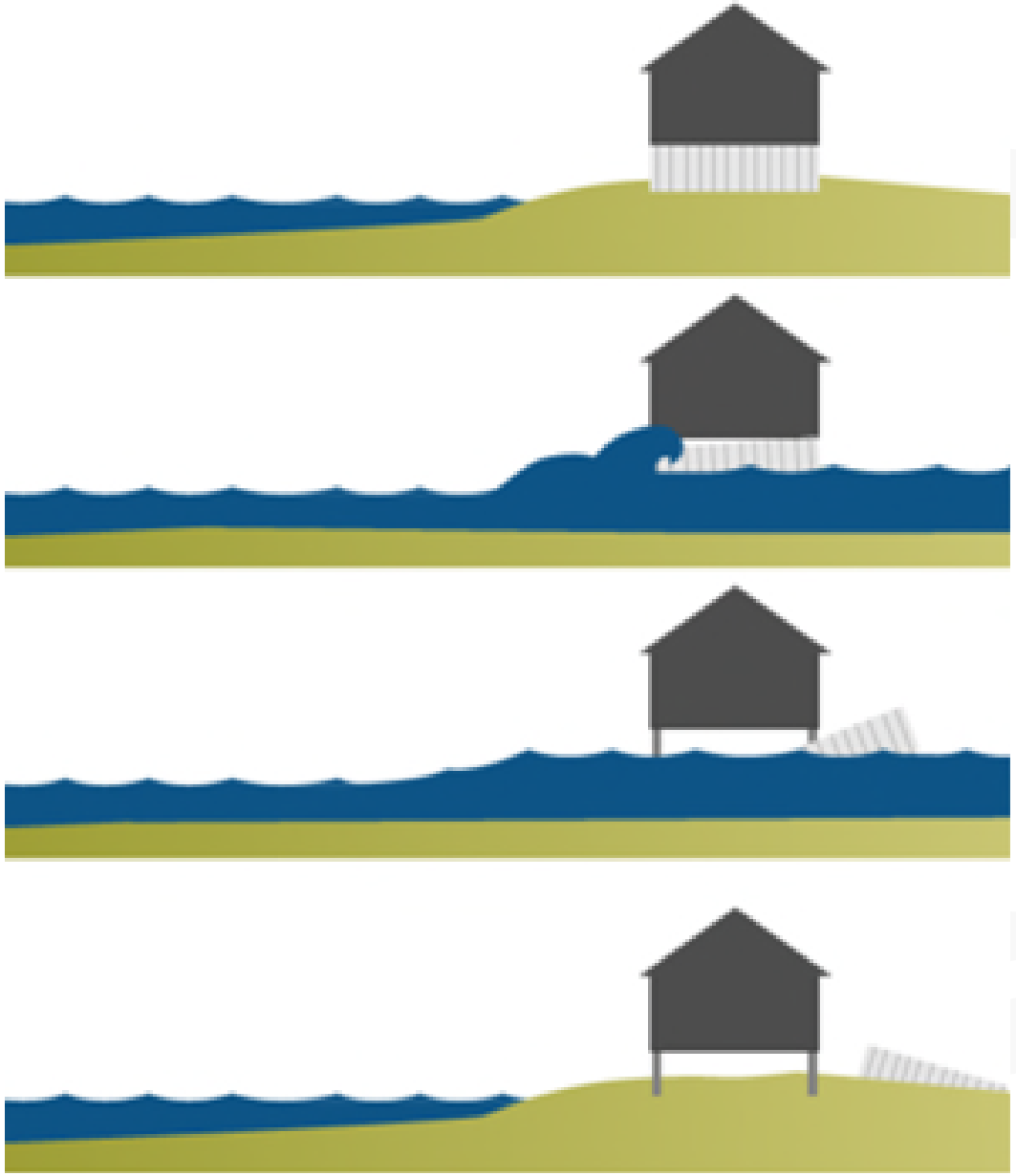
Raising the home to 18’ NGVD (Wave Crest) would require the following actions:

5. Reconfiguration of all plumbing and electrical above required elevations to prevent water intrusion



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Required: Columns with Breakaway Walls



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Lifting the house is structurally unfeasible due to potential disruptions to the existing structural system, risking compromised integrity and stability.

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

CONTRIBUTING ARCHITECTURAL FORMS AND FEATURES OF EXISTING STRUCTURE THAT ARE REFERENCED IN THE NEW DESIGN

I. ADDITIVE PROJECTING COMPONENTS

2. ASSYMETRICAL DESIGN - OCTAGONAL TOWER

3. ADDITIVE PROJECTING COMPONENTS AND PERFORATED MASONRY DETAIL

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

4. ASSYMETRICAL DESIGN AND OFFSET PORTICO

5. HORIZONTAL BANDING

6. ARCHITECTURAL RELATIONSHIP BETWEEN TOWER AND MAIN MASS

7. INDIVIDUAL VERTICALLY PROPORTIONED WINDOWS THAT PUNCTURE THE SOLID MASSING OF THE WALL

8. SOUTH ORIENTATION OF THE GARAGE


7
8


7
8


7801

CURRENT PROJECT PROPOSAL: FRONT FACADE

CURRENT PROJECT PROPOSAL: CORNER VIEW

PREVIOUS PROJECT PROPOSAL: FRONT FACADE

PREVIOUS PROJECT PROPOSAL: CORNER VIEW

CURRENT PROJECT PROPOSAL: RIGHT FACADE

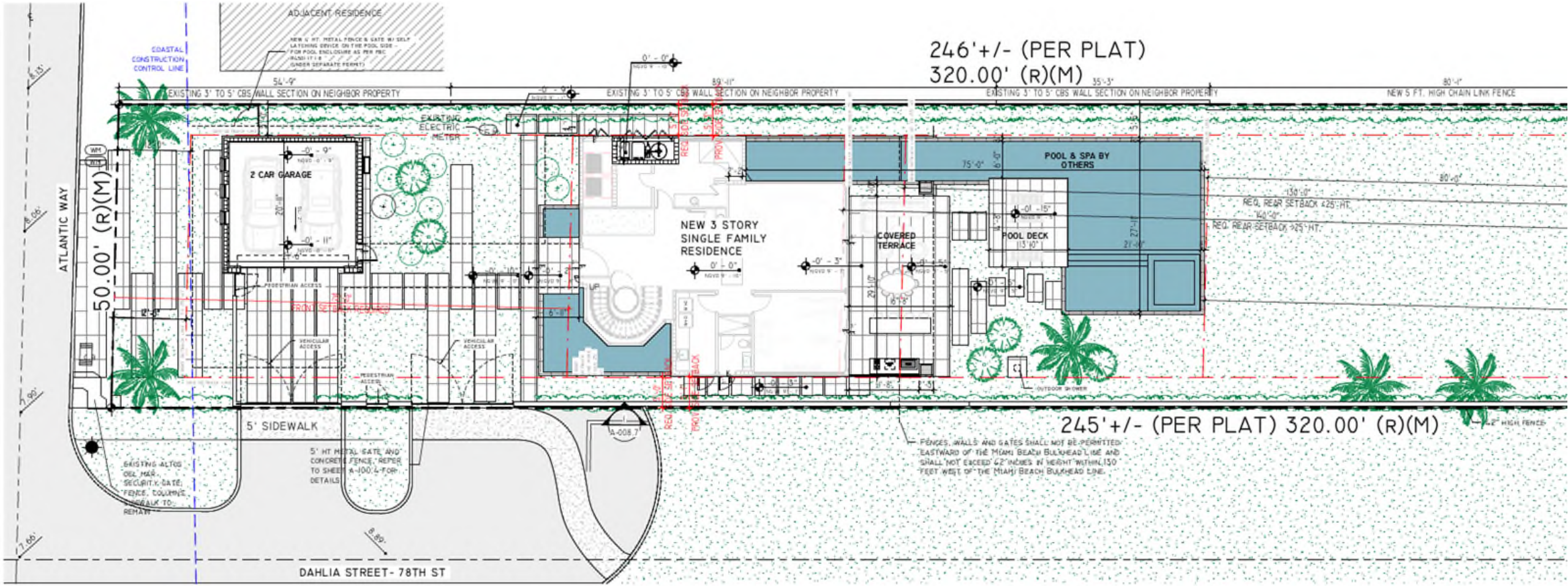
CURRENT PROJECT PROPOSAL: MAIN ENTRY

PREVIOUS PROJECT PROPOSAL: RIGHT FACADE

PREVIOUS PROJECT PROPOSAL: STREET MAIN ENTRY

CURRENT PROJECT PROPOSAL: REAR FACADE

PREVIOUS PROJECT PROPOSAL: REAR FACADE



SDH_STUDIO

ARCHITECTURE + DESIGN

Voluntary Proffers

1. Historic plaque describing the district and home, visible from the public beach access.
2. Careful removal and storage of all listed materials in the architectural salvage plan.
3. Donation of pavers to the Altos Del Mar Homeowners Association.
4. Submit as-built architectural drawings to the Historic American Buildings Survey (HABS) collection.

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

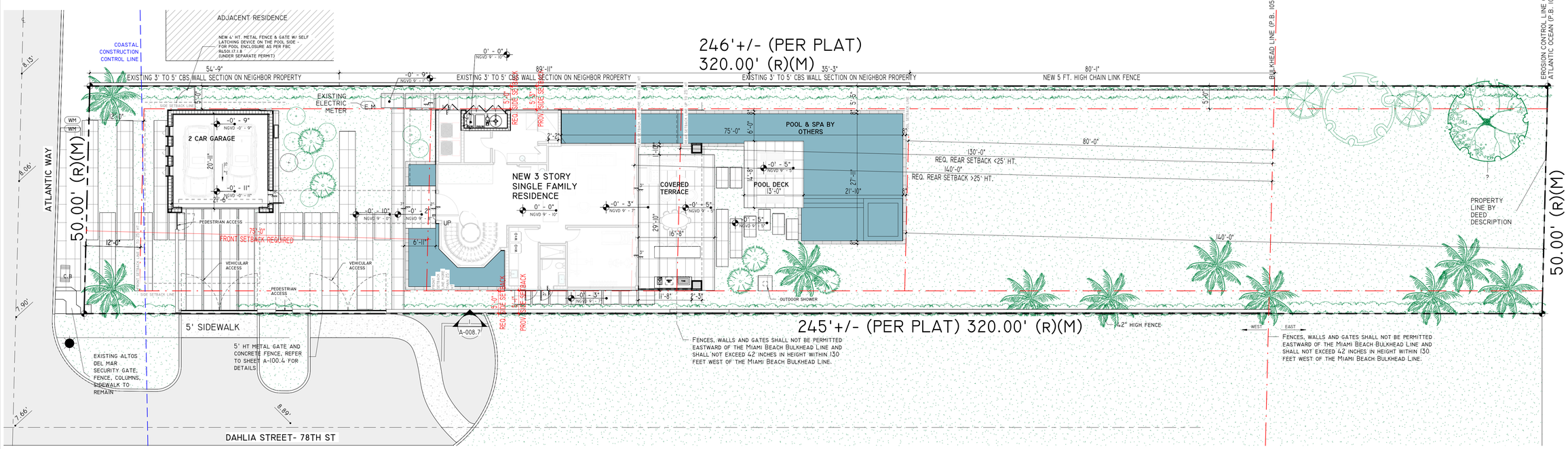
305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

BUILDING CONFIGURATION (ALTOS DEL MAR)		
FRONT SETBACK	PERMITTED	PROVIDED
UP TO 25' IN BUILDING HEIGHT	12'-0"	12'-0"
GREATER THAN 25' IN BUILDING HEIGHT	75'-0"	77'-6"
REAR SETBACK		
UP TO 25' IN BUILDING HEIGHT	130'-0"	130'-0"
GREATER THAN 25' IN BUILDING HEIGHT	140'-0"	140'-7"
SIDE YARD (STREET)	5'-0"	5'-1"
SIDE YARD (INTERIOR)	5' OR 10% OF LOT WIDTH, W/EVER IS GREATER.	5'-3"
POOL SETBACK	80'-0"	80'-0"
HEIGHT LIMITATION	37'-0" MEASURED FROM GRADE	37'-0" MEASURED FROM GRADE
FLOOD DESIGN		
FLOOD ZONE	AE = 8'-0" NGVD	N/A
DESIGN FLOOD ELEVATION (DFE)	8'-0"+ 1'-0"= 9'-0" NGVD	9'-10" NGVD
LOWEST TOS OF HABITABLE SPACE (BFE)	N/A	21'-5" NGVD
HIGHEST ADJACENT GRADE ELEV.	N/A	9'-3" NGVD
LOWEST TOS ELEV. OF EQ. SERVICING THE BUILDING	9'-0" NGVD	9'-10" NGVD
LOWEST ADJACENT GRADE ELEV.	6.56' NGVD	7'-6" NGVD
ADJUSTED GRADE ELEV.	GRADE + MIN DFE/2	8.25'+9'/2= 8.62' NGVD
FIRM MAP NUMBER	N/A	12086C0326L
FLOOD DESIGN CLASS AS PER ASCE/SEI 24-14 TABLE 1-1	N/A	2

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	7801 ATLANTIC WAY. MIAMI BEACH, FLORIDA. 33141		
2	Folio number(s):	02-3202-004-0230		
3	Board and file numbers :			
4	Year built:	1935	Zoning District:	RS-3
5	Base Flood Elevation:	8' NGVD	Grade value in NGVD:	8'-3" NGVD
6	Adjusted grade (Flood+Grade/2):	8.00'+8.25'/2= 8.12'	Free board:	N/A
7	Lot Area:	15,995		
8	Lot width:	50'	Lot Depth:	320'(M)/245' PER PLAT
9	Max Lot Coverage SF and %:	30%= 4,799 SF	Proposed Lot Coverage SF and %:	22.55%= 3,608 SF
10	Existing Lot Coverage SF and %:	11.22%= 1,795 SF	Lot coverage deducted (garage-storage) SF:	= 527 SF
11	Front Yard Open Space SF and %:	61%= 365 SF	Rear Yard Open Space SF and %:	83.05%= 7890 SF
12	Max Unit Size SF:	4,700 SF	Proposed Unit Size SF:	= 4,673 SF
13	Existing First Floor Unit Size:	N/A SF	Proposed Main Floor Unit Size:	3,199 SF
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and %	N/A
15			Proposed Second Floor Unit Size SF	1,334 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	345 SF

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
18	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
19	Accessory Structure Rear:	N/A	N/A	N/A	N/A
20	Located within a Local Historic District?			Yes	
21	Designated as an individual Historic Single Family Residence Site?			Yes	
22	Determined to be Architecturally Significant?			No	
23	Additional data or information must be presented in the format outlined in this section			No	



1 SITE PLAN
3/32" = 1'-0"

APPLICABLE CODES

FLORIDA BUILDING CODE 2020 EDITION
FLORIDA RESIDENTIAL CODE 2020
NATIONAL ELECTRICAL CODE 2020
FLORIDA PLUMBING CODE 2020
FLORIDA MECHANICAL CODE 2020
FLORIDA ENERGY CODE 2020

SCOPE OF WORK

I. NEW 3 STORY SINGLE FAMILY RESIDENCE

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

LOT: 6 BLOCK: 5 PLAT BOOK: 31 PAGE: 40

HIGHEST CROWN OF ROAD ELEVATION: 8' - 11" FLOOD ZONE: X/ AE

AVERAGE OF CROW OF ROAD ELEVATION: 8' - 3" BASE FLOOD: N/A / 8

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:

SURVEYOR'S NAME: JORGE L. CABRERA PLS LIC.: 6487 FIELD WORK DATE: 11/01/19

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	21' - 5" NGVD	9' - 0" NGVD	9' - 0" NGVD(AVG)
MINIMUM	9'-0" NGVD		

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (IIC3-3D3)

SDH STUDIO
AA26002883
18200 NE 19TH AVE. SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM
STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT
SEAL

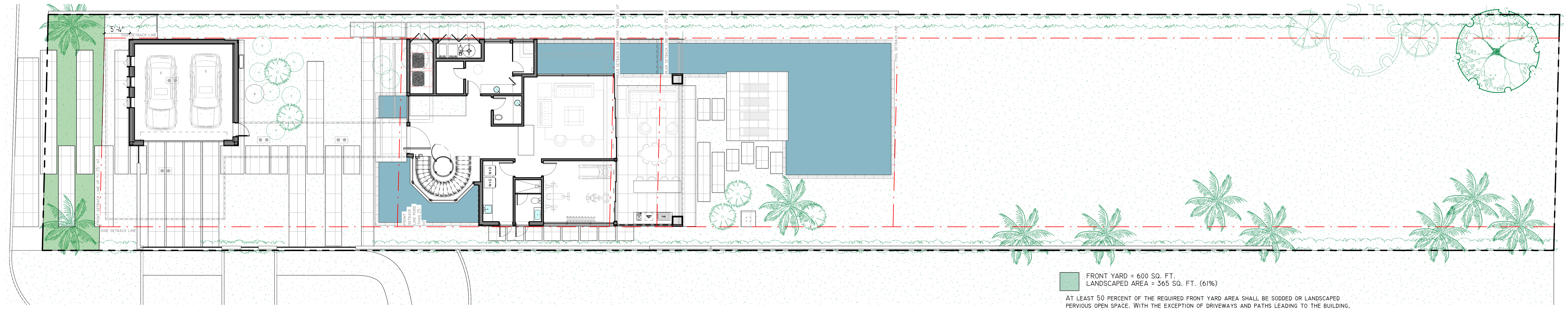
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SITE PLAN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

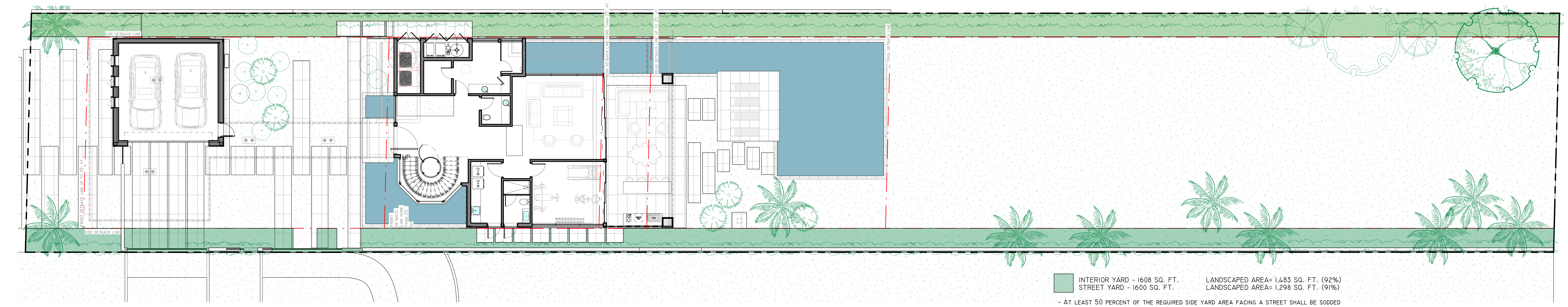
A-100



🟩 FRONT YARD = 600 SQ. FT.
LANDSCAPED AREA = 365 SQ. FT. (61%)

AT LEAST 50 PERCENT OF THE REQUIRED FRONT YARD AREA SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE. WITH THE EXCEPTION OF DRIVEWAYS AND PATHS LEADING TO THE BUILDING, PAVING MAY NOT EXTEND ANY CLOSER THAN FIVE FEET TO THE FRONT OF THE BUILDING.

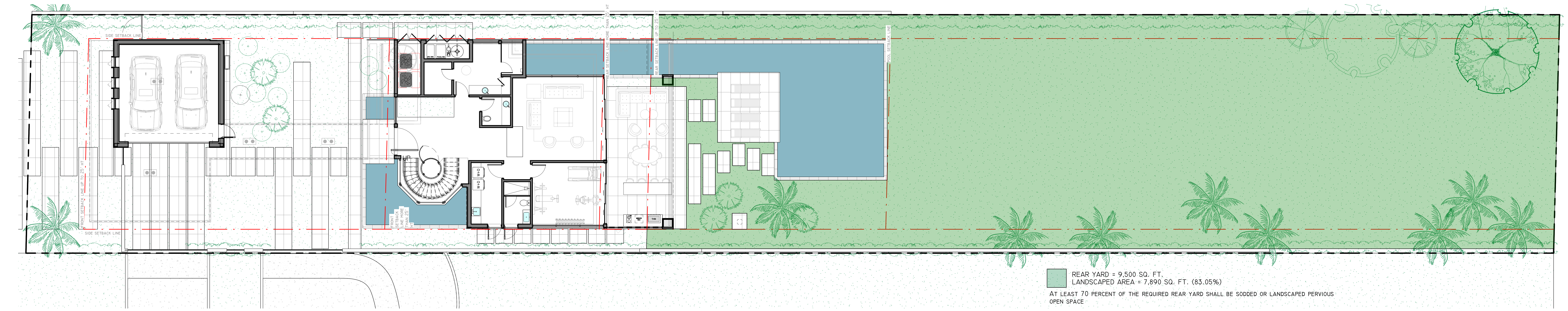
1 GROUND FLOOR
3/32" = 1'-0"



🟩	INTERIOR YARD - 1608 SQ. FT.	LANDSCAPED AREA= 1,483 SQ. FT. (92%)
	STREET YARD - 1600 SQ. FT.	LANDSCAPED AREA= 1,298 SQ. FT. (91%)

- AT LEAST 50 PERCENT OF THE REQUIRED SIDE YARD AREA FACING A STREET SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE
-AT LEAST 50 PERCENT OF THE REQUIRED INTERIOR OPEN SPACE AREA SHALL BE SODDED OR LANDSCAPED PREVIOUS OPEN SPACE.

2 GROUND FLOOR
3/32" = 1'-0"



🟩 REAR YARD = 9,500 SQ. FT.
LANDSCAPED AREA = 7,890 SQ. FT. (83.05%)

AT LEAST 70 PERCENT OF THE REQUIRED REAR YARD SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE

3 GROUND FLOOR
3/32" = 1'-0"

[redacted]

AA26002883

18200 NE 19th Ave, Suite 100
North Miami Beach, FL 33162
(305).501.5013
info@sdhstudio.com

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

Owner

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

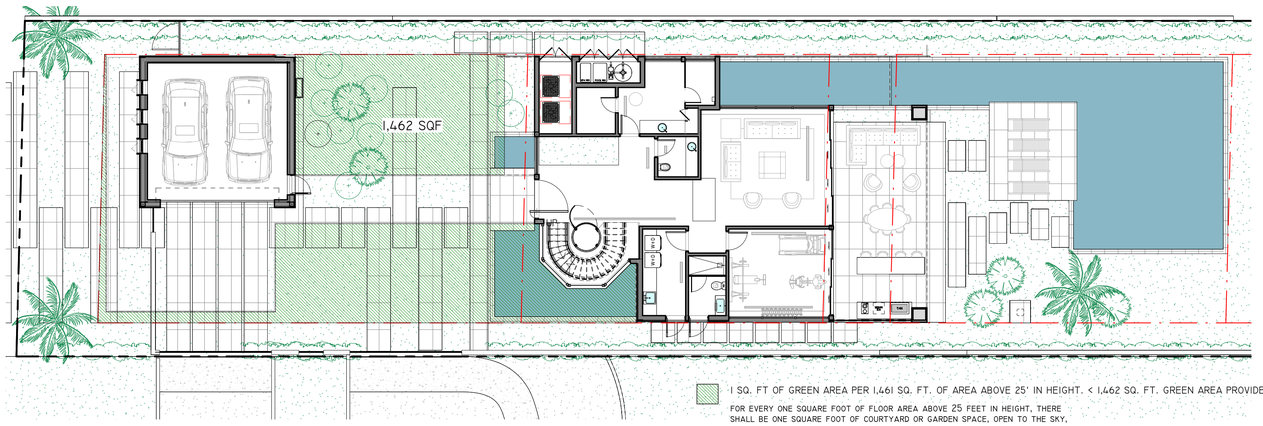
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

OPEN SPACE AREA DIAGRAMS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

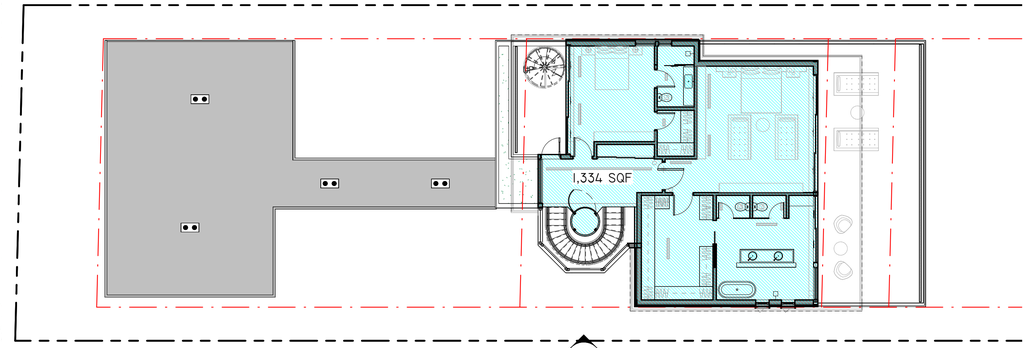
A-100.1



1 SQ. FT OF GREEN AREA PER 1,461 SQ. FT. OF AREA ABOVE 25' IN HEIGHT. < 1,462 SQ. FT. GREEN AREA PROVIDED

FOR EVERY ONE SQUARE FOOT OF FLOOR AREA ABOVE 25 FEET IN HEIGHT, THERE SHALL BE ONE SQUARE FOOT OF COURTYARD OR GARDEN SPACE, OPEN TO THE SKY, AT GROUND LEVEL WITHIN THE BUILDABLE AREA OF THE LOT.

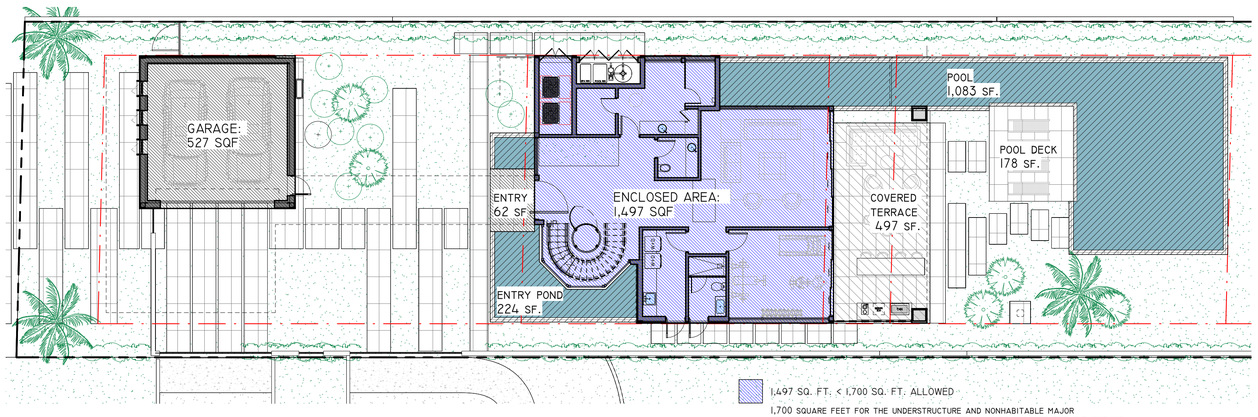
1 GROUND FLOOR OPEN AREA
3/32" = 1'-0"



1 A-008.7

SECOND FLOOR A/C AREA

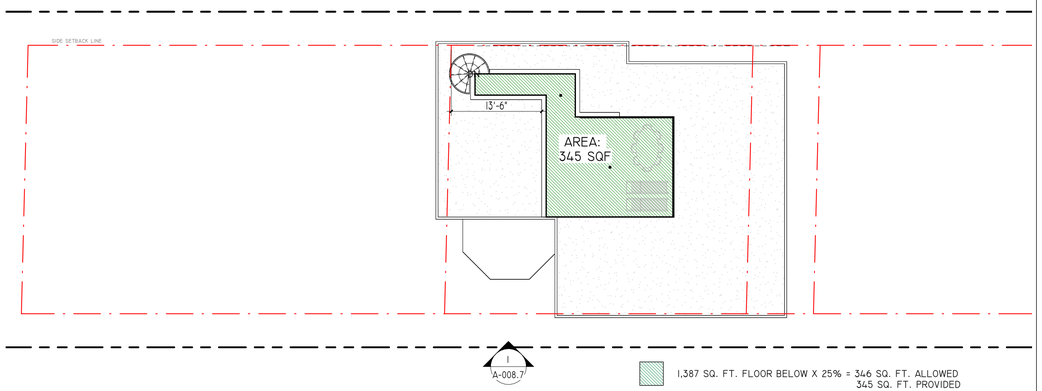
4 2ND FLOOR
3/32" = 1'-0"



1,497 SQ. FT. < 1,700 SQ. FT. ALLOWED

1,700 SQUARE FEET FOR THE UNDERSTRUCTURE AND NONHABITABLE MAJOR STRUCTURES. AN ADDITIONAL 600 SQUARE FEET SHALL BE ALLOWED FOR THE GARAGE.

2 GROUND FLOOR AREAS
3/32" = 1'-0"

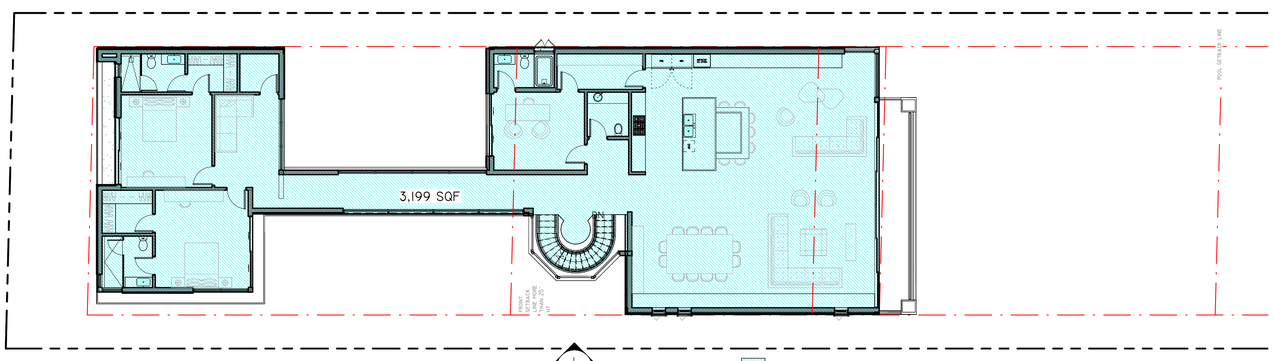


1 A-008.7

1,387 SQ. FT. FLOOR BELOW X 25% = 346 SQ. FT. ALLOWED
345 SQ. FT. PROVIDED

ROOF DECK SHALL NOT EXCEED A COMBINED DECK AREA OF 25 PERCENT OF THE ENCLOSED FLOOR AREA IMMEDIATELY ONE FLOOR BELOW.

5 ROOF AREAS
3/32" = 1'-0"



1 A-008.7

MAIN FLOOR A/C AREA

3 MAIN FLOOR
3/32" = 1'-0"

SDH STUDIO

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

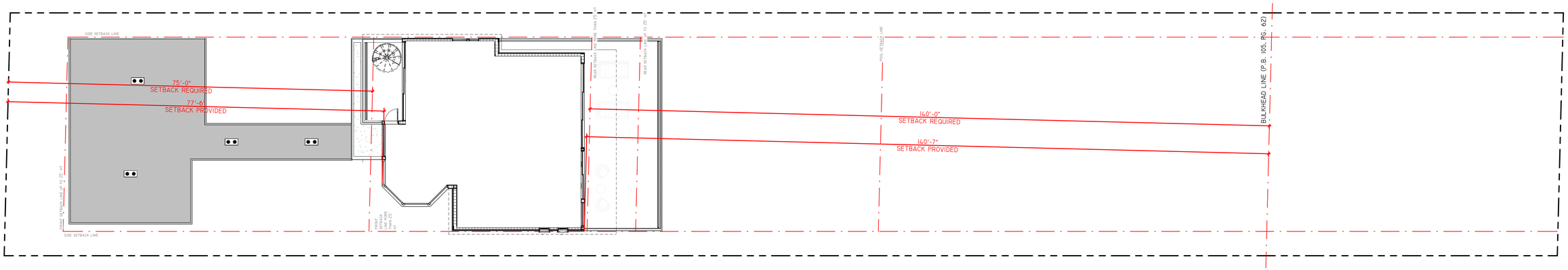
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

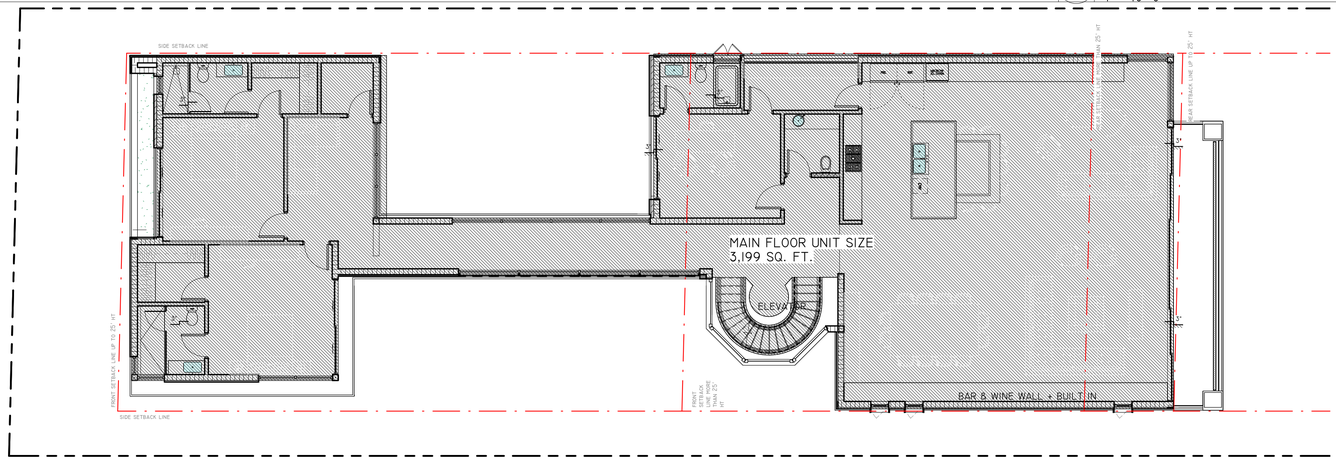
AREA CALCULATIONS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: ISSUE DATE

A-100.2



1 SECOND FLOOR SETBACK DIAGRAM
1" = 10'-0"

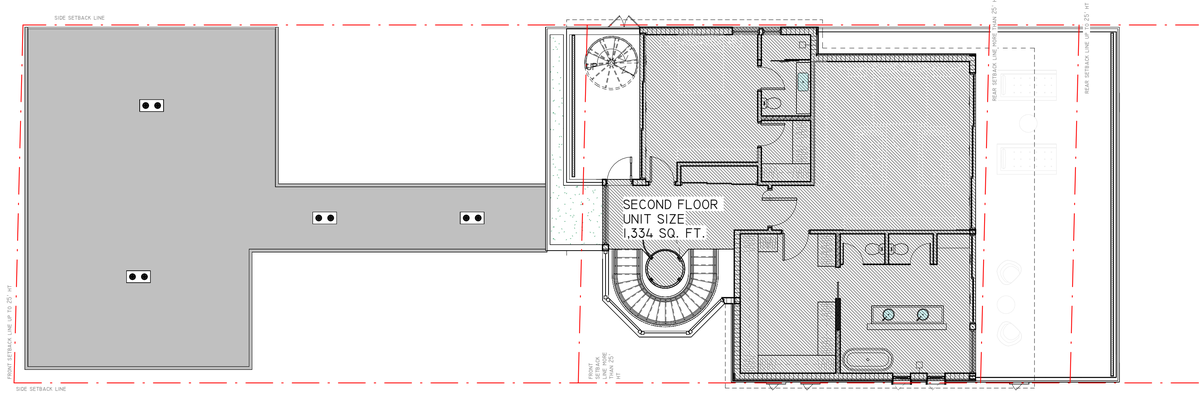


UNIT SIZE PROVIDED: 3,199 SQ. FT.
- 4,700 SQUARE FEET FOR HABITABLE MAJOR STRUCTURES.

2 MAIN FLOOR PLAN.
1/8" = 1'-0"

UNIT SIZE CALCULATION	
NOT INCLUDED	
GROUND FLOOR	NOT INCLUDED- NON HABITABLE SPACE
GARAGE	527 SQF < 600 SF - NOT INCLUDED
INCLUDED	
MAIN FLOOR	3,199 SF
SECOND FLOOR	1,334 SF
ROOF	
TOTAL HABITABLE FLOORS:	4,533 SF

- 4,700 SQUARE FEET FOR HABITABLE MAJOR STRUCTURES.
- 1,700 SQUARE FEET FOR THE UNDERSTRUCTURE AND NONHABITABLE MAJOR STRUCTURES. AN ADDITIONAL 600 SQUARE FEET SHALL BE ALLOWED FOR THE GARAGE. (DIVISION 2. SEC. 142-107)



UNIT SIZE PROVIDED: 1,334 SQ. FT.
- 4,700 SQUARE FEET FOR HABITABLE MAJOR STRUCTURES.

3 2ND FLOOR PLAN
1/8" = 1'-0"

SDH STUDIO

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.

ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dombusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

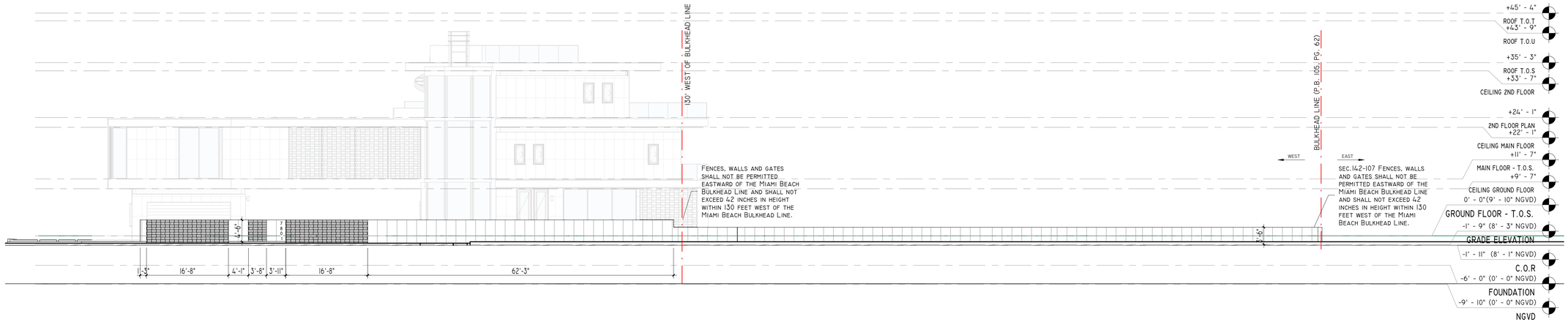
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

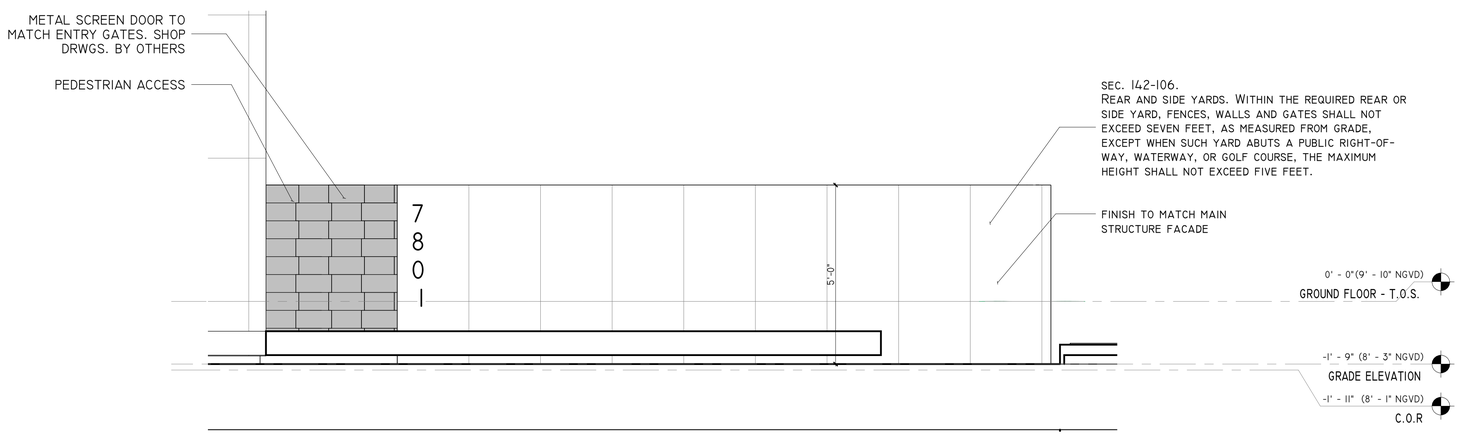
UNIT SIZE CALCULATION

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

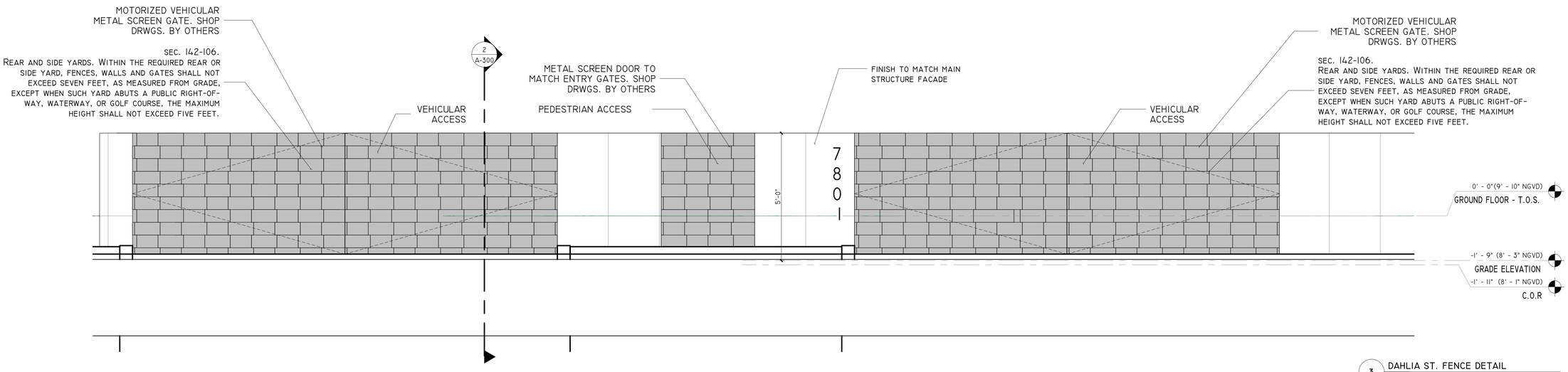
A-100.3



1 DAHLIA ST. FENCE ELEVATION
3/32" = 1'-0"



2 ATLANTIC WAY FENCE DETAIL
1/2" = 1'-0"



3 DAHLIA ST. FENCE DETAIL
1/2" = 1'-0"

SDH STUDIO
AA26002883
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM
STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dombiak De Halfen
AR99155
REGISTERED ARCHITECT
SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

FENCE ELEVATION/DETAILS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: ISSUE DATE

A-100.4

1 3D VIEW 1

2 3D VIEW 2

3 3D VIEW 3

4 3D VIEW 4

5 3D VIEW 5

SDH STUDIO

AA26002883

18200 NE 19TH AVE. SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.

ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

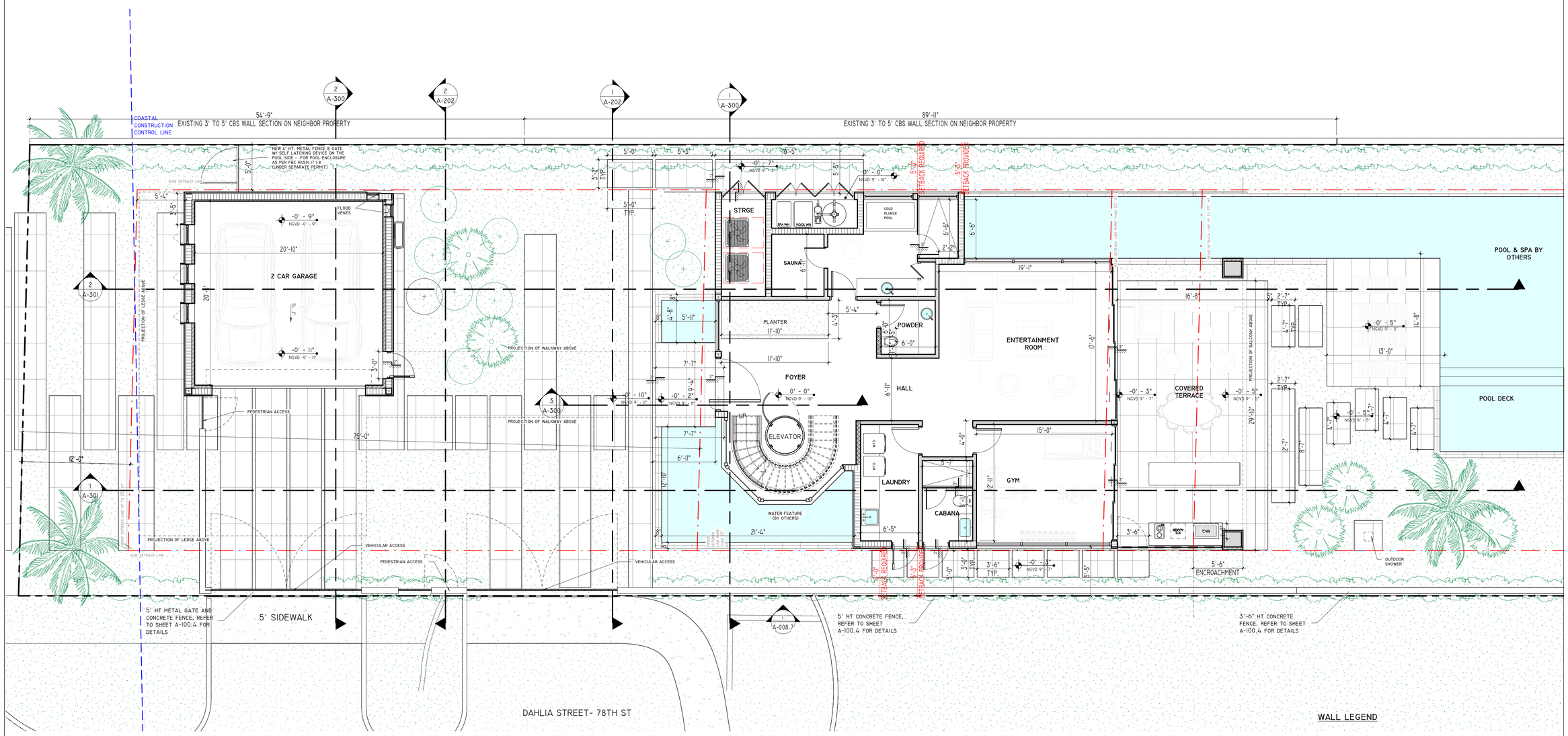
SITE VIEWS

DRAWN BY: SDH

CHECKED BY: RB

INITIAL DRAWING RELASE DATE: ISSUE DATE

A-100.5



WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

1 GROUND FLOOR PLAN
3/16" = 1'-0"

SDH STUDIO

AA26002883

18200 NE 19TH AVE. SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.

ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dombusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

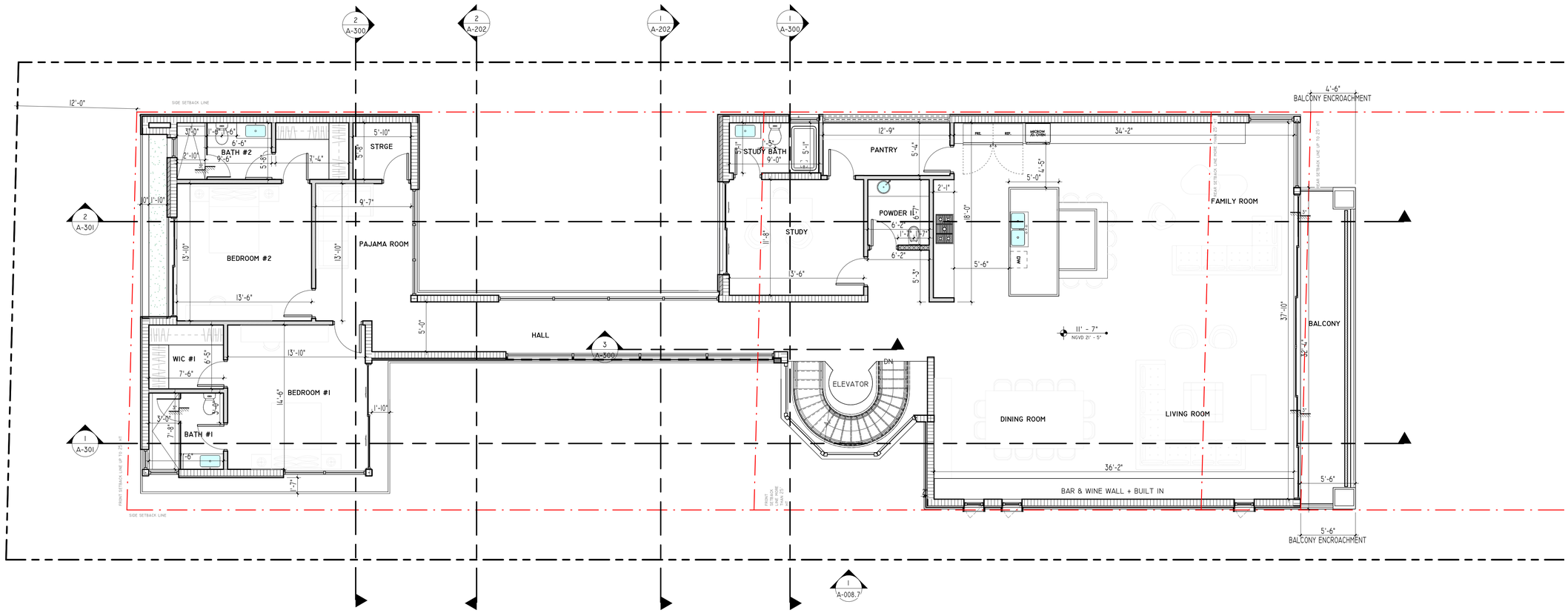
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

GROUND FLOOR PLAN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: ISSUE DATE

A-101



WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL. FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

1 MAIN FLOOR PLAN
3/16" = 1'-0"

SDH STUDIO

AA26002883

18200 NE 19TH AVE. SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.

ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dombusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

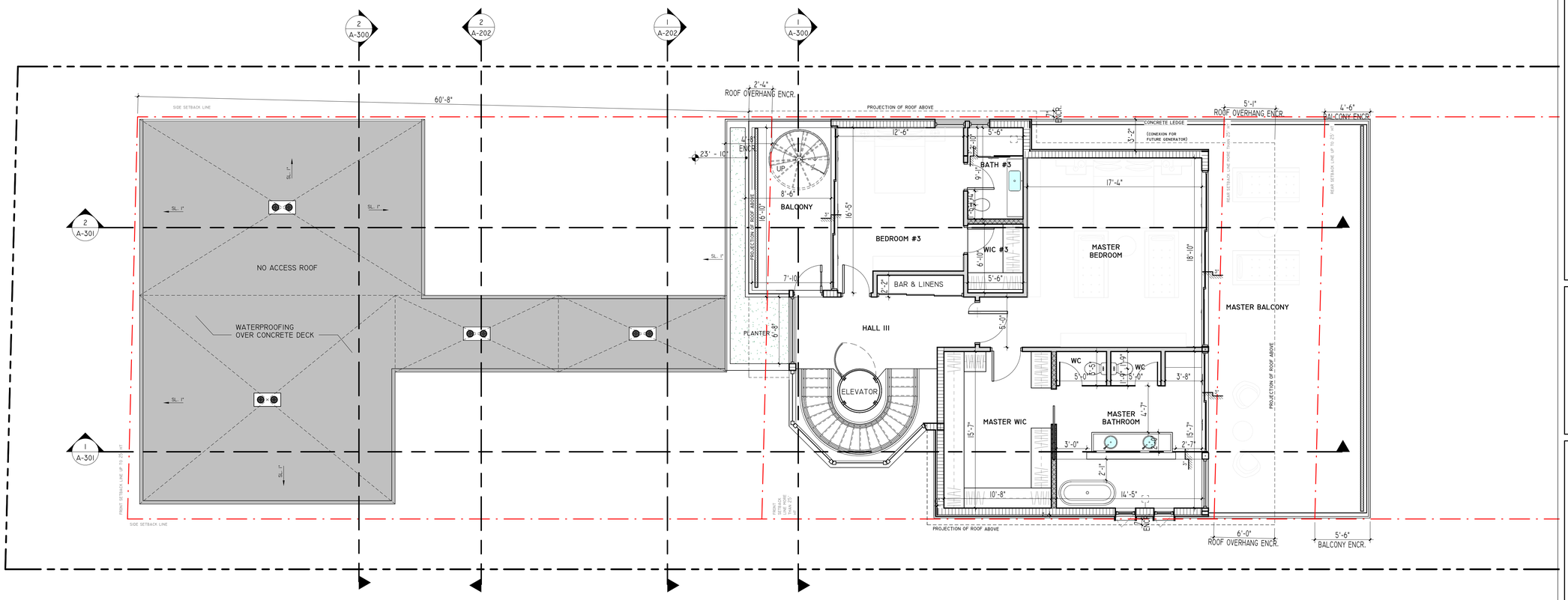
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

MAIN FLOOR PLAN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

A-102



WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

1 SECOND FLOOR PLAN
3/16" = 1'-0"

SDH STUDIO

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.

ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dombusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

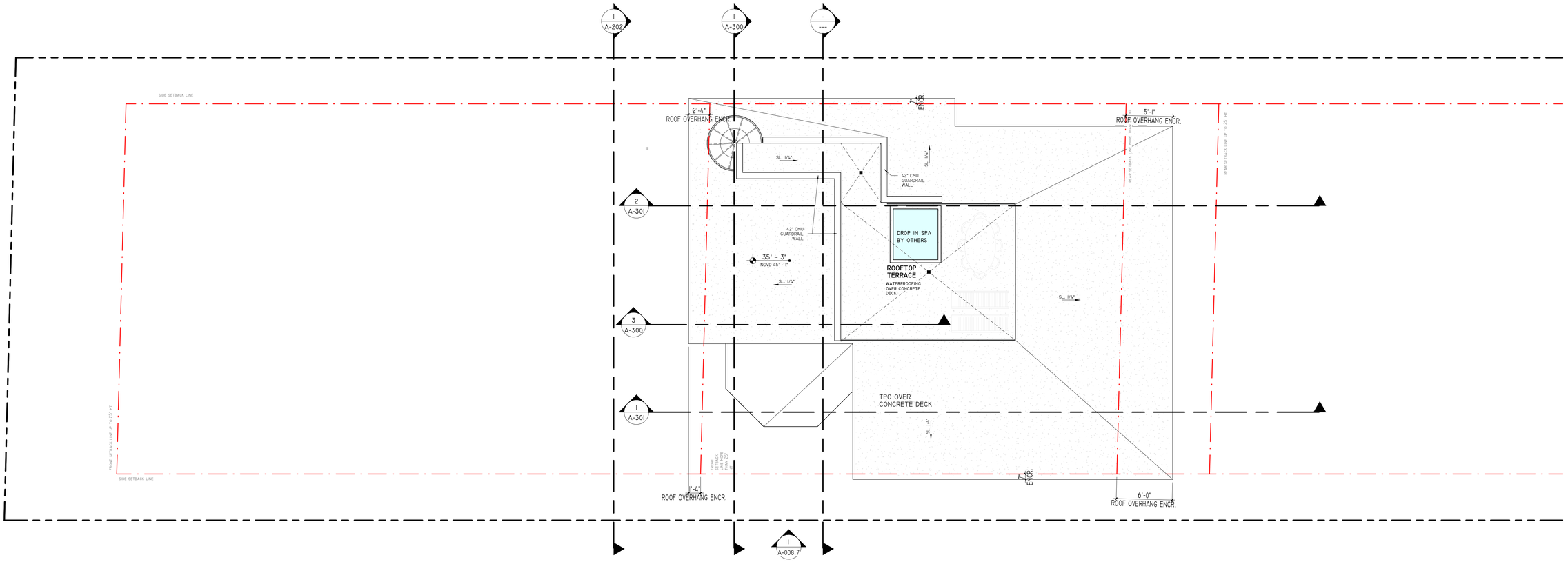
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SECOND FLOOR PLAN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: ISSUE DATE

A-103



WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

1 ROOF PLAN
3/16" = 1'-0"

SDH STUDIO

AA26002883

18200 NE 19TH AVE. SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.

ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

NOTES/COMMENTS

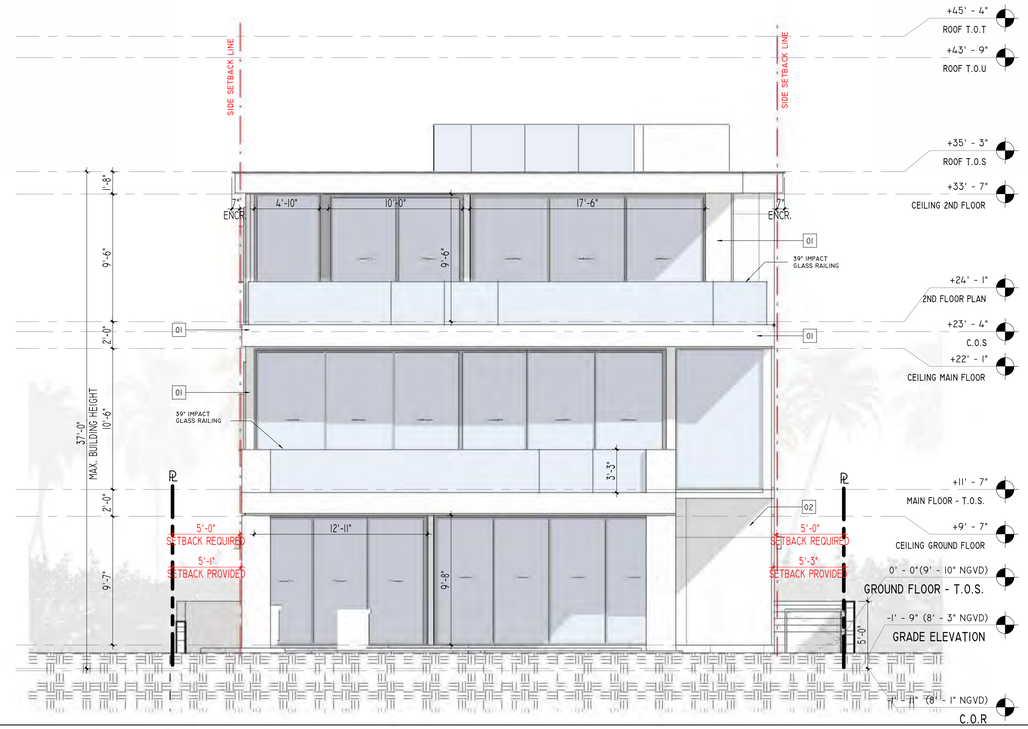
REVISIONS / SUBMISSIONS

ROOF PLAN

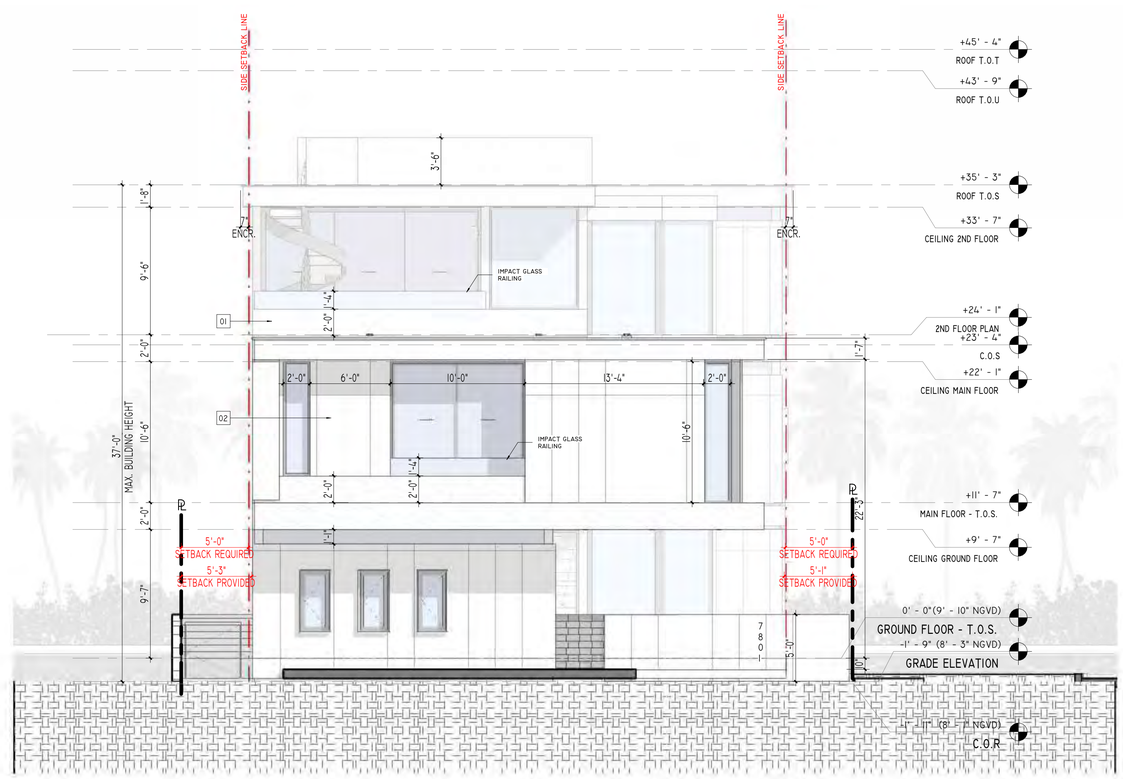
DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

A-104

FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	SHELLSTONE	LM 24"X48"
03	ALUMINUM FOR SCREEN	WHITE



1 REAR
3/16" = 1'-0"



2 FRONT
3/16" = 1'-0"

SDH STUDIO

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.

ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

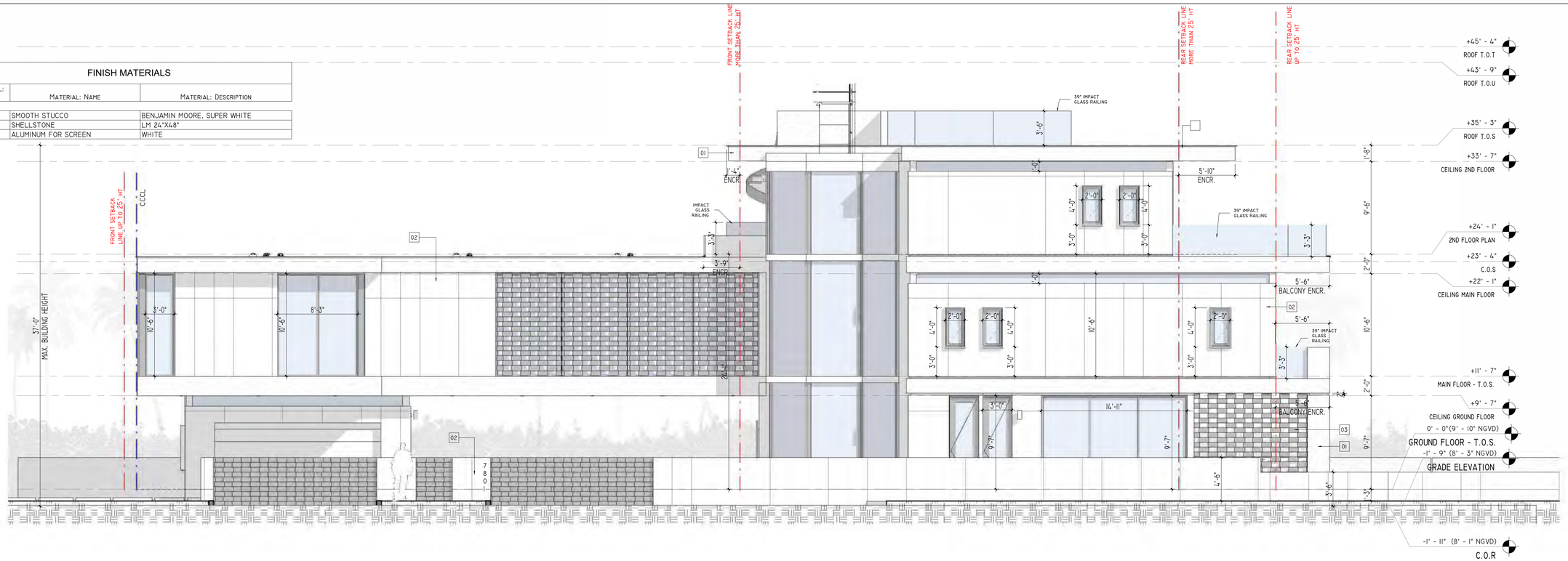
ELEVATIONS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: ISSUE DATE

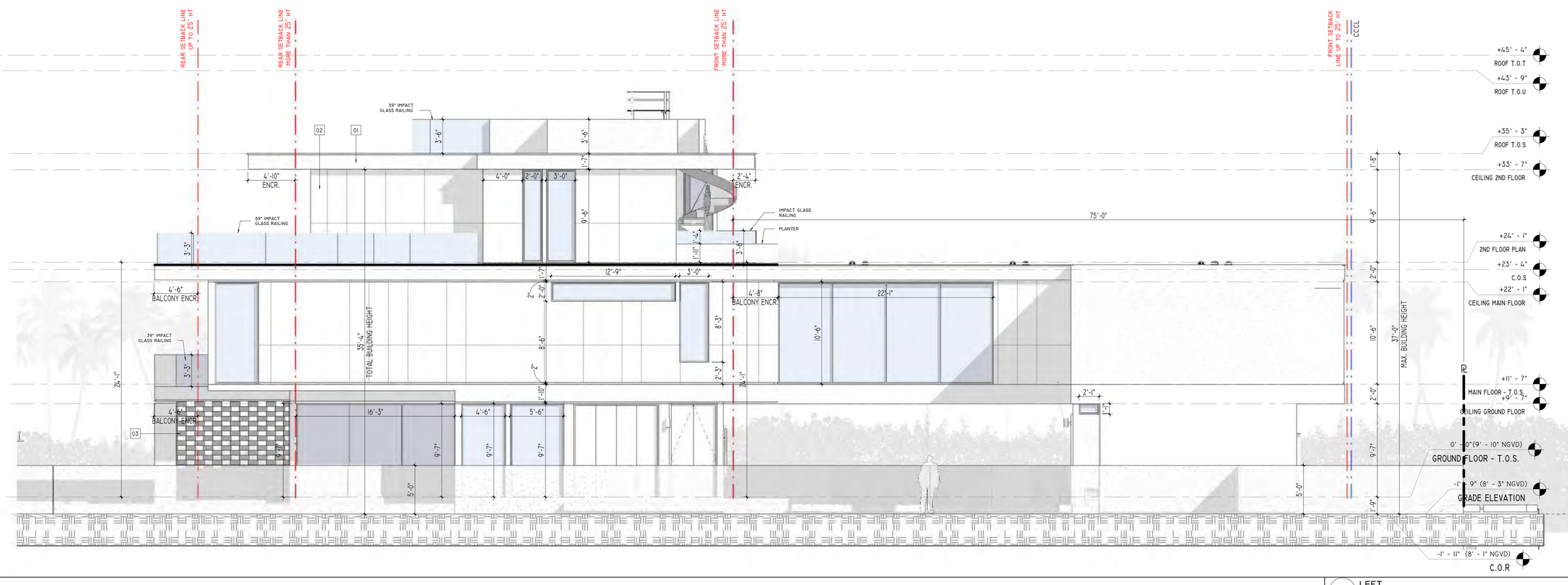
A-200

FINISH MATERIALS

MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	SHELLSTONE	LM 24"X48"
03	ALUMINUM FOR SCREEN	WHITE



1 RIGHT
3/16" = 1'-0"



2 LEFT
3/16" = 1'-0"

SDH STUDIO

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.

ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dombusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

ELEVATIONS

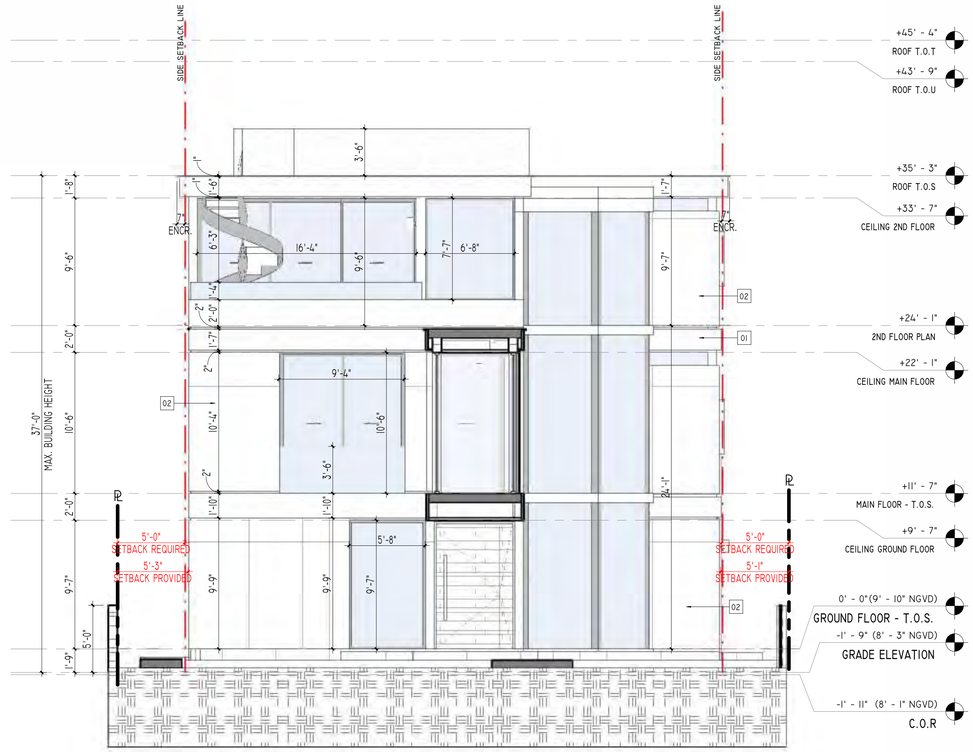
DRAWN BY: SDH

CHECKED BY: RB

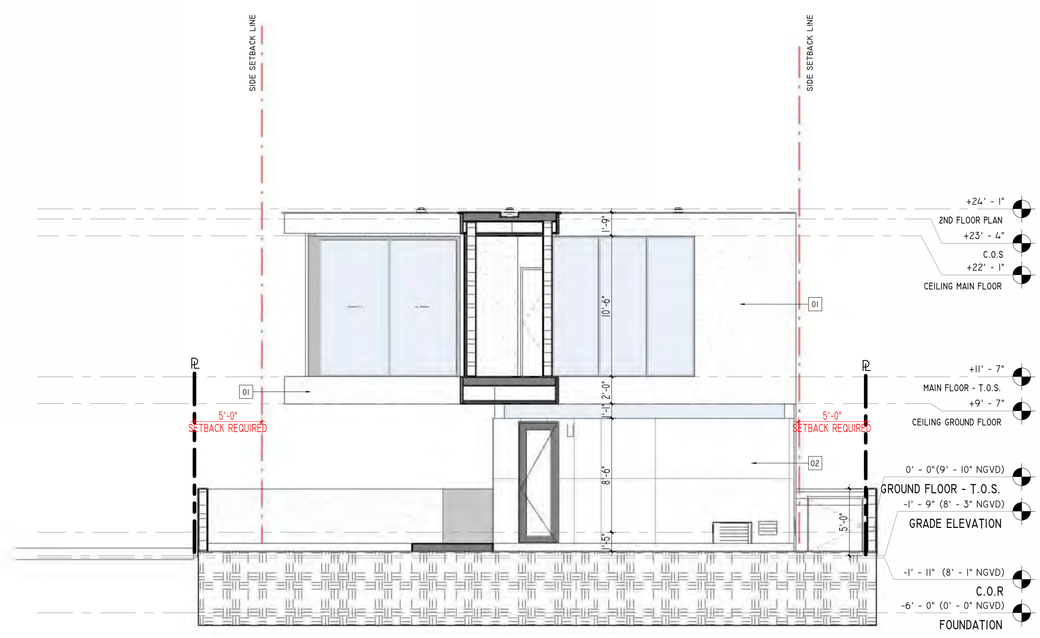
INITIAL DRAWING RELASE DATE: ISSUE DATE

A-201

FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	SHELLSTONE	LM 24"X48"
03	ALUMINUM FOR SCREEN	WHITE



1 ELEVATION MAIN BUILDING
3/16" = 1'-0"



2 ELEVATION GARAGE
3/16" = 1'-0"

SDH STUDIO

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.

ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

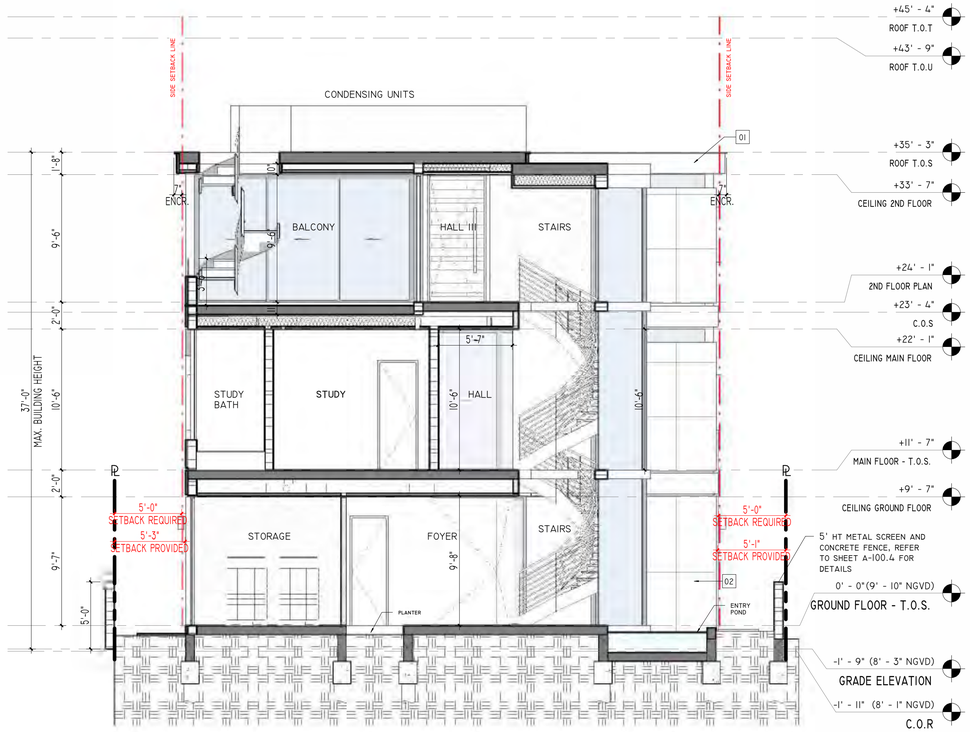
ELEVATIONS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: ISSUE DATE

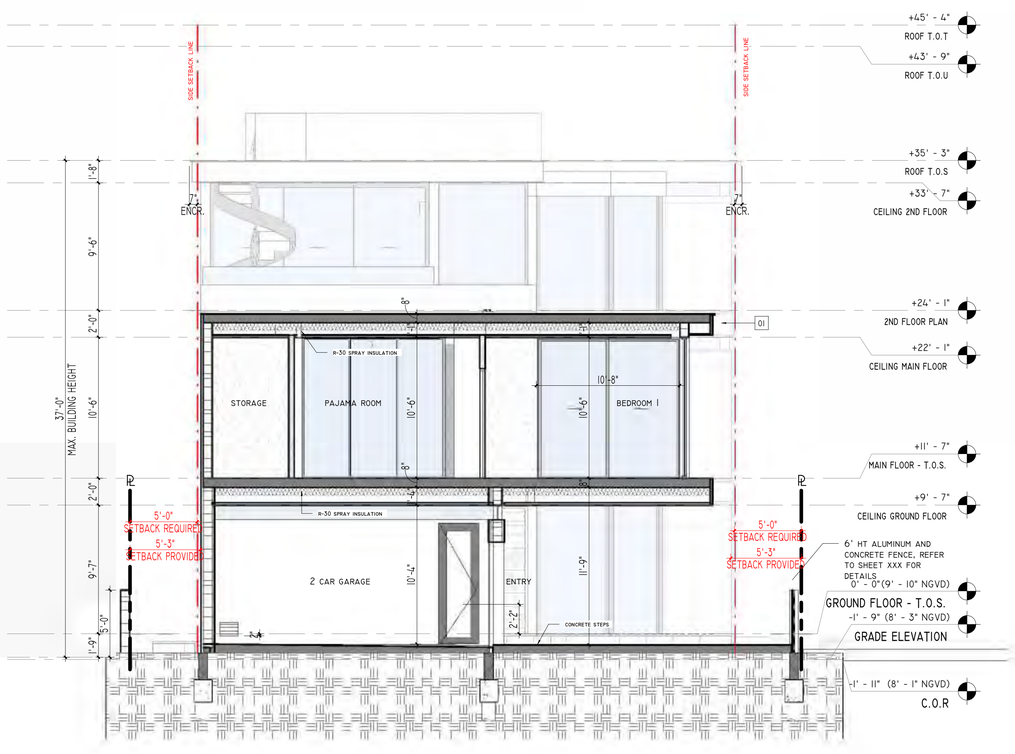
A-202

FINISH MATERIALS

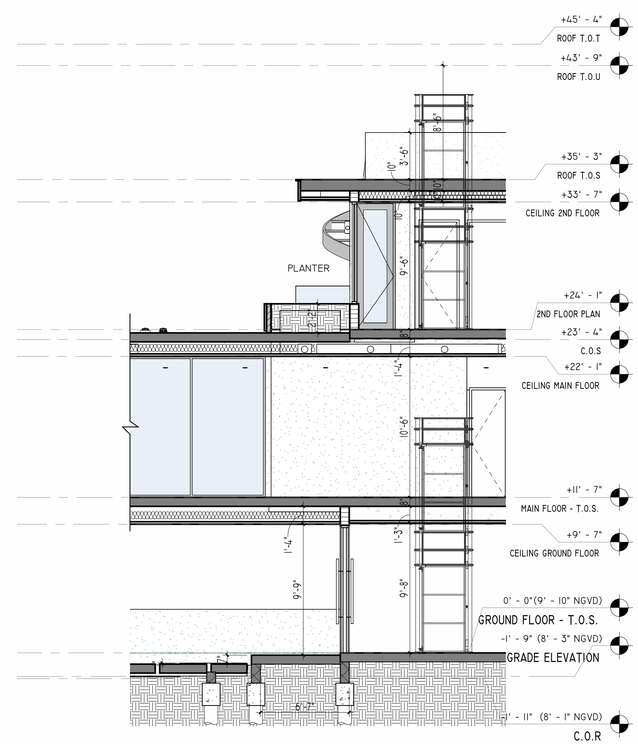
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	SHELLSTONE	LM 24"X48"
03	ALUMINUM FOR SCREEN	WHITE



1 SECTION 1
3/16" = 1'-0"



2 SECTION 2
3/16" = 1'-0"



3 SECTION 8
3/16" = 1'-0"

SDH STUDIO
AA26002883
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM
STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

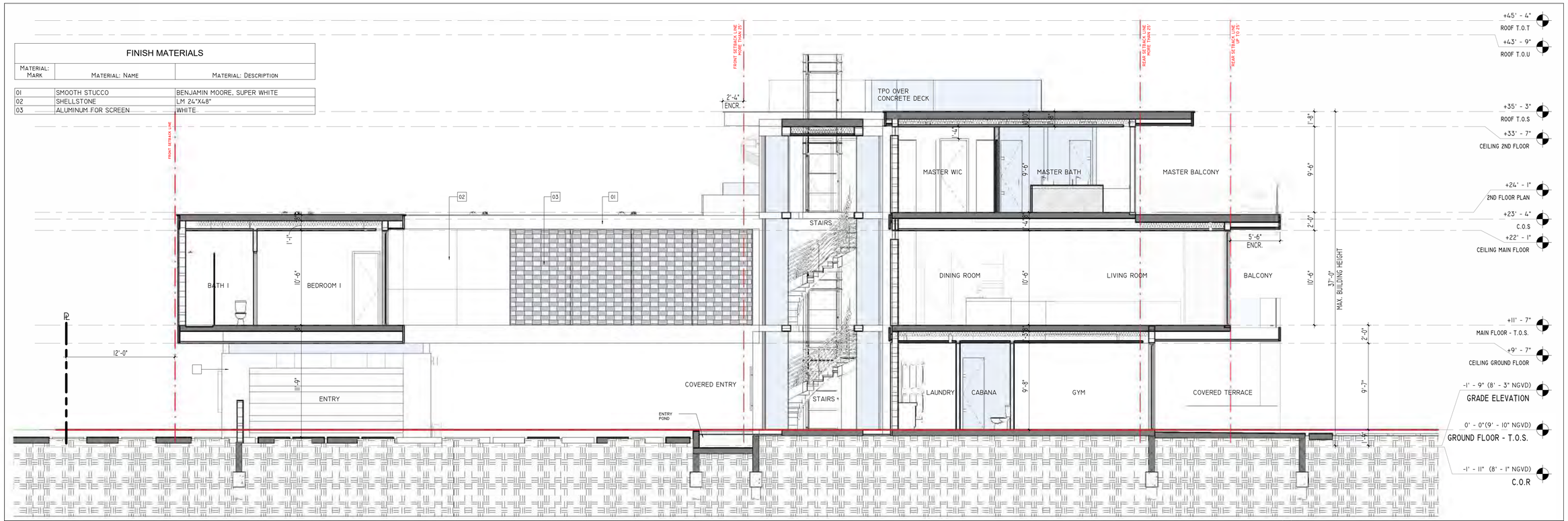
SECTIONS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: ISSUE DATE

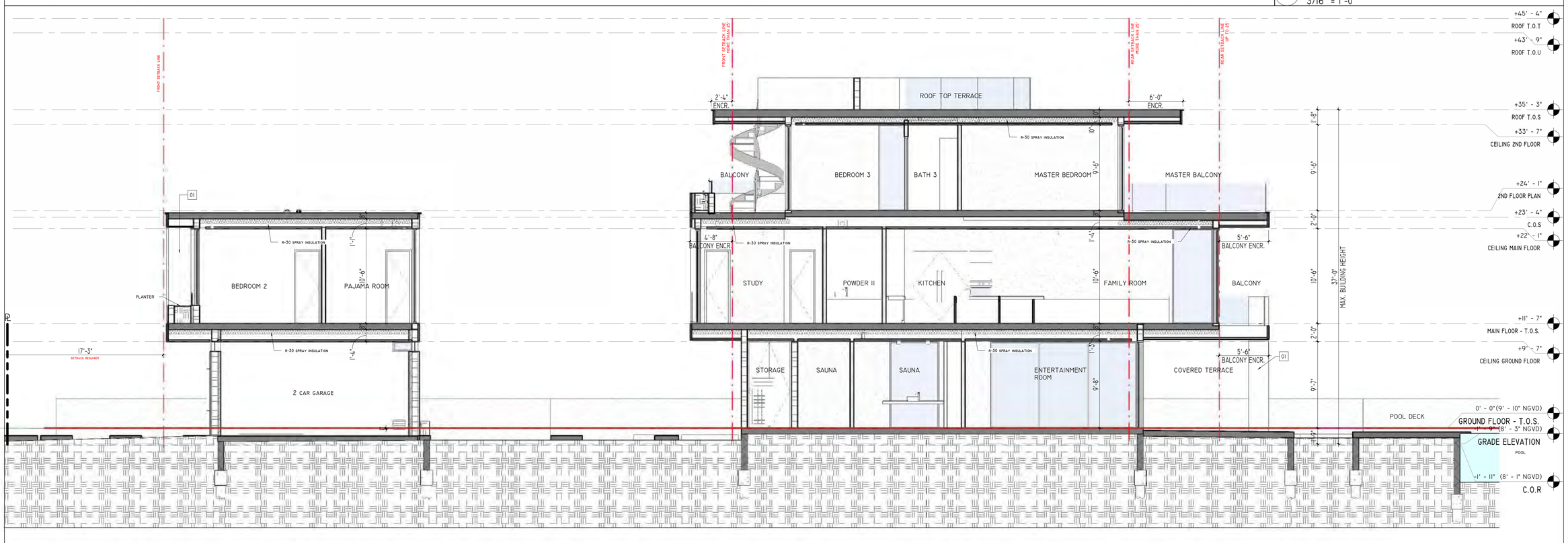
A-300

FINISH MATERIALS

MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	SHELLSTONE	LM 24"X48"
03	ALUMINUM FOR SCREEN	WHITE



1 SECTION 3
3/16" = 1'-0"



2 SECTION 5
3/16" = 1'-0"

SDH STUDIO

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.

ARCH.REG#:99155

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

OWNER

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SECTIONS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING RELASE DATE: ISSUE DATE

A-301

Historic District – 1987

- State was acquiring lots to expand ocean front park, but many owners refused to sell.
- Concerned that the State would abandon the park project, the City initiated the designation of ADM to preserve the single-family character of the neighborhood.

Fig. 5. Sanborn Map showing future Altos Del Mar Historic District, 1951.
(Sanborn Map, 1921-Nov 1951)

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Historic District – 1987

- 36 total lots.
- 20 were vacant at the time of designation.
- Of the 7 waterfront structures that existed when the District was created, 3 remain.

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

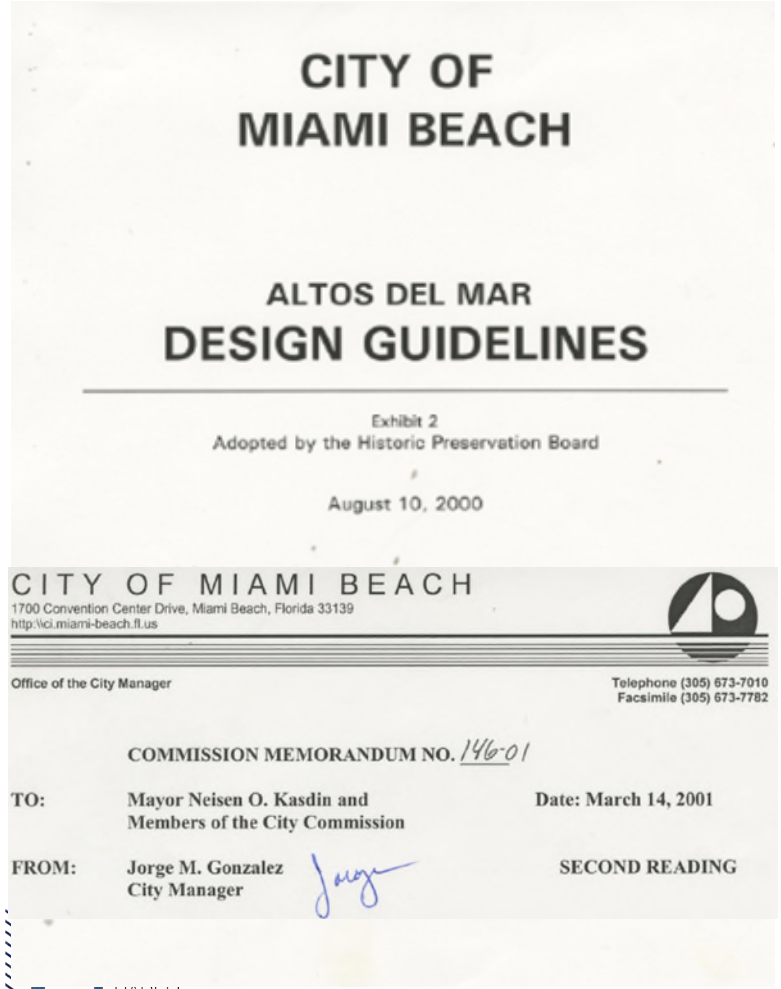
Altos Del Mar Historic District Designation Report

- Characteristics, rather than a particular style:
  - Interior courtyards
  - Wide, overhung porches and terraces
  - Thick masonry walls
  - Generous use of indigenous materials

Altos Del Mar Historic District Designation Report

- New construction shall be compatible with the existing structures in terms of:
  - Site
  - Scale
  - Setbacks
  - Use of materials
  - Site lines
- "Imitative architecture is not encouraged, while contemporary design utilizing those characteristics listed above is recommended." (Pg. 13)

Altos Del Mar – Design Guidelines



CITY OF
MIAMI BEACH

ALTOS DEL MAR
DESIGN GUIDELINES

Exhibit 2
Adopted by the Historic Preservation Board

August 10, 2000

CITY OF MIAMI BEACH
1700 Convention Center Drive, Miami Beach, Florida 33139
http:\\ci.miami-beach.fl.us

Office of the City Manager

Telephone (305) 673-7010
Facsimile (305) 673-7782

COMMISSION MEMORANDUM NO. 146-01

TO: Mayor Neisen O. Kasdin and Members of the City Commission

Date: March 14, 2001

FROM: Jorge M. Gonzalez
City Manager

SECOND READING

- "This blending of new and old must respect the history and character or neighborhood, maintaining the casual beachfront atmosphere and modest scale of buildings, while adapting to realities of modern times."
- "A much greater challenge is presented by the State of Florida's coastal flood protection laws."

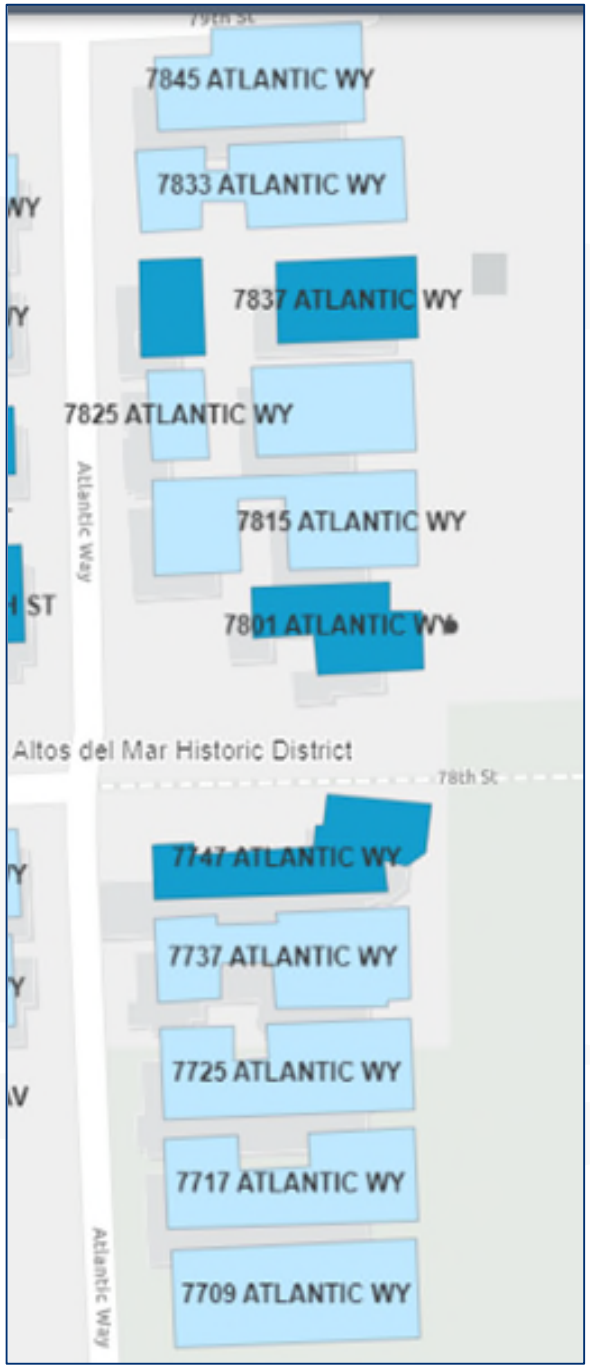
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Context Aerial

Northern Half of ADM

Southern Half of ADM

House No.	Year Built	Contributing at the Time of Designation	Board Approval
7837	1925	YES	
7801	**1935**	**YES**	
7747	1948	YES	
7815	2015	YES- 1936 State-owned	Demolition pursuant to Unsafe Structures Violation No. BV04000629. HPB2968, Vacant at the time of HPB approval on September 13, 2005.
7825	2015	YES- 1932 State-owned	Demolition pursuant to Unsafe Structures Violation No. BV03000419. HPB3474, Vacant at the time of HPB approval on March 14, 2006.
7701	Vacant	No	HPB3678 June 13, 2006. New single family home.
7737	**2012**	**YES- 1935 State-owned**	**HPB551 on December 7, 2007. Total demolition.**
7725	2012	No	HPB4172 December 6, 2012. New single family home.
7717	2017	No	HPB7363 May 14, 2013. New single family home.
7833	2019	No	HPB7438 May 28, 2014. New single family home.
7709	2019	No	HPB7415 December 18, 2015. New single family home.
7845	**Under Construction**	**No - 1956 Privately Owned**	**HPB18-0186 on April 10, 2018. Total demolition.**



7801 Atlantic Way

- 1936
- Schoeppl and Southwell

Figure 42. View of east elevation showing enclosed porch, February 1995.
(Office of the Property Appraiser, Miami-Dade County)

Figure 43. View of front façade of 7801 Atlantic Way, February 1995.
(Office of the Property Appraiser, Miami-Dade County)

Current Photos

CONTEXTUAL IMAGE - 1

CONTEXTUAL IMAGE - 4

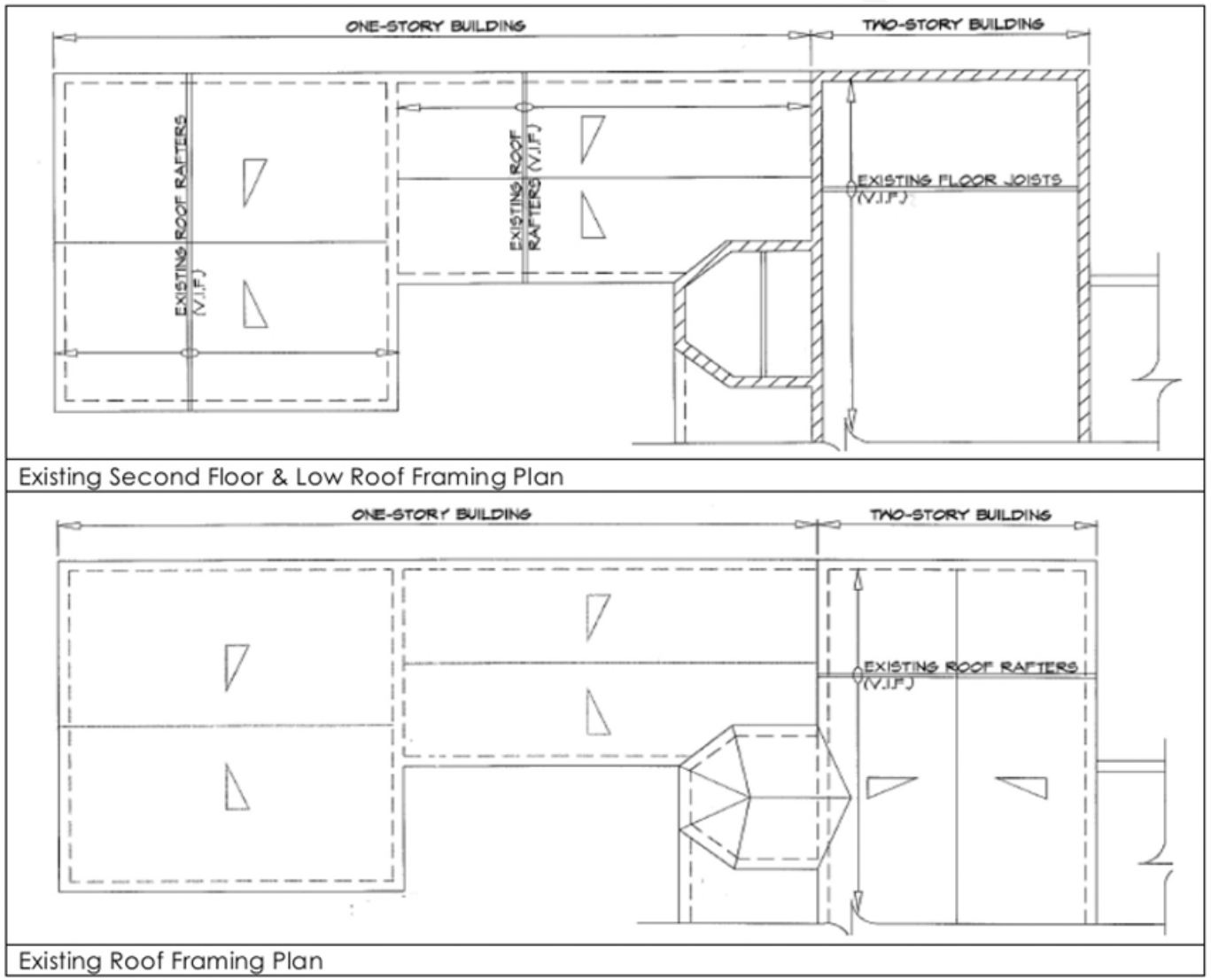
CONTEXTUAL IMAGE - 5

Structural Noncompliance Summary

Requirement	Existing
Department of Environmental Protection: Habitable Space must be elevated to +18.2′ NGVD	First floor is at 13′ NGVD elevation, which is deficient by 5′
Florida Building Code §3109.3.3/ASCE 24: Home must be elevated and supported on piles or column	Existing concrete block foundation (walls of the home) evenly distribute weight into the ground. No independent support system
Florida Building Code §3109.3.4/ASCE 24 § 4.6: Area of the home that is below wave crest height must provide breakaway walls and non-load bearing elements	Current home does not have breakaway walls and the load-bearing walls include living spaces below 18.2′ NGVD. A load bearing masonry wall cannot become breakaway
Florida Building Code §1612: Finish Floor and all mechanical and electrical equipment elevated 1′ above BFE of 8′ NGVD	Finished floor is at 13′ NGVD, however all mechanical and electrical equipment is at or below 9′ NGVD
ASCE 7-16: Specific Design Standards for roofs established in 2018	Roof is approximately 21-years old and does not meet the newest design standards high velocity hurricane storms

Why Can't Breakaway Walls be Introduced?

- Walls evenly distribute load to the foundation, stacked in layers
- Load-bearing masonry walls, beams, and columns cannot be reconfigured to breakaway walls
- Current walls are not reinforced
- Current walls are not built to withstand 175 miles per hour wind speed



Structural Diagram

Structural Integrity Issues

- Concrete lintel beams have several critical linear cracking and corroding of rebar
- Once concrete cracks, the integrity and design capacity of the structural elements are not guaranteed
- Crawl space shows wood framing deterioration

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Concrete Testing

- 26 out of 31 samples failed minimum standards required pursuant to ACI 318 Table 4.3.1
- **Result:** the home is compromised to resist future substantial flood, wind, or storm event (i.e. hurricane), safely and without danger of collapse
- It is not possible to increase the strength of hardened concrete

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Can it last another 100 years?

- Increased maintenance required
- Florida Building Code and DEP Regulations anticipate worst case scenario the 100-year storm
- It is readily apparent that Global Warming is causing disastrous flood and fire events throughout the world
- There is no reason to believe that the City of Miami Beach will be spared from future catastrophic events
- In fact, the City has adopted the **Resiliency Code** in recognition of the fragility of this coastal city

LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Record Breaking Water Temperatures and Stronger Hurricanes

CLIMATE

Climate scientists are alarmed by record water temperatures off Florida's coast

July 17, 2023 · 5:10 AM ET
Heard on Morning Edition
By Jenny Staletovich

3-Minute Listen + PLAYLIST

Some climate scientists are alarmed by the high ocean temperatures off Florida's coast. Coral reefs and fish are at risk.

Florida ocean temperatures at 'downright shocking' levels

The extreme heat around Florida is further intensifying the state's ongoing heat wave and could make hurricanes worse

By Dan Stillman

Updated July 10, 2023 at 2:16 p.m. EDT | Published July 10, 2023 at 2:06 p.m. EDT

Coastal Permitting Compliance = Resiliency

Requirement	Proposed
DEP 100-year Storm and FBC §3109.3.3: Habitable Space elevated +18.2′ NGVD (Wave Crest Elevation)	Main living space will be located at 21′-5″ NGVD
FBC §3109.3.3/ASCE 24: Home must be elevated and supported on piles or column	Home will be built on structural piles and columns
FBC §3109.3.4/ASCE 24 § 4.6: Below wave crest height must provide breakaway walls and non-load bearing elements	Home will provide breakaway walls under base flood conditions
FBC §1612: Finish Floor and all mechanical and electrical equipment elevated 1′ above BFE of 8′ NGVD	Siting of mechanical and electrical equipment elevated

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

2005
Hurricane Dennis
Walton County

The structure along the left edge of the photo appears to have been built in compliance with FDEP criteria. The pile foundations appear to have been designed to withstand 100 year storm conditions. Little to no impacts are seen at that site. The thickness of piles is greater than other structures.

BERCOW
RADELL
FERNANDE
LARKIN +
TAPANES
ZONING, LAND USE A
ENVIRONMENTAL LAW

HOA Support

Altos Del Mar Association, Inc.
7732 Atlantic Way,
Miami Beach, FL 33141

August 2, 2023

Historic Preservation Board Members
c/o Deborah Tackett, Historic Preservation & Architecture Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: *HPB23-0572 – 7801 Atlantic Way, Miami Beach*
Letter of Support

Dear Board Members:

We represent the Homeowners Association of Altos del Mar Association, Inc.

We have spoken with the applicant and reviewed the plans for the property. Altos del Mar has variety of architectural styles and most of the homes, especially on the ocean front side, are new construction. The new design that the applicant is proposing is beautiful and complies with all the Altos Del Mar requirements and like all of the other new homes delivers a major tax benefit to the City.

Our homes are at the highest risk for storm surge and flooding. As you know, we are the only single-family, ocean front neighborhood in the city. We are grateful that this new home will be resilient and minimize any potential negative impacts to the rest of the community.

Based on the foregoing, we fully support the applicant's request for demolition and the proposed new design for 7801 Atlantic Way. In turn, we urge you to support the requests and allow them to move forward with a resilient home that is consistent with the Altos del Mar requirements.

Sincerely,

The Board of Directors
Altos del Mar Association, Inc.

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Recycling Plan

PROJECT	DATE
7801 Atlantic Way Miami Bch	07/18/2023

TOTAL CONSTRUCTION WASTE

TOTAL DIVERTED WASTE

PERCENT OF WASTE DIVERTED 96.09908 %

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Architectural Salvage Plan

- **Exterior:**
  - Title pavers
  - Wood gate
  - Screen door
  - Stained glass window
  - Trims
  - Breeze block

- **Interior:**
  - Wood doors
  - Hinges and doorknobs
  - Base boards and flooring
  - Bathroom tiles
  - Handrails

- **Removal:**
  - Prior to demolition
  - Hand labor
  - Maintain a complete record of all savaged materials, including condition before and after salvage operations

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Modifications

- Major changes in 1994:
  - Living room enclosed
  - New shingle roof and windows
  - New kitchen, electrical, plumbing, floors
- Additional changes in 2014:
  - Single impact window
  - Demolition of failing site wall along north property line
  - Helical piles to reinforce existing footings
- Cosmetic improvements between 2016 – 2021:
  - Fencing
  - Driveways and walkways

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Historic Resources

- 54% of the homes in ADM have been demolished and replaced
- Over 72% of the homes in ADM were built in the last 25 years
- At the time of designation, only 37.5% of the lots had a contributing structure

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Current Elevation

FDEP (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION) Evaluation Criteria:

Considerations based on elevation flood levels were analyzed and the following assessment has been made.

"The one-hundred-year storm elevation requirements for habitable structures located seaward of the coastal construction control line ensure that the lowest horizontal structural member of the building is placed at an elevation above the predicted breaking wave crest."

The existing house has a current elevation of +13'-0". The recommended elevation for the area per FDEP 100 year flood is +18.2'. The current house does not comply with these guidelines.

* Compliance would require raising the existing house 5'

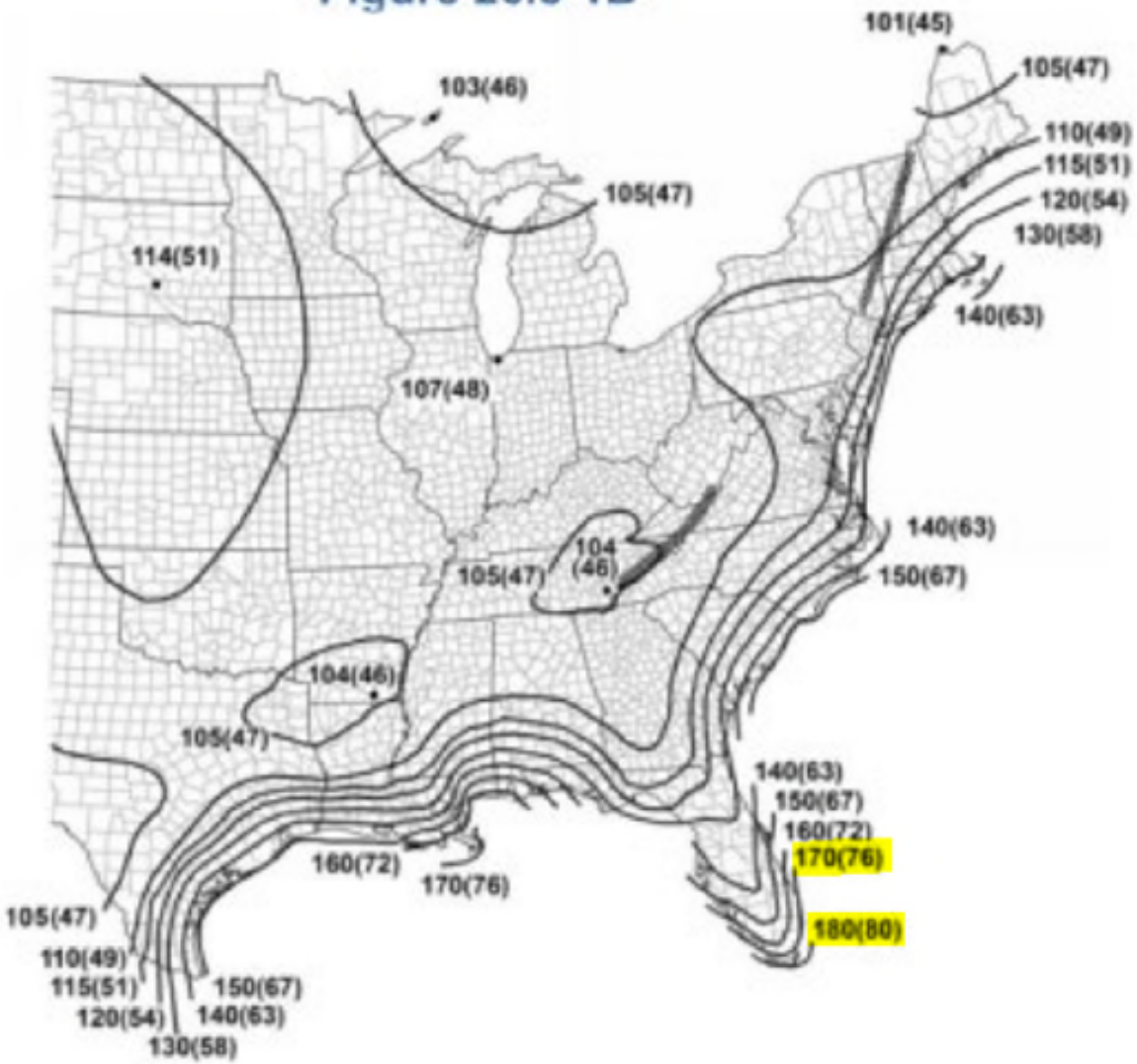
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Roof

- Approximately 21-years old
- Inconsistent with ASCE 7-16 wind load requirements
- Additional ties will not make it more resistant to wind pressure because the masonry walls are not reinforced
- The walls and foundation would not guarantee resistance to uplift loads

ASCE 7-16

Figure 26.5-1B



V = 175 mph (Miami Area)

ZONING, LAND USE AND ENVIRONMENTAL LAW