

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: February 14, 2017

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: HPB16-0071, **801, 807 & 815 Alton Road.**

The applicant, 2012 New Age LLC, Matteo Soldatini, is requesting a Certificate of Appropriateness for the retention of 5 existing parking spaces and an associated driveway within the front yard.

STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness with conditions

EXISTING STRUCTURES

Local Historic District: Flamingo Park

801 & 807 Alton Road

Status: Contributing
Original Construction Date: 1947
Original Architect: A. Herbert Mathes

815 Alton Road

Status: Contributing
Original Construction Date: 1945
Original Architect: A. Herbert Mathes

ZONING / SITE DATA

Legal Description: The western 109.89 feet of Lots 6 & 7, Block 122 of the Lenox Manor Re-Subdivision, according to the plat thereof recorded in Plat Book 7, Page 15 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: 15,019 S.F. / 2.0 Max FAR
Existing FAR: ~14,157 S.F. / 1.06 FAR
Existing Height: 2-story
Existing Use/Condition: Multi-Family Residential
Proposed Use: Suites Hotel

THE PROJECT

The applicant has submitted plans entitled “801/807/815 Alton Road” as prepared by Castellanos Design Studio, dated December 15, 2016.

The applicant is requesting a Certificate of Appropriateness for the retention of 5 existing parking spaces and an associated driveway within the front yard.

COMPLIANCE WITH ZONING CODE

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the City Code.

1. Sec. 114-1 Definitions

Historic district suites hotel means any contributing structure within a local historic district or any designated historic site, which existed as an apartment building as of March 13, 1999, and is subsequently rehabilitated to operate as a suites hotel pursuant to section 142-1105 in a district where suites are a main permitted use.

2. Sec. 142-1105 Suites hotel

When a hotel unit contains cooking facilities it shall be considered as a suite hotel unit and shall conform to the following:

- (1) The units shall only be permitted in new construction, in historic district suites hotels that have been rehabilitated in general accordance with the U.S. Secretary of the Interior’s standards for rehabilitation of historic buildings as determined by the planning and zoning director, or in buildings which have been substantially rehabilitated or where the suites hotel units are part of a request for a building permit that will result in the building being substantially rehabilitated.

The above noted comments shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

CONSISTENCY WITH 2025 COMPREHENSIVE PLAN

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

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.

Not Satisfied

The extent of paving within the front yard has an adverse impact on the ‘Contributing’ buildings and the surrounding historic district.

The 8'-0" tall hedge is highly inappropriate along a commercial corridor, has an adverse impact on the quality of the pedestrian experience and is contrary to crime prevention standards.

- 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 Applicable

- b. General design, scale, massing and arrangement.
Not Satisfied
The extent of paving within the front yard has an adverse impact on the 'Contributing' buildings and the surrounding historic district.

The 8'-0" tall hedge is highly inappropriate along a commercial corridor, has an adverse impact on the quality of the pedestrian experience and is contrary to crime prevention standards.

- 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 of paving within the front yard has an adverse impact on the 'Contributing' buildings and the surrounding historic district.

The 8'-0" tall hedge is highly inappropriate along a commercial corridor, has an adverse impact on the quality of the pedestrian experience and is contrary to crime prevention standards.

- e. The purpose for which the district was created.
Not Satisfied
The extent of paving within the front yard has an adverse impact on the 'Contributing' buildings and 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.
Not Applicable

- 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.
Not Satisfied
The extent of paving within the front yard has an adverse impact on the 'Contributing' buildings and the surrounding historic district.

The 8'-0" tall hedge is highly inappropriate along a commercial corridor, has an adverse impact on the quality of the pedestrian experience and is contrary to crime prevention standards.
- 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 8'-0" tall hedge is highly inappropriate along a commercial corridor, has an adverse impact on the quality of the pedestrian experience and is contrary to crime prevention standards.
- 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 of paving within the front yard has an adverse impact on the 'Contributing' buildings and the surrounding historic district.

The 8'-0" tall hedge is highly inappropriate along a commercial corridor, has an adverse impact on the quality of the pedestrian experience and is contrary to crime prevention standards.

- 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 of paving within the front yard has an adverse impact on the 'Contributing' buildings and the surrounding historic district.

The 8'-0" tall hedge is highly inappropriate along a commercial corridor, has an adverse impact on the quality of the pedestrian experience and is contrary to crime prevention standards.

- 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 Satisfied

The extent of paving within the front yard has an adverse impact on the 'Contributing' buildings and the surrounding historic district.

The 8'-0" tall hedge is highly inappropriate along a commercial corridor, has an adverse impact on the quality of the pedestrian experience and is contrary to crime prevention standards.

- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a City master plan, where applicable.

Not Satisfied

An exterior lighting plan has not been submitted.

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

Not Satisfied

The 8'-0" tall hedge is highly inappropriate along a commercial corridor, has an adverse impact on the quality of the pedestrian experience and is contrary to crime prevention standards.

- 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.

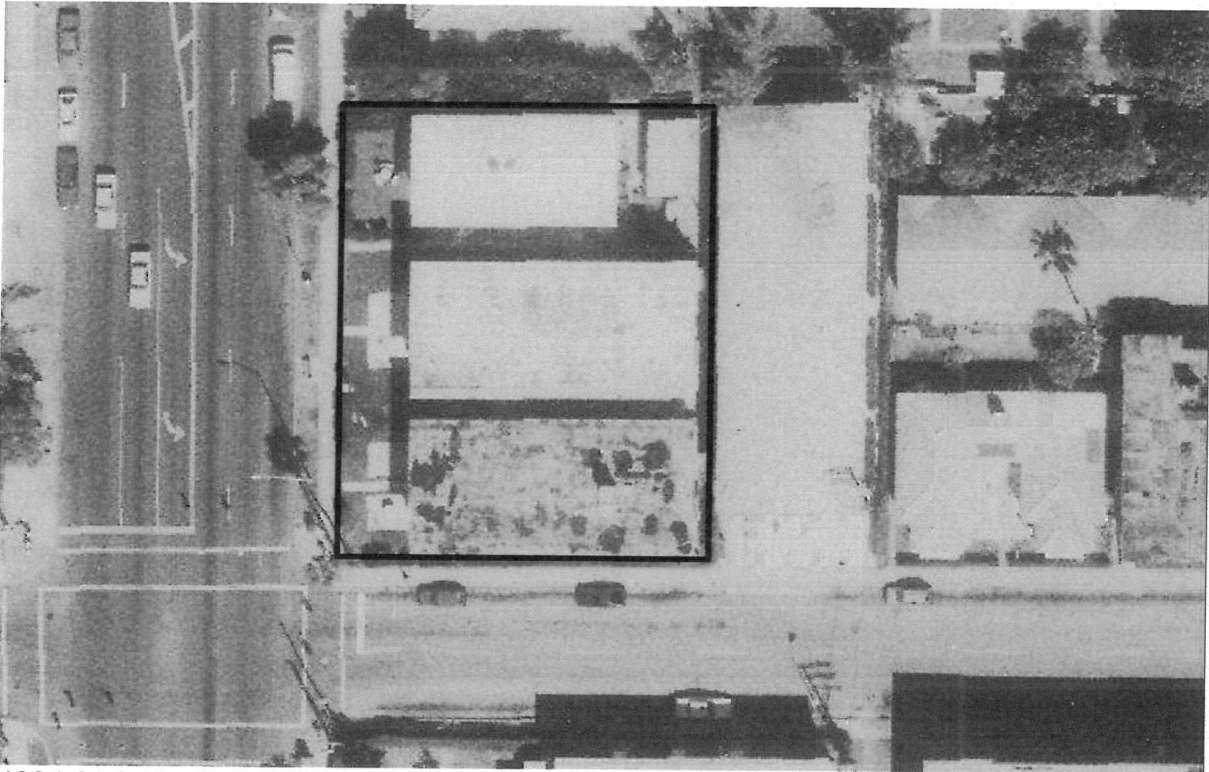
Satisfied

- 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 Applicable
- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.
Not Applicable
- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Not Applicable
- m. Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).
Not Applicable
- n. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.
Not Satisfied
The 8'-0" tall hedge is highly inappropriate along a commercial corridor, has an adverse impact on the quality of the pedestrian experience and is contrary to crime prevention standards.
- 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

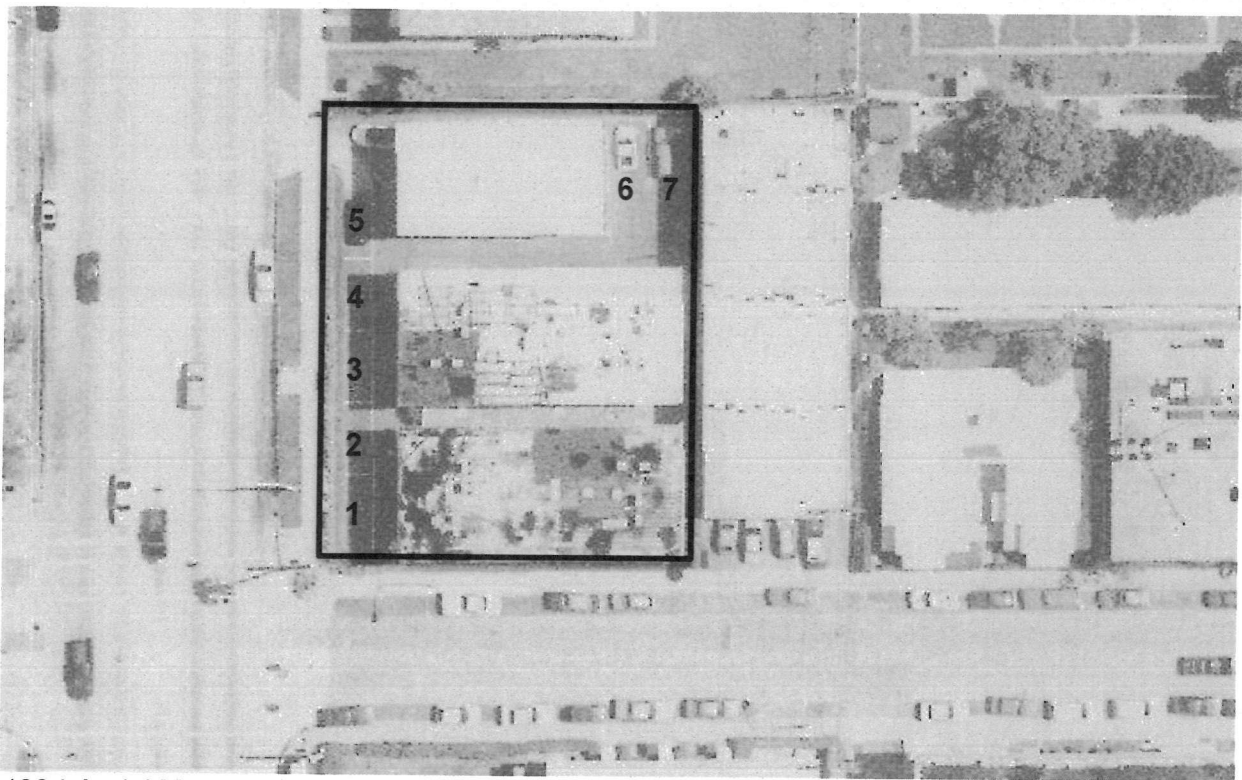
STAFF ANALYSIS

The subject site contains three structures each classified as 'Contributing' in the Miami Beach Historic Properties Database. The southern two buildings, 801 and 807 Alton Road, were constructed in 1947 and the northern building, 815 Alton Road, was constructed in 1945. All three apartment buildings were designed by A. Herbert Mathes in the Post War Modern style of architecture.

In 1993, a building permit was approved for the construction of a new driveway and five parking spaces within the front yard of the site and a driveway between the two northern buildings which leads to two additional parking spaces behind the northernmost building. Staff would note that in 2008, the Flamingo Park Local Historic District was expanded to include the properties along the east side of Alton Road from 8th to 14th Streets.



1984 Aerial Map



1994 Aerial Map

In 2016, the owner of the subject property applied for a building permit for a change of use from multi-family residential to suites hotel. Because the property is located within a local historic district it is considered a "Historic District Suites Hotel".

Sec. 114-1 Definitions

Historic district suites hotel means any contributing structure within a local historic district or any designated historic site, which existed as an apartment building as of March 13, 1999, and is subsequently rehabilitated to operate as a suites hotel pursuant to section 142-1105 in a district where suites are a main permitted use.

According to City Code section 142-1105, historic district suites hotels must be rehabilitated in general accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings as determined by the Planning Director. After review of the existing site conditions and the proposed project, the Planning Director determined that the existing driveway and parking spaces within the front yards of the 'Contributing' buildings does not conform to the Standards. Specifically, the existing large expanse of pavement within the front yard is not consistent with Standard No. 2 which states:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Consequently, the applicant has filed an application for a Certificate of Appropriateness to retain the existing driveway and parking spaces.

Staff would note that as a part of the change of use permit, the applicant is proposing to renovate and restore the existing buildings including the removal of the inappropriate through-the-wall air conditioning units to be replaced with a new central air conditioning system. Additionally, the existing non-original single-hung windows are proposed to be replaced with impact resistant casement windows with a muntin configuration consistent with available historical documentation.

The current configuration of the front yard, moving from west to east, consists of: a 5'-0" wide landscaped buffer containing an 8'-0" tall Silver Buttonwood hedge and three Pink Tabebuia trees, five parallel parking spaces and an approximately 12'-0" wide driveway. The driveway is located immediately adjacent to the western wall of all three buildings and is also the pedestrian entrance to the buildings at 801 and 807 Alton Road.

Staff finds that the extent of paving within the front yard has an adverse impact on the character of the subject property and the surrounding historic district. Additionally, the 8'-0" tall hedge is highly inappropriate along a commercial corridor, has an adverse impact on the quality of the pedestrian experience and is contrary to crime prevention standards.

At a minimum, staff would recommend that the five parking spaces within the front yard be eliminated in order to provide additional landscaping. While it would be preferable to have the three pedestrian courtyard entries, as shown in the 1984 aerial photograph, reintroduced, staff recognizes that a hotel has operational needs. In this regard it is suggested that the parking spaces be converted to a driveway, reconfigured to provide a drop off area along Aton Road. This could be accomplished by eliminating the existing curb cut on 8th Street and introducing a curb cut in front of the center building, subject to the review and approval by Florida Department

of Transportation (FDOT). If a new curb cut along Alton Road is not approved by FDOT, staff would suggest that the proposed driveway be configured as one way northbound and shifted to the west so that appropriate landscaping and pedestrian paths may be provided. Finally, staff recommends that the existing 8'-0" tall hedge located along Alton Road be removed and replaced with plant material which will not exceed 36" in height at maturity.

Staff believes that the recommendations outlined above are fully consistent with the requirements of Sec. 142-1105 of the City Code and will significantly reduce the existing adverse impacts on the character of the 'Contributing' buildings and surrounding historic district and recommends approval as noted below.

RECOMMENDATION

In view of the foregoing analysis, staff recommends the application be **approved** subject to the conditions enumerated in the attached draft Order, which address the inconsistencies with the aforementioned Certificate of Appropriateness criteria.

**HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida**

MEETING DATE: February 14, 2017

FILE NO: HPB16-0071

PROPERTY: 801, 807 & 815 Alton Road

APPLICANT: 2012 New Age LLC

LEGAL: The western 109.89 feet of Lots 6 & 7, Block 122 of the Lenox Manor Re-Subdivision, according to the plat thereof recorded in Plat Book 7, Page 15 of the public records of Miami Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the retention of 5 existing parking spaces and an associated driveway within the front yard.

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 Flamingo Park 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 not consistent with the Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(1) of the Miami Beach Code.
 2. Is not consistent with Certificate of Appropriateness Criteria 'b', 'd' & 'e' in Section 118-564(a)(2) of the Miami Beach Code.
 3. Is not consistent with Certificate of Appropriateness Criteria 'a', 'c', 'd', 'e', 'f', 'g', 'h' & 'n' in Section 118-564(a)(3) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 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 windows shall be removed. New impact casement windows shall be provided and shall incorporate a muntin configuration 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.
 - b. The five parking spaces within the front yard shall be removed.
 - c. A new driveway may be introduced to include the elimination of the curb cut on 8th Street and the introduction of a new curb cut along Alton Road in front of the center building, providing for a driveway with a maximum width of 10'-0" subject to the review and approval by Florida Department of Transportation (FDOT). In the event an additional curb cut is not permitted by FDOT, the driveway shall be reconfigured at a maximum width of 10'-0" and shifted to the west to the greatest extent possible, in order to provide landscaping between the driveway and buildings and segregated pedestrian paths, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. The new driveway and paths shall consist of decorative pavers.
 - d. Fencing proposed within the front yard of the property shall have a maximum height of 5'-0" and shall be limited to metal picket or horizontal cable type, 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. 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. The existing hedge material within the front yard shall be removed.
 - b. Any proposed plant material within the front yard shall not exceed 36" in height at maturity, with the exception of trees, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - c. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

II. Variance(s)

- A. No variances have been filed as a part of this application.

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

- A. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- B. 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.
- C. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- D. 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.
- E. 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.
- F. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- G. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were 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 "801/807/815 Alton Road" as prepared by Castellanos Design Studio, dated December 15, 2016, 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
Miami-Dade County, Florida
My commission expires: _____

Approved As To Form:

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HPB16-0071
Meeting Date: February 14, 2017

City Attorney's Office: _____ ()

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

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