



City of Miami HEPB Resolution

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com

Enactment Number: HEPB-R-19-036

File Number: 6102

Final Action Date: 7/2/2019

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD, PURSUANT TO SEC. 23-6.2(4) OF THE CITY CODE OF ORDINANCES, APPROVING WITH CONDITIONS, AS AMENDED, AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS TO ALLOW FOR SITE IMPROVEMENTS AND ALTERATIONS TO CONTRIBUTING STRUCTURES LOCATED APPROXIMATELY AT 7610 BISCAYNE BOULEVARD AND 7630 BISCAYNE BOULEVARD, MIAMI, FLORIDA, 33138, WITHIN THE MIAMI MODERN/ BISCAYNE BOULEVARD HISTORIC DISTRICT; FURTHER, INCORPORATING THE FINDINGS IN THE STAFF ANALYSIS ATTACHED HEREIN AS EXHIBIT "A".

Conditions:

1. All improvements, activities and operations on the site will be conducted in such a way that is respectful of the needs the residential district which abuts the property.
2. The site shall be developed in accordance with the plans as prepared by Berenblum Busch Architects submitted as part of application PZ-19-3194. The plans are deemed as being incorporated by reference herein.
3. All glass shall be clear or low "E".
4. All lighting on the exterior property shall be warm in color and shall not bleed onto the abutting residential properties.
5. Any cleaning to the exterior stone work shall be done according to specifications suitable for the material. The Applicant shall work with the Preservation Officer on creating specifications for such work.
6. Preservation staff shall review and approve the fabric for the proposed canopy.
7. A Copy of this resolution shall be included in the Master Building Permit, all sub-permits, and all additional special permits.
8. Prior to the Master Building Permit process, the Applicant shall submit a valet plan for review and approval by Preservation Staff. This plan shall be in place at all times and a valet shall be used for all events. The approved plan shall be included as part of the Master Building Permit.

9. The proposed fence shall be subject to review and approval by Public Works. Should the proposed fence not be approved, the Applicant shall install hedges along 76 Street and work with Preservation Staff to select an appropriate screening for the dumpster.
10. The dumpster shall be fully enclosed within a structure with four walls and a roof which is acceptable to Public Works and Preservation staff. Dumpster removal shall occur in such a way to minimize adverse impacts to the abutting residential neighborhood. Adverse impacts being vermin, odor and bugs.
11. The Applicant shall comply with all applicable requirements of the Miami 21 Code, Chapter 23 and Chapter 17 of the City of Miami Code of Ordinances, as amended.
12. The Applicant shall comply with the requirements of all applicable departments/agencies as part of the City of Miami building permit submittal process.

**THIS DECISION IS FINAL UNLESS APPEALED IN THE HEARING BOARDS DIVISION
WITHIN FIFTEEN (15) DAYS.**

W. Adams
Preservation Officer

7/16/19
Date

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Personally appeared before me, the undersigned authority, Warren Adams, Preservation Officer of the City of Miami, Florida, and acknowledges that s/he executed the foregoing Resolution.

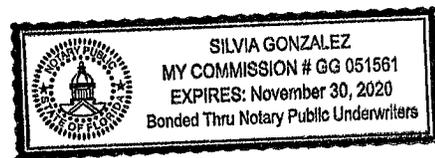
SWORN AND SUBSCRIBED BEFORE ME THIS 18th DAY OF July, 2019.

Silvia Gonzalez
Print Notary Name

Ram
Notary Public State of Florida

Personally know or Produced I.D. _____
Type and number of I.D. produced _____
Did take an oath _____ or Did not take an oath _____

My Commission Expires:





**City of Miami
Planning Department
Historic Preservation Division**

**APPLICATION FOR A
SPECIAL CERTIFICATE OF APPROPRIATENESS**

APPLICANT: Carli Koshal, on behalf of
Sanctuary MiMo, LLC

FILE ID: PZ-19-3194

PROJECT ADDRESS: 7610 Biscayne Boulevard
7630 Biscayne Boulevard

ZIP: 33138

NET OFFICE: Upper Eastside

HEARING DATE: 7/2/2019

COMMISSION DISTRICT: District 5 (Keon Hardeman)

STATUS: Contributing

TDR ELIGIBLE: TDR-COE-43

A. GENERAL INFORMATION:

REQUEST: Pursuant to Section 23-6.2(4) of the City Code of Ordinances, as amended, the Applicant is requesting a **Special Certificate of Appropriateness** to allow for site improvements and alterations to two contributing structures located on a parcel zoned T6-8-O "Urban Core Center Transect Zone".

The subject property is are contributing structures located within the Miami Modern (MiMo)/Biscayne Boulevard (BiBo) Historic District, Federal Way Amended Subdivision, and the Upper Eastside Net Area. The site is approximately at the Northeast corner of Northeast 76th Street and Biscayne Boulevard. (Complete legal description is on file with Hearing Boards)

Folio: 0132070400910 & 0132070400920

Lot Size: Approximately 14,139 sq. ft. & 20,050 sq. ft.

B. BACKGROUND:

On June 6, 2006, the Historic and Environmental Preservation Board, pursuant to Resolution No. HEPB-2006-59, designated, as a contributing structure, the subject property located at 7610 Biscayne Blvd, as part of the Miami Modern/Biscayne Boulevard Historic District.

On November 7, 2015, the Preservation Office issued Certificate of Eligibility TDR-COT-43, which identified the site as being eligible to transfer 124,663 sq. ft. of unused development right for the property located at 7610 Biscayne Boulevard.

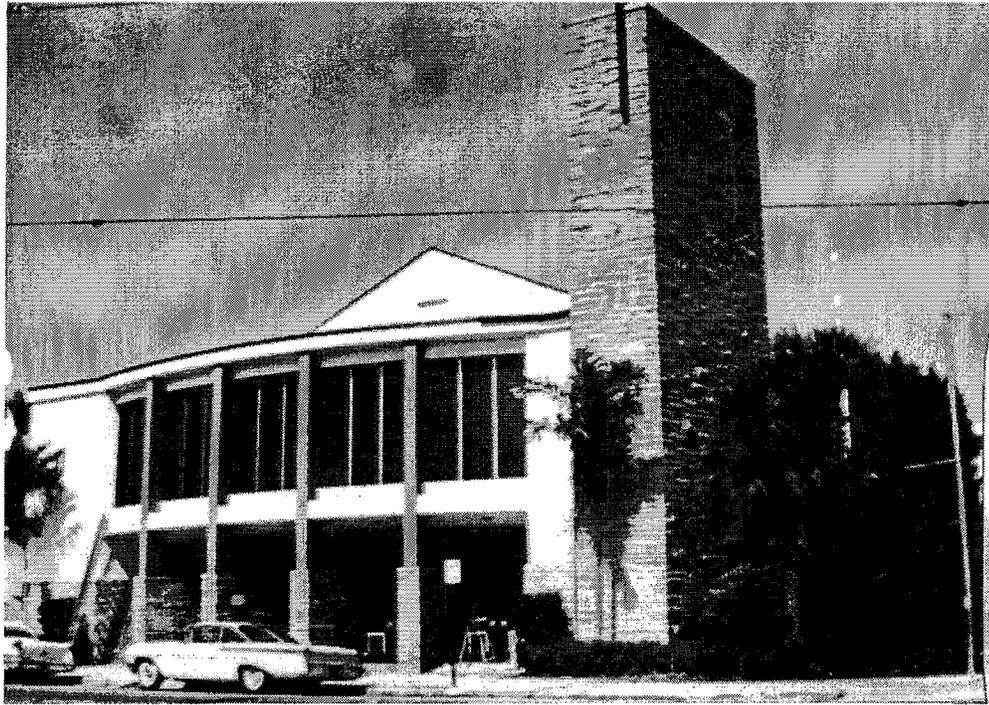
C. COMPREHENSIVE PLAN:

The subject properties are two contributing structures located within the Miami Modern (MiMo)/Biscayne Boulevard (BiBo) Historic District. Pursuant to Goal LU-2, 2.3 and 2.4 of the Miami Neighborhood Comprehensive Plan the City will preserve and protect the heritage of the City of Miami through the identification, evaluation rehabilitation, adaptive reuse, restoration and public awareness of Miami's historic and archeological resources.

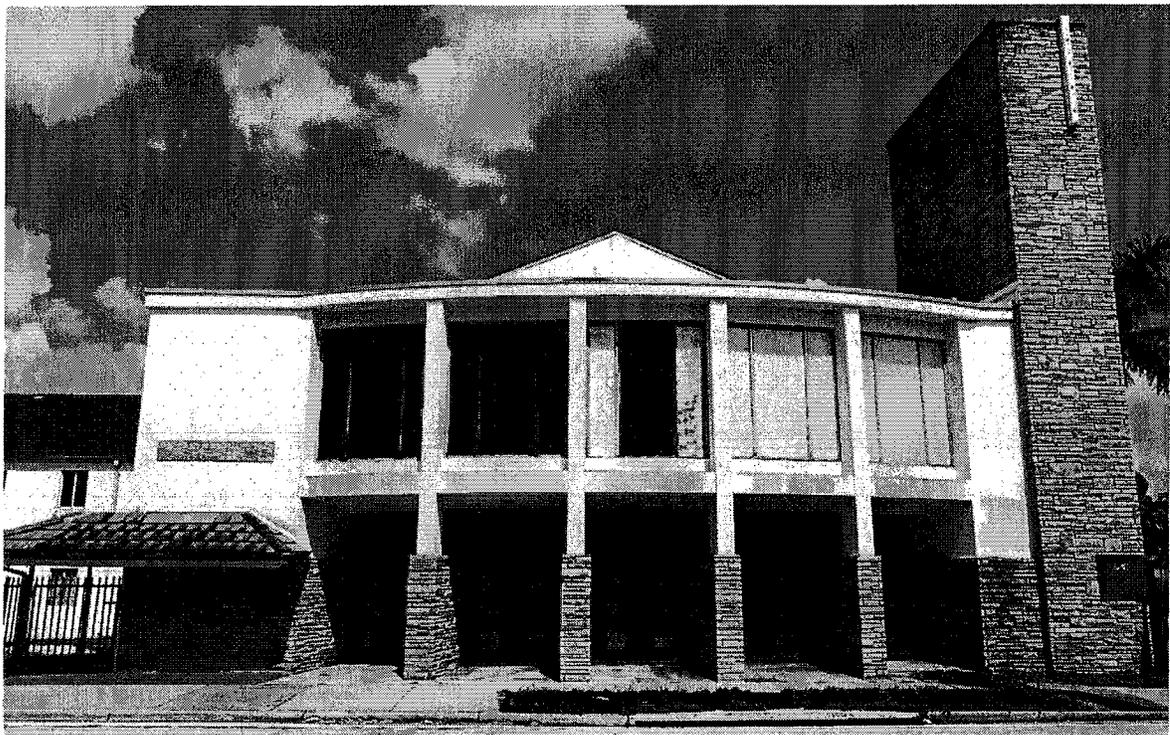
The Applicant is requesting approval of a **Special Certificate of Appropriateness** to allow for site improvements and alterations to two contributing structures in accordance with the Comprehensive Plan, Chapter 23 of the City of Miami Code of Ordinances, the Secretary of the Interior Standards, and the MiMo/Biscayne Boulevard Historic District Design Guidelines.

D. PHOTOS:

Historic Photograph:



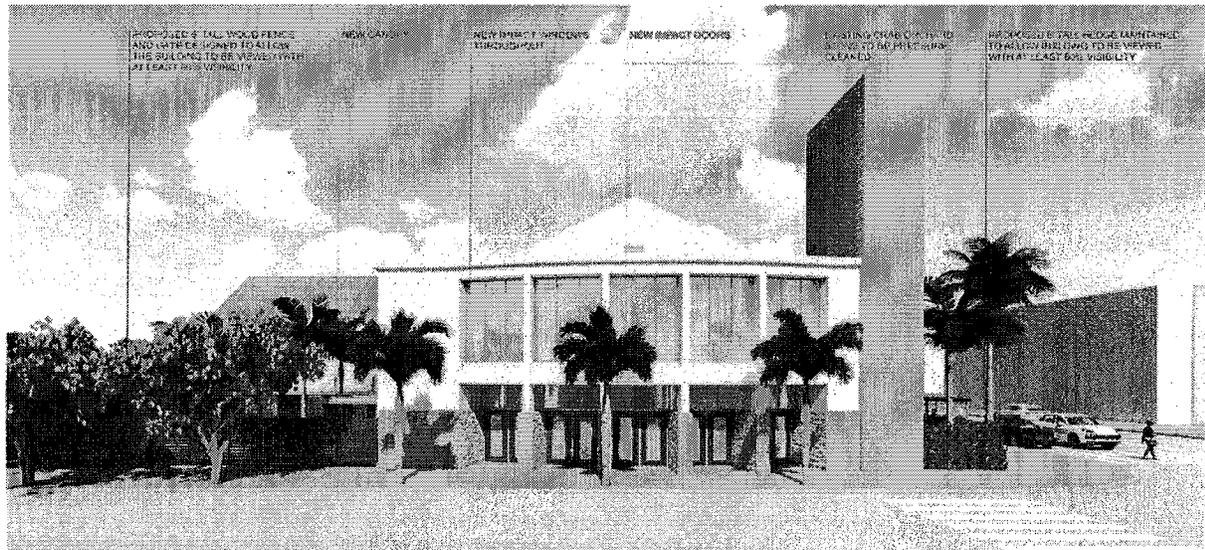
Current Photographs:



Proposed East Elevation



Proposed South Elevation



E. NEIGHBORHOOD CHARACTERISTICS:

ZONING

FUTURE LAND USE DESIGNATION

Subject Property

T6-8-O Urban Core Transect Zone
(Miami Modern Historic District)

Restricted Commercial District
Maximum of 150 D.U. per acre

Surrounding Properties

NORTH: T6-8-O Urban Core Transect Zone
(Miami Modern Historic District)

Restricted Commercial District
Maximum of 150 D.U. per acre

T3-L Sub-Urban Transect Zone
(Miami Modern Historic District)

Duplex Residential
Maximum of 18 D.U. per acre

SOUTH: T6-8-O Urban Core Transect Zone
(Miami Modern Historic District)

Restricted Commercial District
Maximum of 150 D.U. per acre

T6-8-O Urban Core Transect Zone
(Miami Modern Historic District)

Restricted Commercial District
Maximum of 150 D.U. per acre

EAST: T6-8-O Urban Core Transect Zone
(Miami Modern Historic District)

Restricted Commercial District
Maximum of 150 D.U. per acre

T6-8-O Urban Core Transect Zone
(Miami Modern Historic District)

Restricted Commercial District
Maximum of 150 D.U. per acre

WEST: T3-L Sub-Urban Transect Zone
(Palm Grove Historic District)

Duplex Residential
Maximum of 18 D.U. per acre

F. ANALYSIS:

The following is a review of the request pursuant to Section 23-6.2(4) of the City Code of Ordinances, the Preservation Office Historic Design Guidelines for the MiMo/BiBo Historic District, and the Secretary of the Interior's Standards.

Analysis: The Applicant is requesting a **Special Certificate of Appropriateness** to allow for site improvements and alterations to two contributing structures located at approximately 7610 Biscayne Boulevard and 7630 Biscayne Boulevard, within the MiMo/BiBo Historic District.

The contributing structures located at 7610 Biscayne Boulevard and 7630 Biscayne Boulevard were constructed 1951 and 1956, respectively. In 1970, an addition was added to 7610 Biscayne Boulevard.

Windows and Doors

The Applicant is proposing to install impact windows and doors throughout the structure located at 7610 Biscayne Boulevard. On the western façade of the original structure, they are proposing to create an opening for one set of double doors. On the southern façade of the rear addition, they are proposing to alter three window openings to allow for new glass doors within muntins, paying homage to the pattern of the windows on that façade.

Preservation finds that these alterations have minimal impact on the structure.

Findings: Consistent

Fence

The Applicant is proposing to remove the current metal fence that is installed at the property line of 7610 Biscayne Boulevard. The applicant is proposing to install a 6' horizontal fence and gate with 60% visibility. Along Biscayne Boulevard, the Applicants are proposing hedges in front of the gate and fence. Pursuant to the MiMo/Biscayne Boulevard Historic District Design Guidelines, fences fronting Biscayne Boulevard shall not be higher than 3'-0" in the first layer. If there are security issues, the fencing or wall shall have a visibility of 60%.

Preservation staff finds that while the height of the proposed fence and gate are not in compliance with the guidelines, they should be approved as they do not mask the defining architectural features of the structure and conceal the dumpster located at the property line. Additionally, the proposed work contributes to the adaptive reuse of the property by allowing outdoor terraces.

It should be noted, Zoning staff commented that the location of the fence might not be approved by Public Works.

Findings: Consistent

Canopy and supporting columns

The Applicants are proposing to remove the canopy and supporting columns at 7610 Biscayne Boulevard. A review of the tax card indicates that the canopy is not original to the structure. They are proposing to replace it with a metal and canvas canopy.

Preservation staff finds this appropriate as it does not detract from the defining architectural features.

Findings: Consistent

Bridge

The Applicant is proposing to install a bridge that will connect 7610 and 7630 Biscayne Boulevard. It should be noted, this is the only scope of work that is taking place at 7630 Biscayne Boulevard. The proposed bridge is approximately 100'-0" from the property line along Biscayne Boulevard. The bridge will have limited visibility from the right of way as the area is currently landscaped and the Applicant has indicated this will remain.

Preservation staff finds that the proposed bridge will have minimal impact on the historic structures and would be easily reversible should it be removed in the future.

Findings: Consistent

Deck

The Applicants are proposing two outdoor decks to allow for outdoor terraces at 7610 Biscayne Boulevard. Should the proposed fence be approved by the HEPB and Public Works, the decks would not be visible from the right of way.

Preservation staff finds that the proposed decks do not have any impact on the historic structure and should be approved.

Findings: Consistent

G. NEIGHBORHOOD SERVICES:

Code Compliance	No Objection
Building	Required
NET	No Objection
Environmental Resources	N/A
Art in Public Places	N/A

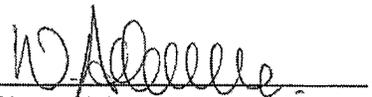
H. CONCLUSION:

The application has demonstrated general compliance with Chapter 23 entitled "Historic Preservation" of the City of Miami Code of Ordinances, the Secretary of the Interior's Standards, and the MiMo/Biscayne Boulevard Historic District Design Guidelines. Staff finds the request generally complies with all applicable criteria.

I. **RECOMMENDATION:**

Pursuant to Section 23-6 of the City of Miami Code of Ordinances as amended and the Secretary of Interior Standards, the Planning Department recommends **approval with conditions** of the application for a Special Certificate of Appropriateness.

1. The site shall be developed in accordance with the plans as prepared by Berenblum Busch Architects submitted as part of application PZ-19-3194. The plans are deemed as being incorporated by reference herein.
2. All glass shall be clear or low "E".
3. All lighting on the exterior of the property and in the parking lot shall be warm in color.
4. Any cleaning to the exterior stone work shall be done according to specifications suitable for the material. The Applicant shall work with the Preservation Officer on creating specifications for such work.
5. Preservation staff shall review and approve the fabric for the proposed canopy.
6. A Copy of this resolution shall be included in the Master Building Permit, all sub-permits, and all additional special permits.
7. Prior to the Master Building Permit process, the Applicant shall submit a valet plan for review and approval by Preservation Staff. The approved plan shall be included as part of the Master Building Permit.
8. The proposed fence shall be subject to review and approval by Public Works. Should the proposed fence not be approved, the Applicant shall install hedges along 76 Street and work with Preservation Staff to select an appropriate screening for the dumpster.
9. The Applicant shall comply with all applicable requirements of the Miami 21 Code, Chapter 23 and Chapter 17 of the City of Miami Code of Ordinances, as amended.
10. The Applicant shall comply with the requirements of all applicable departments/agencies as part of the City of Miami building permit submittal process.



Warren Adams
Preservation Officer