

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: May 13, 2025

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: HPB25-0646 a.k.a. HPB21-0482, **1300 Lenox Avenue.**

An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing single-family home, including the construction of attached and detached additions and variances from the required setbacks, open space, lot coverage and retaining wall regulations. Specifically, the applicant is requesting design and variance modifications.

#### **STAFF RECOMMENDATION**

Approval of modifications to the previously issued Certificate of Appropriateness with conditions.  
Approval of modifications to the previously granted variances with conditions.

#### **BACKGROUND**

On March 8, 2022, the Historic Preservation Board approved a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing single-family home, including the construction of attached and detached additions and variances from the required setbacks, open space, lot coverage and retaining wall regulations.

#### **EXISTING STRUCTURE**

Local Historic District:	Flamingo Park
Classification:	Contributing
Construction Date:	1936
Architect:	Lester Avery

#### **ZONING / SITE DATA**

Legal Description:	Lot 8, Block 103, of the Ocean Beach Addition No. 3 subdivision, according to the plat thereof, as recorded in Plat Book 2, Page 81, of the public records of Miami-Dade County, Florida.
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Zoning:	RS-4, Residential, single-family
Future Land Use Designation:	RS-4, Residential, single-family

Lot Size:	7,500 S.F. (30% Max Lot Coverage, 50% Max Unit Size)
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Existing Lot Coverage:	2,005 S.F. / 26.7%
Proposed Lot Coverage:	<b>2,712 S.F. / 36.1%</b>
Existing Unit Size:	2,005 S.F. / 26.7%
Proposed Unit Size:	3,336 S.F. / 44.4%

Proposed Height (accessory): 20'-0" as measured from BFE + 1'-0" freeboard (9.00' NGVD)

### **THE PROJECT**

The applicant has submitted plans entitled "1300 Lenox Ave" as prepared by Udbardy Design & Associates Inc., dated March 9, 2025.

### **COMPLIANCE WITH ZONING CODE**

A preliminary review of the project indicates that the application appears to be consistent with the Land Development Regulations, with the exception of the modified variances requested herein.

These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

### **CONSISTENCY WITH 2040 COMPREHENSIVE PLAN**

A preliminary review of the project indicates that the proposed single-family use is **consistent** with the Future Land Use Map of the Comprehensive Plan.

### **VARIANCE CRITERIA**

The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following as they relate to the requirements of Section 2.8.3(a) of the Land Development Regulations:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
2. The special conditions and circumstances do not result from the action of the applicant;
3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;
4. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
7. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan; and
8. The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

#### **COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

Section 7.1.2.4(a)(i) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- A. A recycling or salvage plan for partial or total demolition shall be provided.  
**Not Applicable**  
**The demolition proposed is minimal.**
- B. Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**Satisfied**
- C. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Satisfied**
- D. Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 of the Land Development Regulations.  
**Satisfied**
- E. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.  
**Satisfied**  
**The land elevation of the site is consistent with the surrounding properties.**
- F. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three (3) additional feet in height.  
**Not Applicable**

- G. In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.  
**Satisfied**  
**Additional information shall be provided at the time of building permit review.**
- H. Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.  
**Satisfied**  
**It would not be reasonably feasible to raise the finish floor elevation to base flood plus freeboard.**
- I. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 in General Ordinances.  
**Satisfied**  
**Additional information shall be provided at the time of building permit review.**
- J. In all new projects, water retention systems shall be provided.  
**Satisfied**  
**Additional information shall be provided at the time of building permit review.**
- K. Cool pavement materials or porous pavement materials shall be utilized.  
**Satisfied**  
**Additional information shall be provided at the time of building permit review.**
- L. The project design shall minimize the potential for a project causing a heat island effect on site.  
**Satisfied**

#### **COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA**

A decision on an application for a certificate of appropriateness shall be based upon the following:

- I. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to section 2.13.7(d)(ii)(1) of the Land Development Regulations (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
- a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time.  
**Satisfied**
  - b. The Secretary of Interior's Standards for Reconstruction as may be amended from time to time.  
**Not Applicable**
  - c. 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 historic preservation board shall consider the following criteria pursuant to section 2.13.7(d)(ii)(2) of the Land Development Regulations (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

a. Exterior architectural features.

**Satisfied**

b. General design, scale, massing and arrangement.

**Satisfied**

c. Texture and material and color.

**Satisfied**

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

**Satisfied**

e. The purpose for which the district was created.

**Satisfied**

f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.

**Satisfied**

g. An historic resources report, containing all available data and historic documentation regarding the building, site or feature.

**Satisfied**

h. The original architectural design or any subsequent modifications that have acquired significance.

**Not Satisfied**

**The applicant is proposing modifications to the primary façade of the home that are inappropriate and inconsistent with the original design.**

III. The examination of architectural drawings for consistency with the criteria pursuant to section 2.13.7(d)(ii)(3) of the Land Development Regulations and stated below, with regard to the aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

**Satisfied**

- b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

**Not Satisfied**

**See the Variance Analysis section of this report.**

- 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 2.13.1(c).

**Satisfied**

- d. The proposed structure, or additions to an existing structure are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties, or the purposes for which the district was created.

**Satisfied**

- 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.

**Satisfied**

- 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.

**Satisfied**

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

**Satisfied**

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

**Satisfied**

- 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).  
**Satisfied**
- 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.  
**Satisfied**
- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.  
**Satisfied**
- m. Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).  
**Satisfied**
- n. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.  
**Not Applicable**
- o. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.  
**Satisfied**
- p. In addition to the foregoing criteria, the requirements of chapter 104, of the General Ordinances, shall apply to the historic preservation board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.  
**Not Applicable**
- q. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.  
**Satisfied**

**CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION EVALUATION CRITERIA**

Section 2.13.7(d)(vi)(4) of the Land Development Regulations provides criteria by which the Historic Preservation Board evaluates requests for a Certificate of Appropriateness for Demolition. The following is an analysis of the request based upon these criteria:

- a. The building, structure, improvement, or site is designated on either a national or state level, as part of a historic preservation district or as a historic architectural landmark or site, or is designated pursuant to section 2.13.9 as a historic building, historic structure or historic site, historic improvement, historic landscape feature, historic interior or the structure is of such historic/architectural interest or quality that it would reasonably meet national, state or local criteria for such designation.

**Satisfied**

**The existing structure is designated as Contributing within the Flamingo Park Local Historic District.**

- b. The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense.

**Satisfied**

**The existing structure is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.**

- c. The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region, or is a distinctive example of an architectural or design style which contributes to the character of the district.

**Satisfied**

**The existing structure is a distinctive example of the Mediterranean Revival/Art Deco Transitional style of architecture which contributes to the district.**

- d. The building, structure, improvement, or site is a contributing building, structure, improvement, site or landscape feature rather than a noncontributing building, structure, improvement, site or landscape feature in a historic district as defined in chapter 1 of these land development regulations or is an architecturally significant feature of a public area of the interior of a historic or contributing building.

**Satisfied**

**The existing structure is classified as a Contributing building in the Miami Beach Historic Properties Database.**

- e. Retention of the building, structure, improvement, landscape feature or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage.

**Satisfied**

**The retention of the existing structure is critical to developing an understanding of an important Miami Beach architectural style.**

- f. If the proposed demolition is for the purpose of constructing a parking garage, the board shall consider it if the parking garage is designed in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior (1983), as amended, or the design



review guidelines for that particular district. If the district in which the property is located lists retail uses as an allowable use, then the ground floor shall contain such uses. At-grade parking lots shall not be considered under this regulation. Parking lots or garages as main permitted uses shall not be permitted on lots which have a lot line on Ocean Drive or Espanola Way.

**Not Applicable**

**The demolition proposed in the subject application is not for the purpose of constructing a parking garage.**

- g. In the event an applicant or property owner proposes the total demolition of a contributing structure, historic structure or architecturally significant feature, there shall be definite plans presented to the board for the reuse of the property if the proposed demolition is approved and carried out.

**Not Applicable**

**Total demolition of a contributing building is not proposed.**

- h. The county unsafe structures board has ordered the demolition of a structure without option.

**Not Applicable**

**The Miami-Dade County Unsafe Structures Board has not ordered the demolition of the structure.**

**ANALYSIS**

The subject single-family home was constructed in 1936 and designed by architect Lester Avery in the Mediterranean Revival/Art Deco Transitional style of architecture. On March 8, 2022, the Historic Preservation Board approved a Certificate of Appropriateness for the partial demolition, renovation, restoration and elevation of the existing single-family home, including the construction of attached and detached additions and variances from the required setbacks, open space, lot coverage and retaining wall regulations. Since that time, the property has been acquired by a new owner who is requesting several modifications to the previously approved project.



*1948 photograph (with non-original porch)*

### **Existing 1-story home**

The proposed design for the contributing home is substantially consistent with the previously approved project including the removal of the non-original front porch structure, the construction of a small addition at the north side of the home and the construction of a 2-car garage along 13<sup>th</sup> Street. Additionally, the applicant is no longer proposing to elevate the first floor above Base Flood Elevation, which would have required significant structural modifications. Staff's only concern is relative to the new window openings along the eastern portion of the home. These new openings, which will be visible from 13<sup>th</sup> Street and Lenox Avenue, extend down nearly to the floor level and are inconsistent with the character of existing home. At a minimum, staff recommends that the windows at the southeast corner of the main home volume, not extend past the existing horizontal banding, consistent with the original design.

### **Rear accessory structure**

As part of the 2022 project, the Board approved a new detached 2-story addition at the rear of the site. The currently proposed addition maintains substantially the same footprint but has been redesigned in a manner that has been inspired by modern Scandinavian design. Staff has no objection to the contemporary design, which is clearly a modern intervention and will not be mistaken as part of the original construction. Additionally, staff believes the location of the new addition at the rear of the site is the most appropriate and will not overwhelm the existing contributing home. In summary, staff remains supportive of the proposed which includes the retention of the existing contributing home.

### **VARIANCE ANALYSIS**

The applicant is requesting modifications to the following previously granted variances:

1. A variance to exceed by ~~5.7%~~ 6.1% (~~434~~ 462 sq. ft.) the maximum permitted lot coverage of 30% (2,250 sq. ft) in order to provide a lot coverage of ~~35.7%~~ 36.1% (~~2,684~~ 2,712 sq. ft.). Variance requested from:

#### **Section 7.2.2.3 Development regulations (RS)**

*(b) The development regulations for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:*

*(1) The FAR, density, lot area, lot width, lot coverage, unit size, setbacks, and building height requirements for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:*

**DEVELOPMENT REGULATIONS TABLE (RS)**

**Maximum Lot Coverage for a 2-story Home (% of lot area): 30%**

2. A variance to reduce by ~~24.5%~~ 44.25% (~~276.5~~ 348.5 sq. ft.) the minimum required rear yard open space area of 70% (787.5 sq. ft.) in order to provide a rear yard open space area of ~~45.5%~~ 39.1% (~~511~~ 439 sq. ft.). Variance requested from:

#### **Section 7.2.2.3 Development regulations (RS)**

*(b) The development regulations for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:*

*(1) The FAR, density, lot area, lot width, lot coverage, unit size, setbacks, and building height requirements for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:*

**DEVELOPMENT REGULATIONS TABLE (RS)**

*(7) At least 70 percent (70%) of the required rear yard shall be sodded or landscaped pervious open space; the water portion of a swimming pool may count toward this requirement, when located above adjusted grade, the water portion of a swimming pool may count towards 50 percent of this requirement, provided adequate infrastructure is incorporated into the design of the pool to fully accommodate on-site stormwater retention.*

Variance 1 is related to the proposed lot coverage. The Land Development Regulations provide a maximum lot coverage of 30%. The Board previously granted a variance to provide a lot coverage of 35.7%. The applicant is proposing to slightly increase the lot coverage by 28 sq. ft., resulting in a new lot coverage of 36.1%. Staff would note that if the existing residence were located outside of a local historic district, the retention of the existing home would allow for a lot coverage up to a maximum of 40% as an incentive to retain the home. Since the property is located within the Flamingo Park Local Historic District, the owner is not eligible for this incentive.

Variance 2 is related to the location of the proposed accessory building within the required rear yard, which requires a minimum of 70% landscaped open space. The Board previously granted a variance to provide 45.5% landscaped open space. The applicant is proposing to slightly decrease the landscaped open space by 72 sq. ft. as a result of a minimally increased footprint of the accessory building and additional decking, resulting in a new rear yard open space area of 39.1%. Staff would note the retention of the existing single-family house, which has a larger front setback than required, reduces the available area for new construction on the site.

Considering the minimal additional requests, the retention of the contributing single-family home with a larger than required front yard setback, and the practical difficulties associated with this renovation project, staff is supportive of the modified variance requests.

### **RECOMMENDATION**

In view of the foregoing analysis, staff recommends that the request for modifications to the previously issued Certificate of Appropriateness and variances be **approved**, subject to the conditions enumerated in the attached draft Order, which address the inconsistencies with the aforementioned Certificate of Appropriateness and practical difficulty and hardship criteria, as applicable.

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

MEETING DATE: May 13, 2025

PROPERTY/FOLIO: 1300 Lenox Avenue / 02-4203-009-8860

FILE NO: HPB25-0646 a.k.a. HPB21-0482

APPLICANT: Fifth Wave Investments LLC

IN RE: An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing single-family home, including the construction of attached and detached additions and variances from the required setbacks, open space, lot coverage and retaining wall regulations. Specifically, the applicant is requesting design and variance modifications.

LEGAL: Lot 8, Block 103, of the Ocean Beach Addition No. 3 subdivision, according to the plat thereof, as recorded in Plat Book 2, Page 81, of the public records of Miami-Dade County, Florida.

**CONSOLIDATED 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 consistent with Sea Level Rise and Resiliency Review Criteria in Section 7.1.2.4(a)(1) of the Land Development Regulations.
  - 2. Is consistent with Certificate of Appropriateness Criteria in section 2.13.7(d)(ii)(1) of the Land Development Regulations.
  - 3. Is not consistent with Certificate of Appropriateness Criteria 'h' in section 2.13.7(d)(ii)(2) of the Land Development Regulations.
  - 4. Is not consistent with Certificate of Appropriateness Criteria 'b' in section 2.13.7(d)(ii)(3) of the Land Development Regulations.
  - 5. Is consistent with Certificate of Appropriateness Criteria in 2.13.7(d)(vi)(4) of the Land Development Regulations.

C. The project would remain consistent with the criteria and requirements of sections 2.13.7(d) and 7.1.2.4(a) of Land Development Regulations 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 single-family home 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 windows shall be impact resistant casement or fixed in type 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. The frame shall be clear anodized aluminum and the glass shall be clear with the minimum tint required by energy codes.
    - ii. ~~The applicant shall further refine the design of the windows so that they are proportionate to original window openings~~ The windows at the southeast corner of the main home volume shall not extend past the existing horizontal banding, consistent with the original design, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
    - iii. The front door opening and the adjacent window to the left shall be reintroduced in a manner 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.
    - iv. The design of the new 2-car garage shall be further refined in manner more consistent with the original design, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
    - v. The applicant shall explore the reintroduction of the chimney structure, 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. Final details of all exterior surface finishes and materials shall be submitted, 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. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from

view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- d. Final design and details of the rear accessory building, including a sample of the vertical wood cladding and method of attachment, shall be submitted, 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. All hedge and ground cover plantings within the street facing yards shall not exceed 36" in height at maturity.
  - b. Prior to issuance of a Building Permit, the applicant shall provide a Tree Report prepared by a Certified Arborist for any existing canopy shade trees with a DBH of 3" or greater located in public or private property, which may be scheduled for removal or relocation for the review and approval of the City of Miami Beach Urban Forester.
  - 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.
  - d. The project design shall minimize the potential for a project causing a heat island effect on site.
  - e. Cool pavement materials or porous pavement materials shall be utilized.

**In accordance with section 2.2.4.8(c) of the Land Development Regulations the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special magistrate appointed by the City Commission.**

## **II. Variance(s)**

- A. The applicant filed an application with the Planning Department for the following variance(s):

  1. A variance to exceed by ~~5.7%~~ 6.1% (~~434~~ 462 sq. ft.) the maximum permitted lot coverage of 30% (2,250 sq. ft) in order to provide a lot coverage of ~~35.7%~~ 36.1% (~~2,684~~ 2,712 sq. ft.)
  2. A variance to reduce by 10'-0" the minimum required side yard facing a street setback of 15'-0" in order to construct an attached addition at a setback of 5'-0" from the south side property line.

3. A variance to reduce by 2'-8" the minimum required interior side yard setback of 7'-6" in order to construct an attached addition at a setback of 4'-10" from the north side property line.
  4. A variance to reduce by 2'-8" the minimum required sum of the side yards of 12'-6" in order to construct attached additions with a sum of side yards of 9'-10".
  5. A variance to exceed by 29.5% (332.75 sq. ft.) the maximum permitted accessory building lot coverage of 25% (281.25 sq. ft.) in order to provide a lot coverage of 54.5% (614 sq. ft.).
  6. A variance to exceed by 10'-0" the minimum required side facing a street setback of 15'-0" in order to construct the accessory building at a setback of 5'-0" from the south property line, to exceed by 5'-0" the minimum required side interior setback for an accessory building of 10'-0" in order to construct the accessory building at a setback of 5'-0" from the north property line and to exceed by 11'-2" the minimum required rear setback of 15'-0" in order to construct the accessory building at a setback of 3'-10" from the west property line.
  7. A variance to reduce by ~~24.5%~~ 44.25% (~~276.5~~ 348.5 sq. ft.) the minimum required rear yard open space area of 70% (787.5 sq. ft.) in order to provide a rear yard open space area of ~~45.5%~~ 39.1% (~~511~~ 439 sq. ft.)
  8. A variance to exceed by 1.26' the maximum permitted height for a retaining wall located within the required front yard and required side yard facing a street of 5.74' NGVD in order to provide a retaining wall at a height of 7.00' NGVD within four feet of the property lines.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that indicate the following, as they relate to the requirements of Section 2.8.3(a) of the Land Development Regulations:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

- C. The Board hereby **approves** the requested variance, as noted and imposes the following condition based on its authority in Section 2.8.3(a) of the Land Development Regulations:
1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

**The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.**

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

- A. This Final Order consolidates all conditions and requirements for Certificate of Appropriateness approval as same are contained herein, in the Order dated March 8, 2022 (HPB21-0482), accordingly, this Order shall serve as the Final Order for the proposed project. In the event of a conflict between the provisions hereof and those of the previous Orders, the provisions hereof shall control.
- A. B. The applicant agrees and shall be required to provide access to areas subject to this approval (not including private residences or hotel rooms) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.
- B. C. The issuance of a building permit is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event



sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed. No building permit may be issued unless and until the applicant obtains a written finding from Miami-Dade County Public Schools that the applicant has satisfied school concurrency.

- ~~G.~~ D. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.
- ~~D.~~ E. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- ~~E.~~ F. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- ~~F.~~ G. 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.
- ~~G.~~ H. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- ~~H.~~ I. 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.
- ~~I.~~ J. 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.
- ~~J.~~ K. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- ~~K.~~ L. 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.
- ~~L.~~ M. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

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 **“1300 Lenox”, as prepared by Domaine Public Architects, dated January 18, 2022, and “1300 Lenox Ave” as prepared by Udbardy Design & Associates Inc., dated March 9, 2025,** 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 section 2.13.7 of the Land Development Regulations; 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 2 of the Land Development Regulations, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations. Failure to comply with this Order shall subject the application to chapter 2 of the Land Development Regulations, for revocation or modification of the application.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
DEBORAH TACKETT  
HISTORIC PRESERVATION & ARCHITECTURE OFFICER  
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, Historic Preservation & Architecture Officer, 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:  
City Attorney's Office: \_\_\_\_\_ (                    )

Filed with the Clerk of the Historic Preservation Board on \_\_\_\_\_ (                    )

~~Strike-Thru~~ denotes language deleted by the Board on May 13, 2025  
Underscore denotes language added by the Board on May 13, 2025