

HPB23-0572

7801 Atlantic Way

Certificate of Appropriateness for
Demolition and Design

Historic Preservation Board

November 14, 2023

SDH_STUDIO
ARCHITECTURE+DESIGN

HERITAGE



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

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)

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.



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)

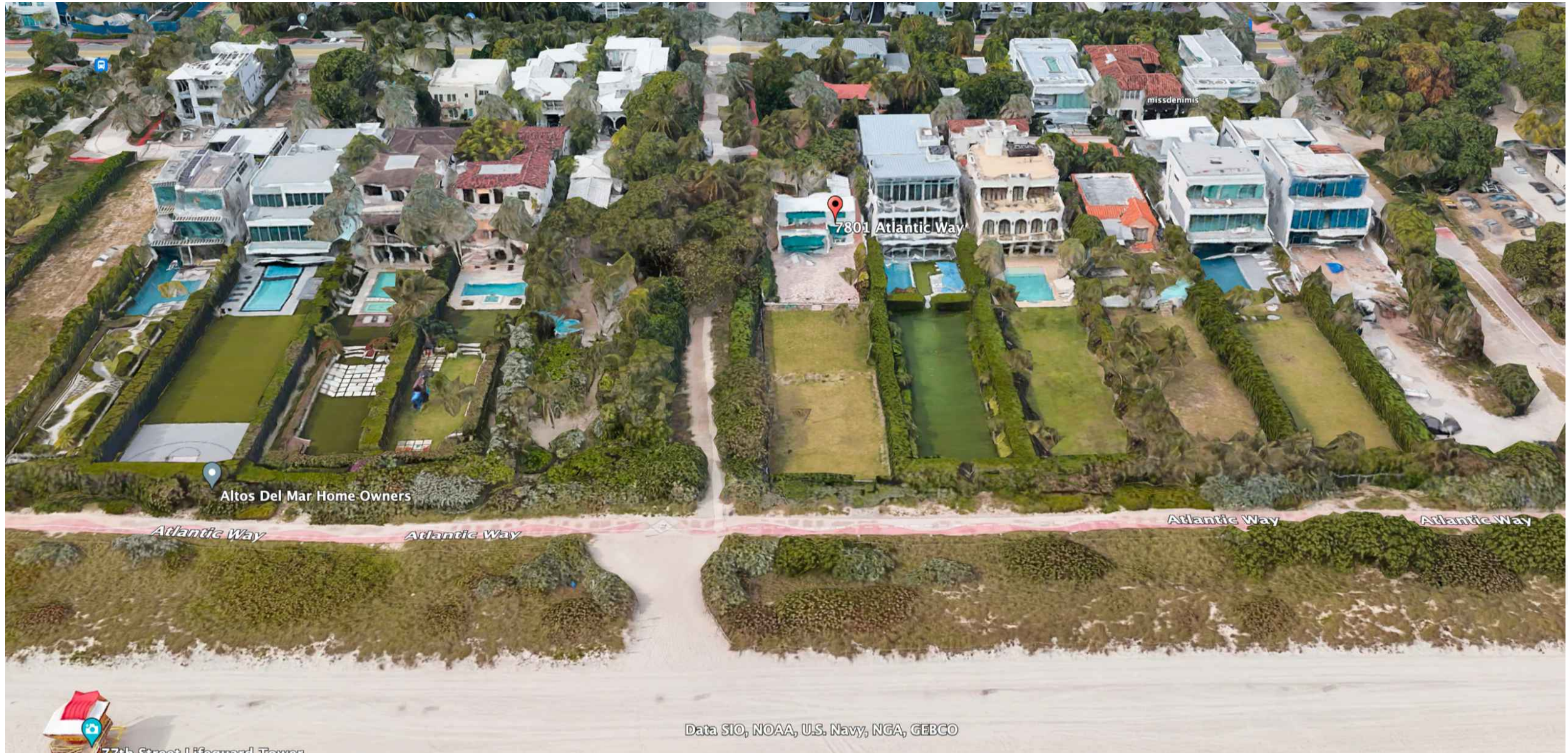


Altos Del Mar – Design Guidelines



- "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."

Context Aerial



Northern Half of ADM



Data SIO, NOAA, U.S. Navy, NGA, GEBCO

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

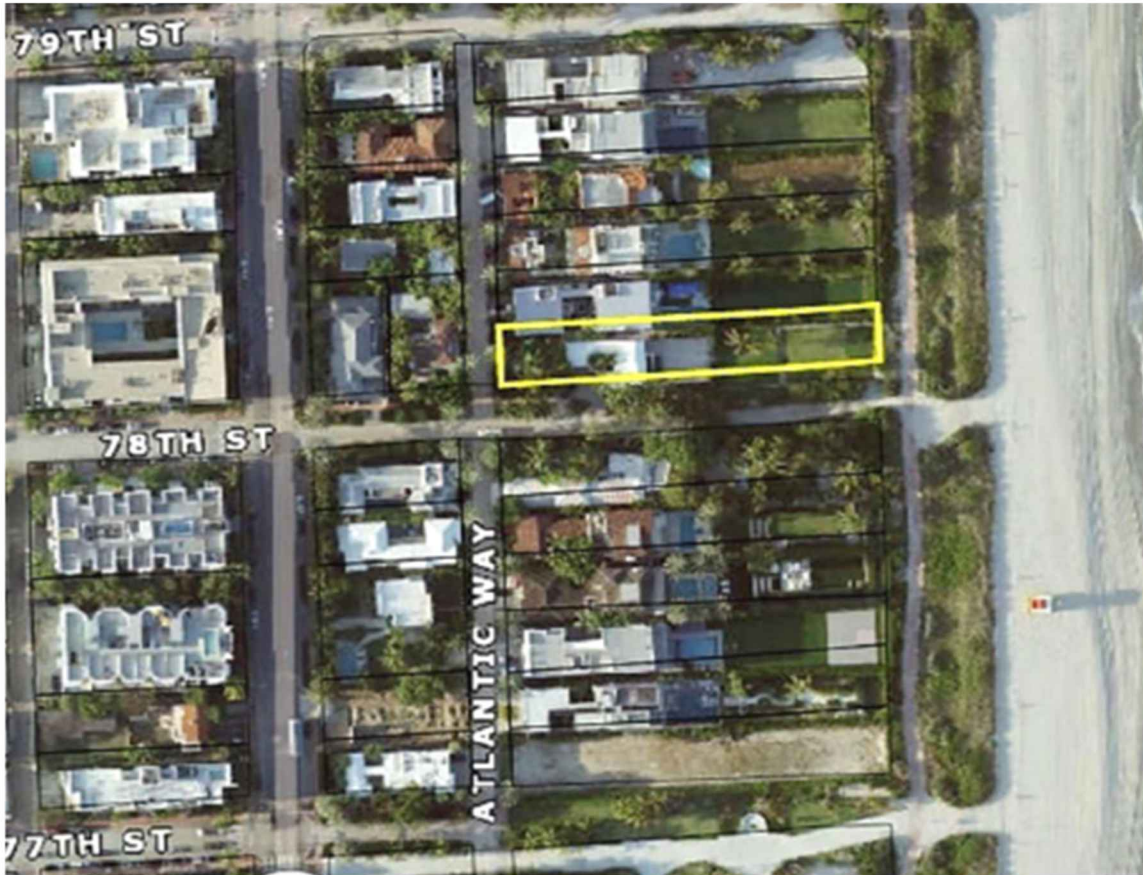


Figure 42. View of east elevation showing enclosed porch, February 1995.
(Office of the Property Appraiser, Miami-Dade County)



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



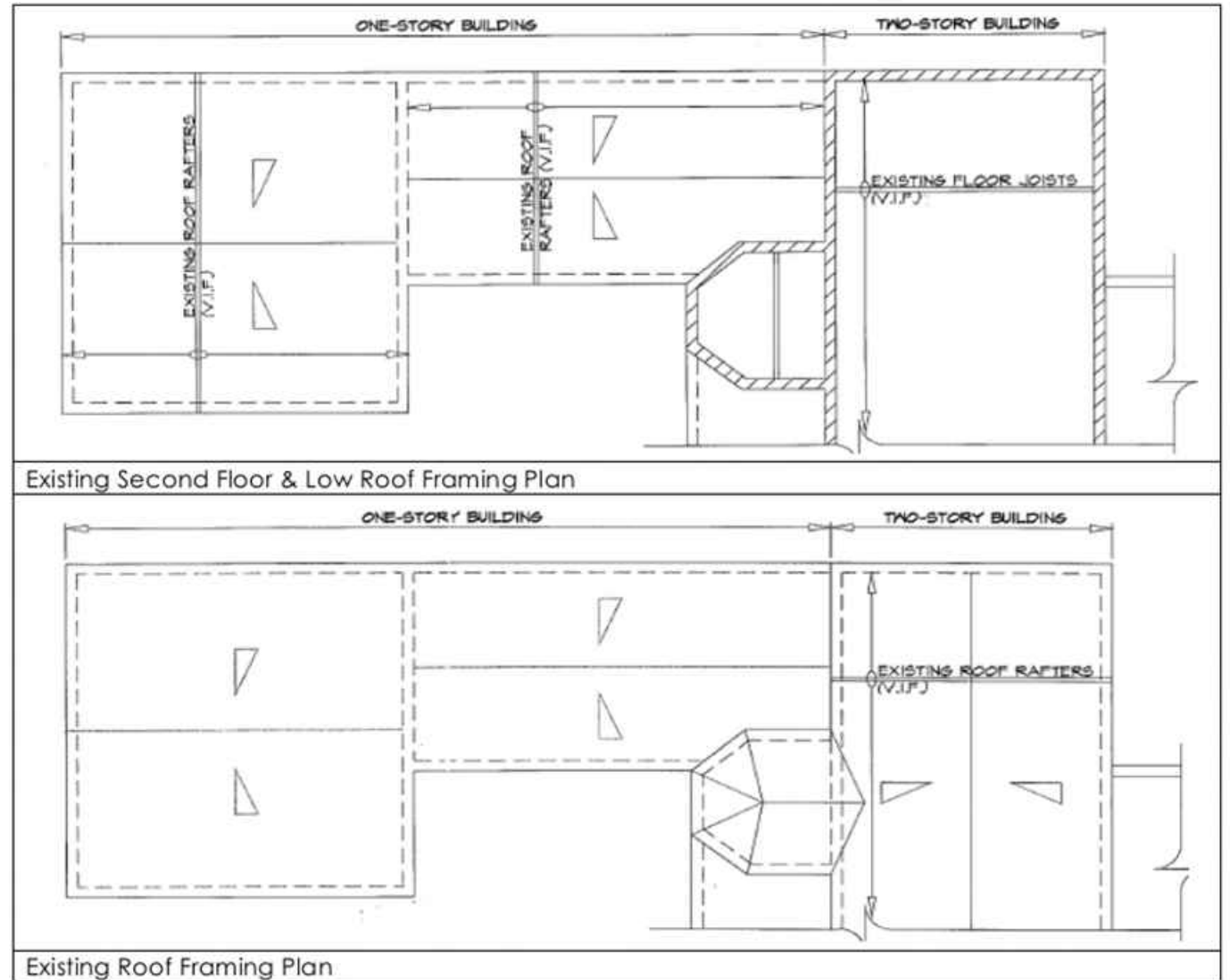
CONTEXTUAL IMAGE - 5

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



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



Raising the home to Wave Crest would require the following actions:

1. Demolish and rebuild foundation system for new loads from wave crest
2. Demolish walls and change support system to beam and column framings, and reinforce
3. Demolish all framing of second level and rebuild at necessary elevation
4. Demolish and rebuild roof and reinforce to new framing
5. Reconfiguration of all plumbing and electrical above required elevations to prevent water intrusion

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

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

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

**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.



7825 ATLANTIC WAY



7815 ATLANTIC WAY



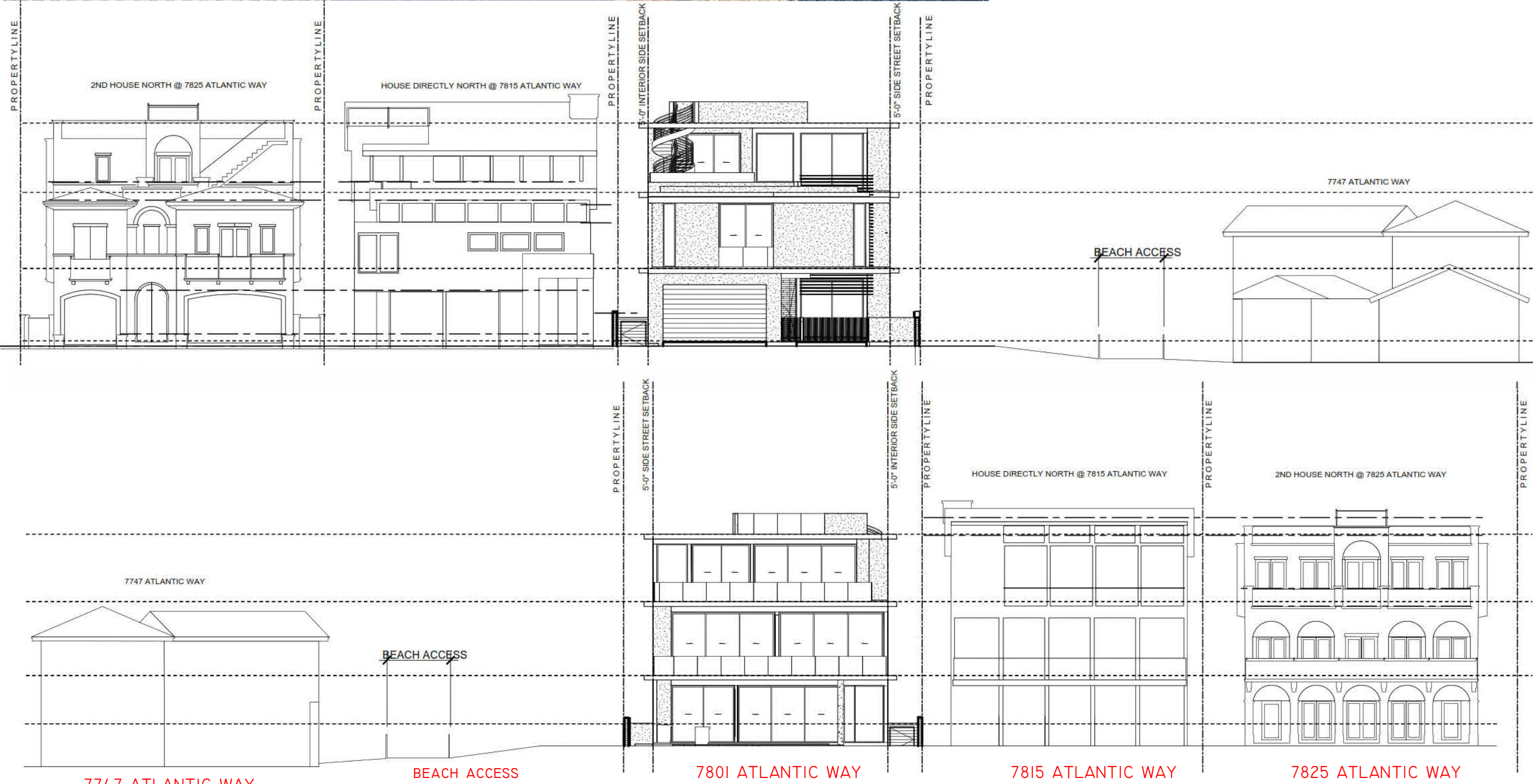
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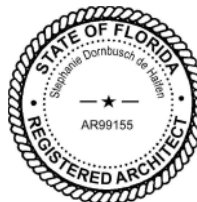
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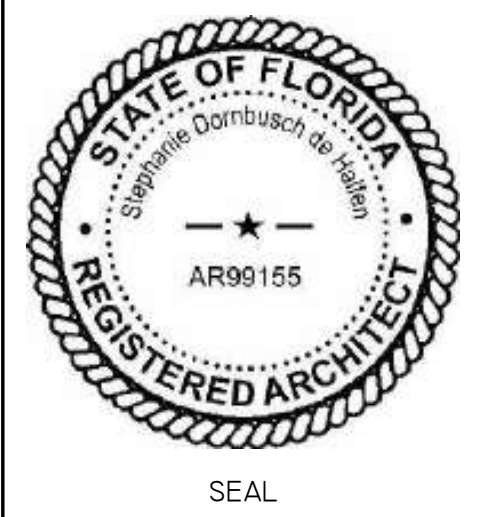
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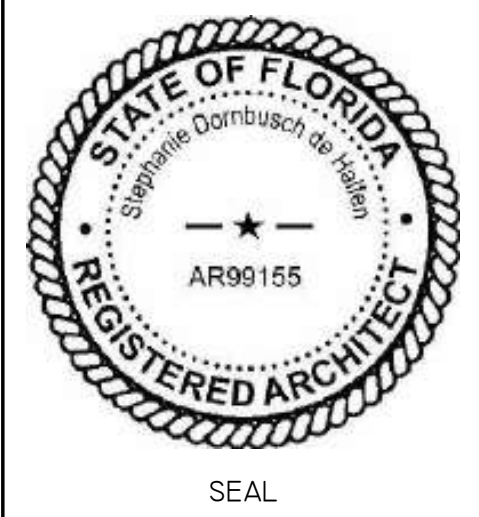
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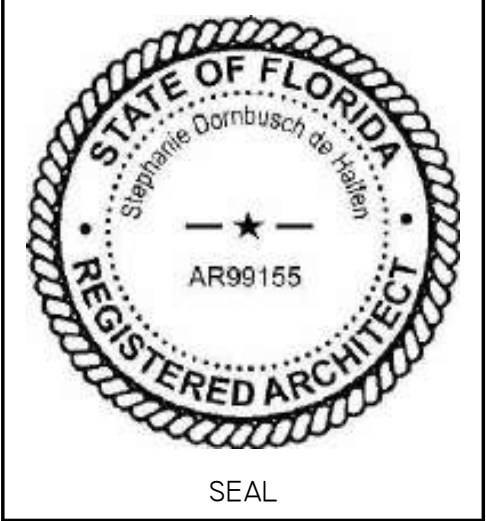
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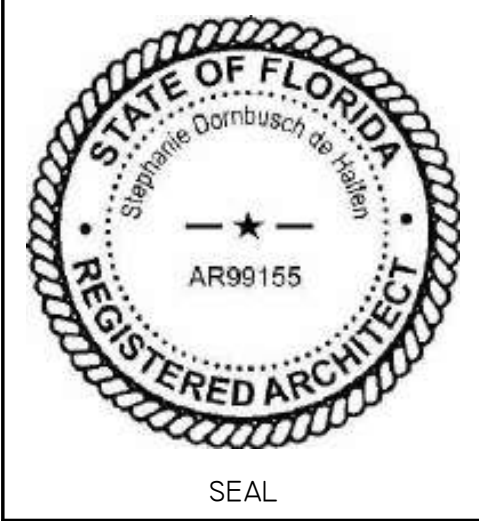
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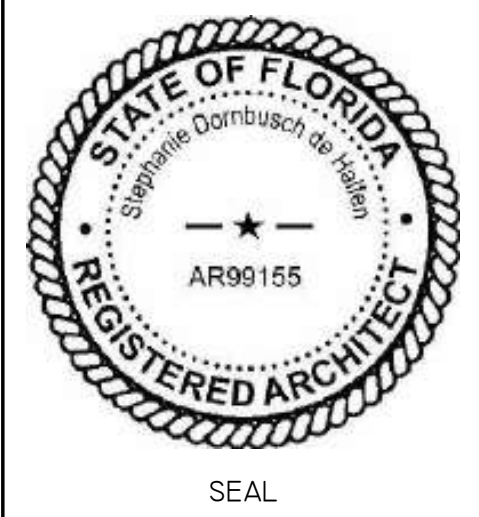
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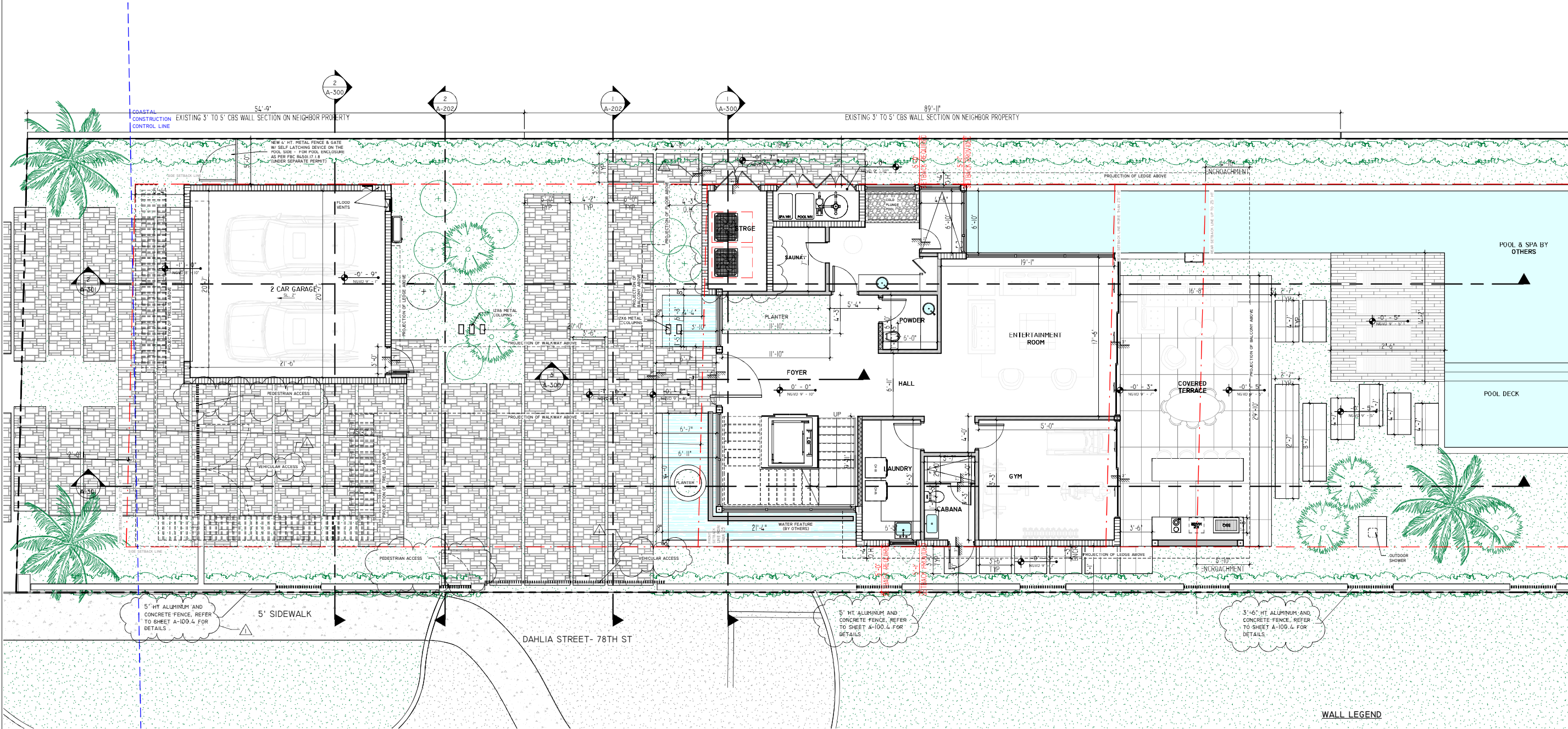
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GROUND FLOOR PLAN

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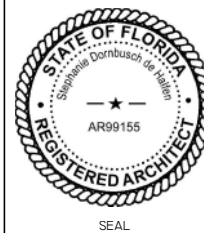
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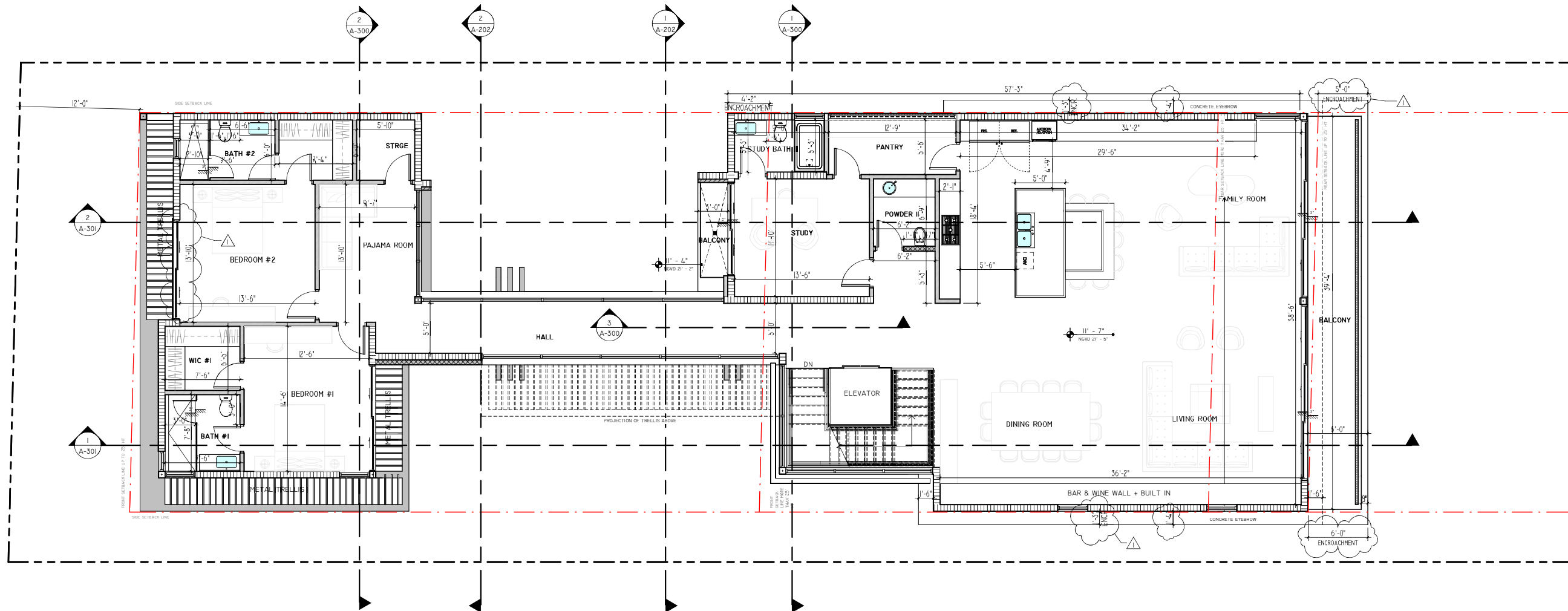
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WALL LEGEND

- 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 STRUCT. DWGS. FOR SPECIFICATIONS

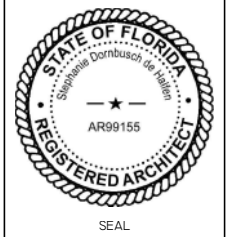
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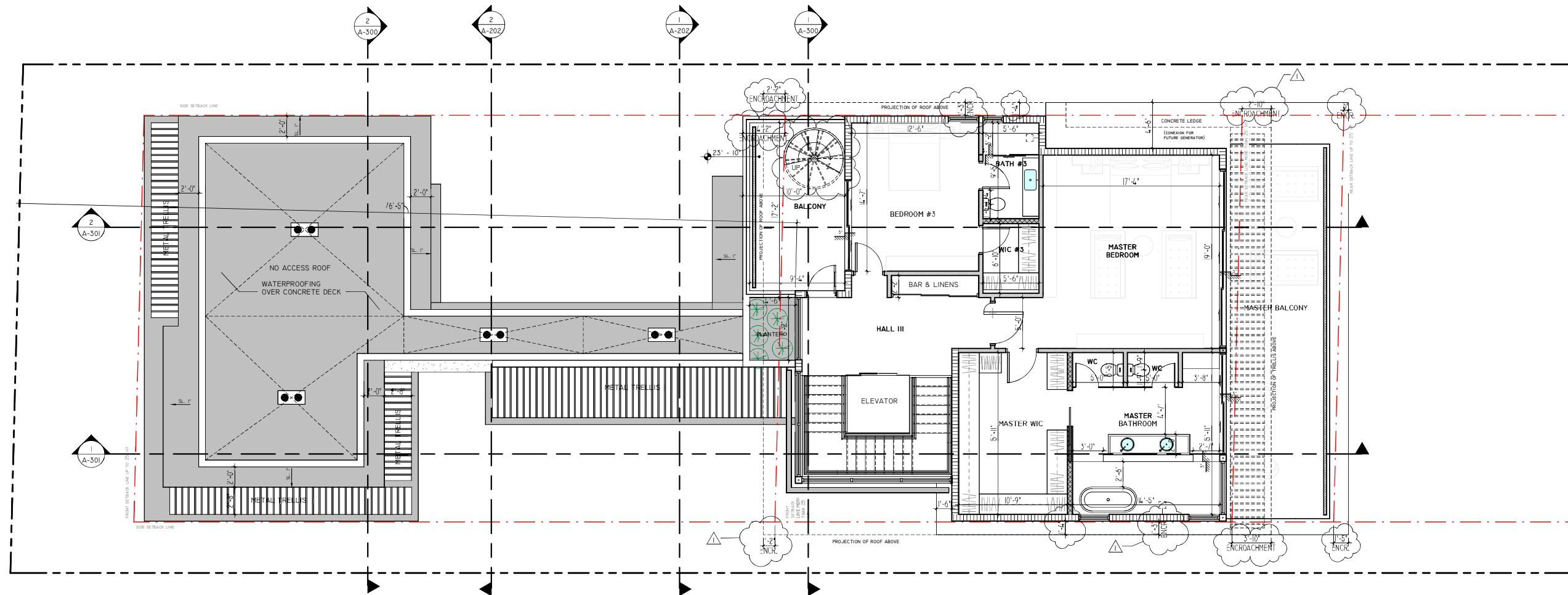
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SECOND FLOOR PLAN

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- NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL. FLOORING @ 24" O.C. & R-7.8 INSULATION - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

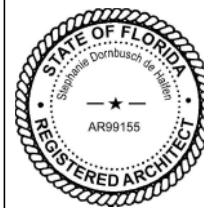
SECOND FLOOR PLAN
3/16" = 1'-0"

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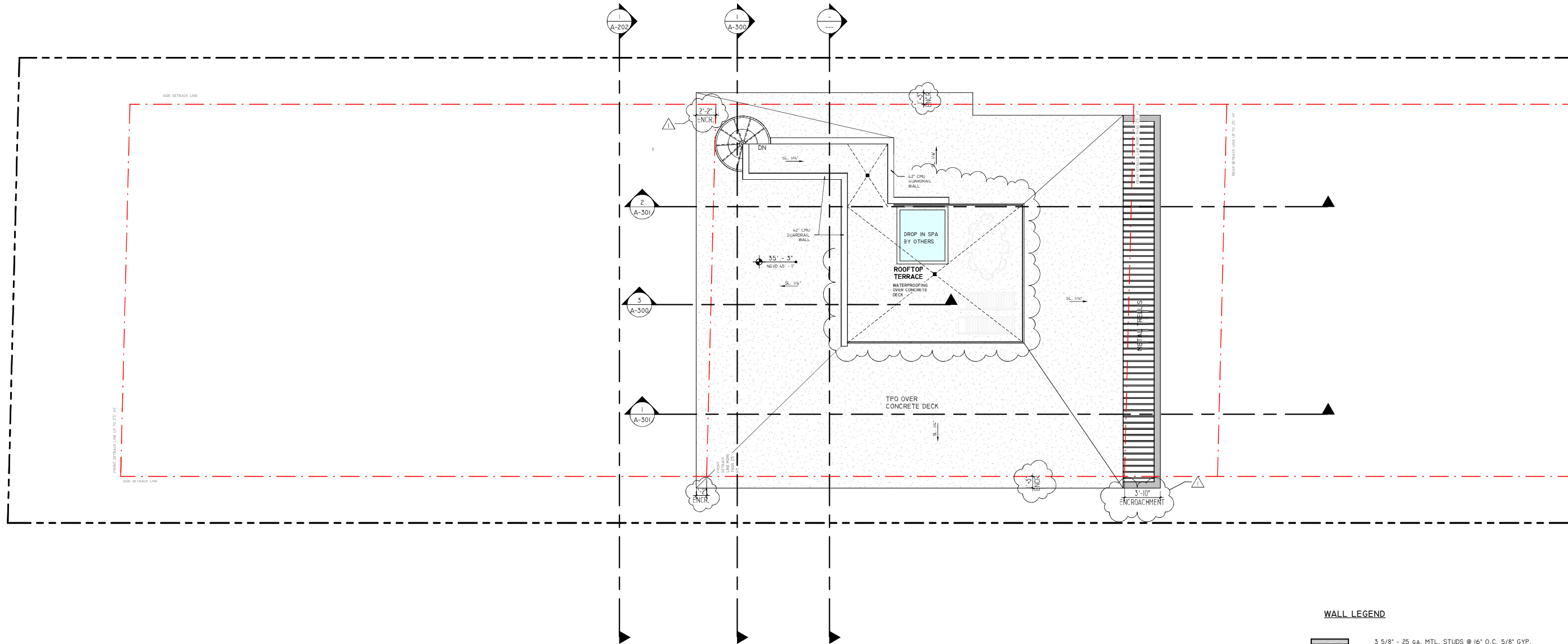
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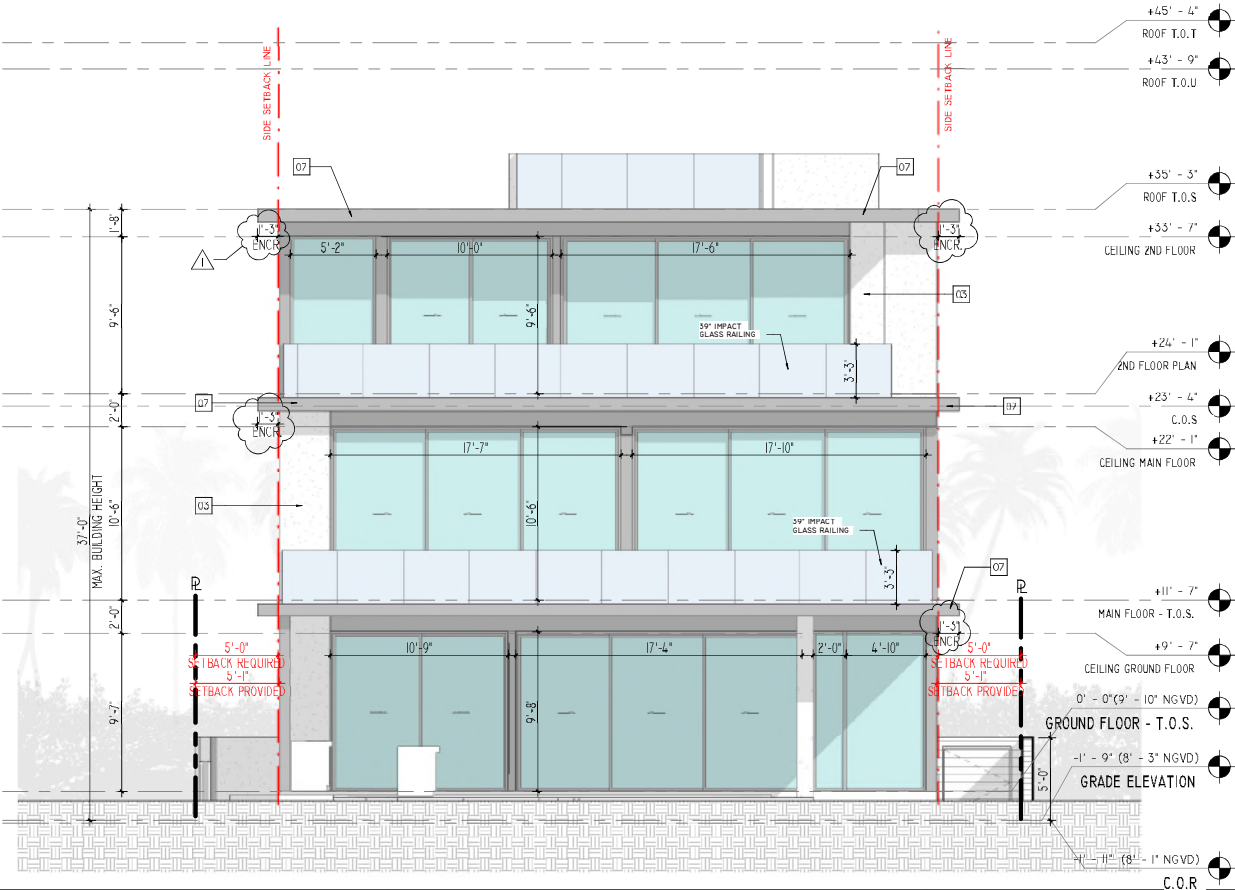
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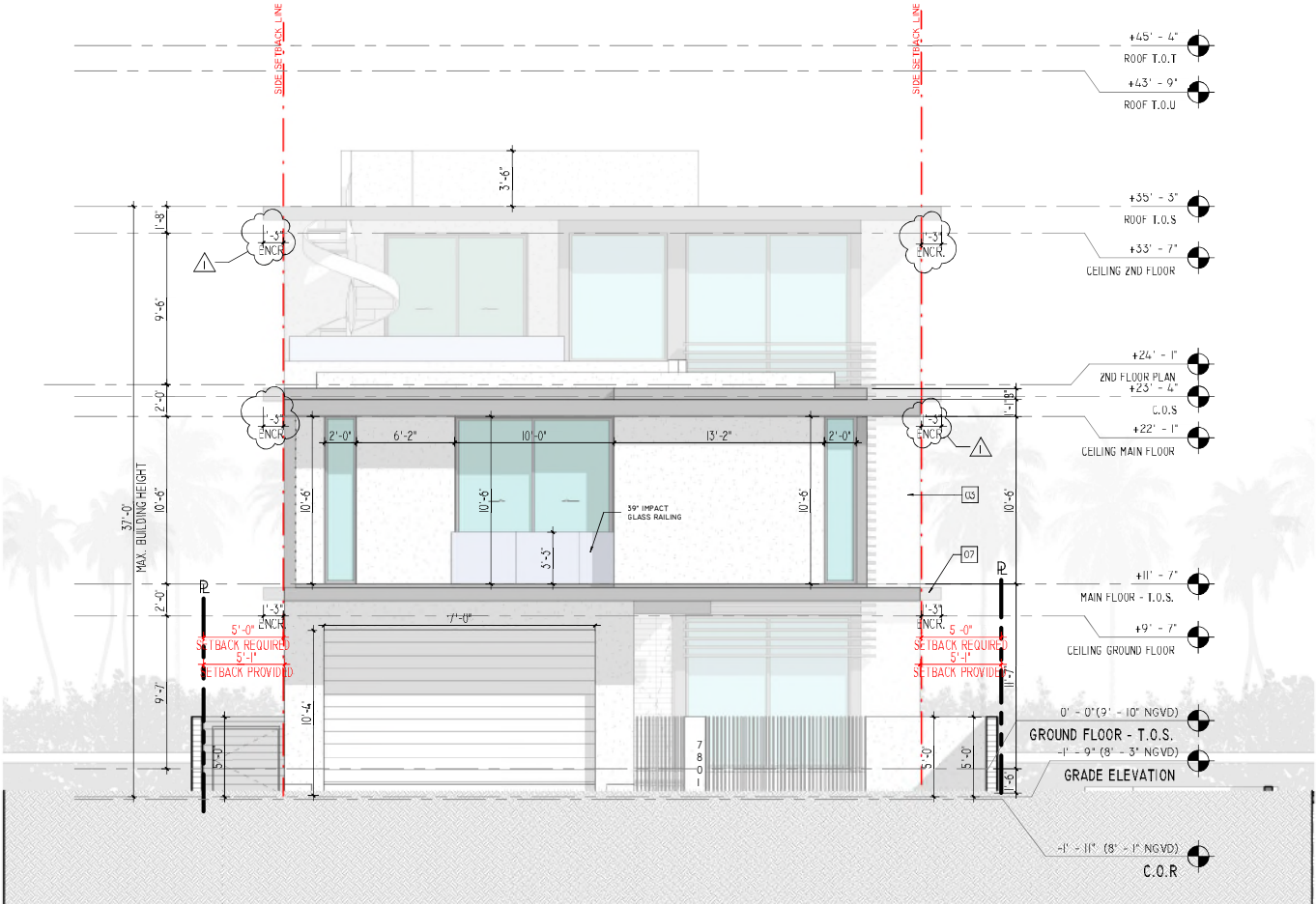
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FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
03	CONCRETE	F 202
07	ALUMINUM	DARK BRONZE



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



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

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Dornbusch
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Halfen

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STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT
SEAL

NOTES/COMMENTS

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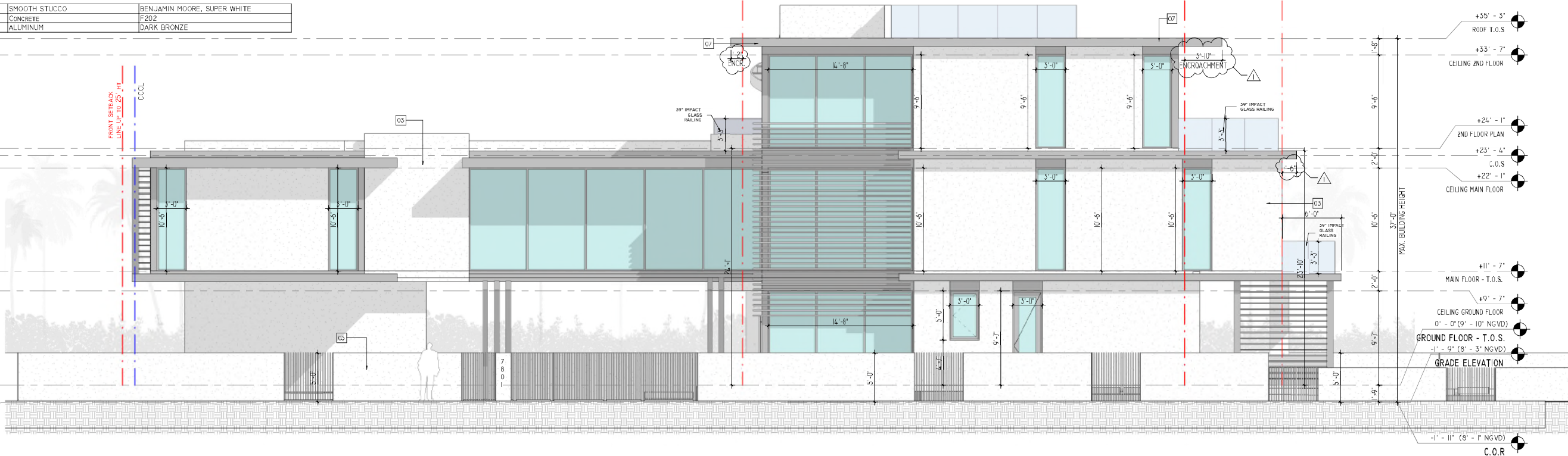
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ISSUE DATE

A-200

FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
03	CONCRETE	F202
07	ALUMINUM	DARK BRONZE



SDH_STUDIO

ARCHITECTURE+DESIGN

AA26002883

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INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH. REG.# 9955

7801 ATLANTIC

7801 ATLANTIC WAY, MIAMI
BEACH, FL. 33141

OWNER

Stephanie
Dornbusch
de Halphen

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STATE OF FLORIDA

Stephanie Dornbusch de Halphen

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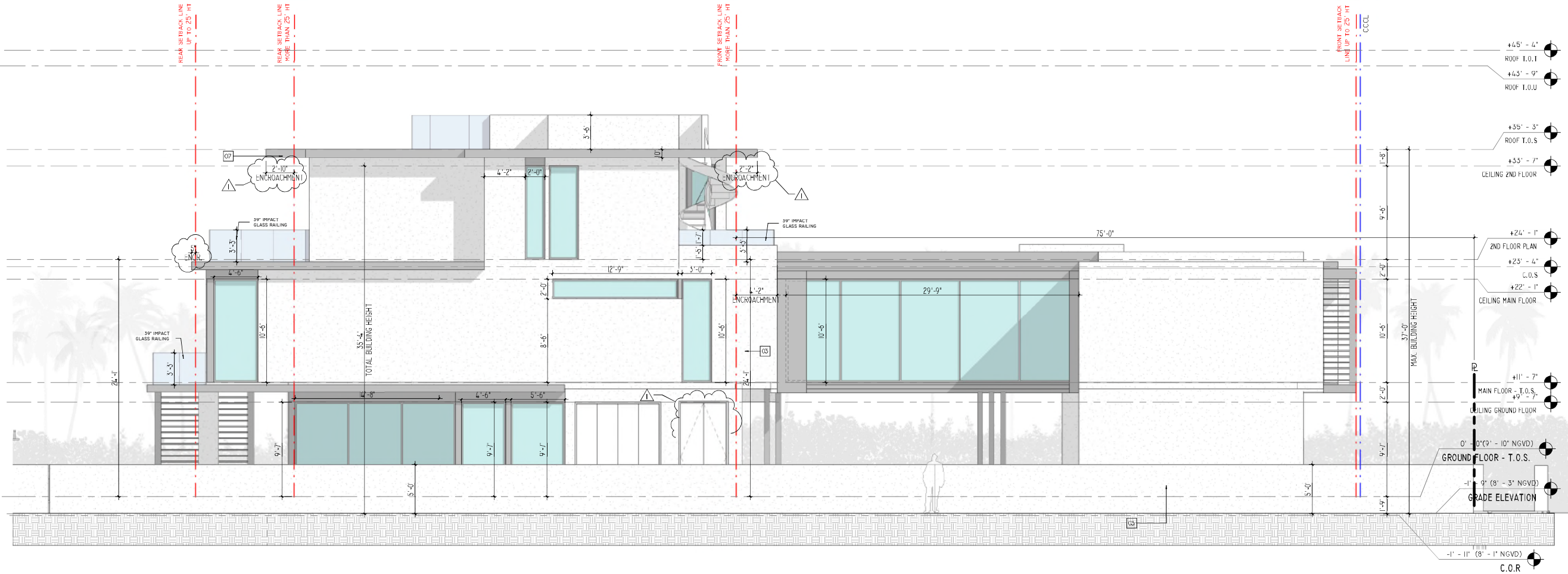
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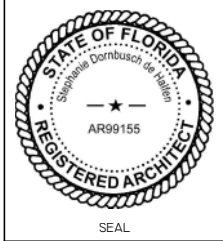
7801
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RENDERINGS		

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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.

Recycling Plan

PROJECT

7801 Atlantic Way Miami Bch

DATE

07/18/2023 



TOTAL CONSTRUCTION WASTE

TOTAL DIVERTED WASTE

PERCENT OF WASTE DIVERTED

96.09908 %

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 salvaged materials, including condition before and after salvage operations

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.

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

Demolition Criteria – 2.13.7(d)(vi)(4)

- a. Classified as a contributing structure at the local level, not national or state level.
- b. Could only be reproduced with great difficulty or expense.
- c. Contains characteristic of Mediterranean Revival, but is not wholly consistent with the style of architecture or district.
- d. Classified as a contributing structure because it existed at the time the district was designated.
- e. Retention of the structure will not promote the general welfare of the City. It is a private residence, in a gated community, and cannot be studied.
- f. N/A. The existing home will be replaced with a single-family home.
- g. Definite plans submitted
- h. N/A. No demolition order.

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

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

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.

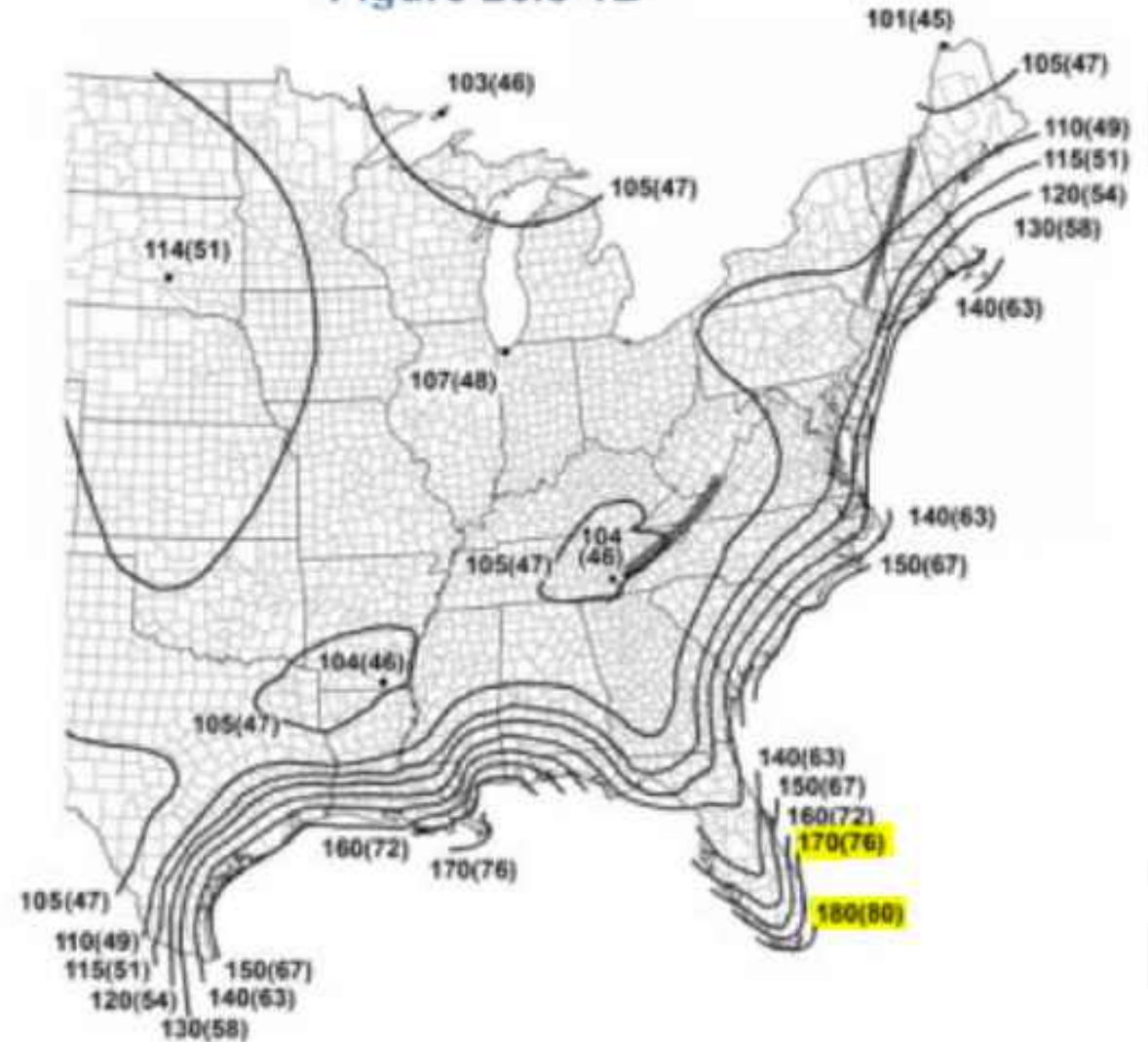
* Compliance would require raising the existing house 5'

Roof

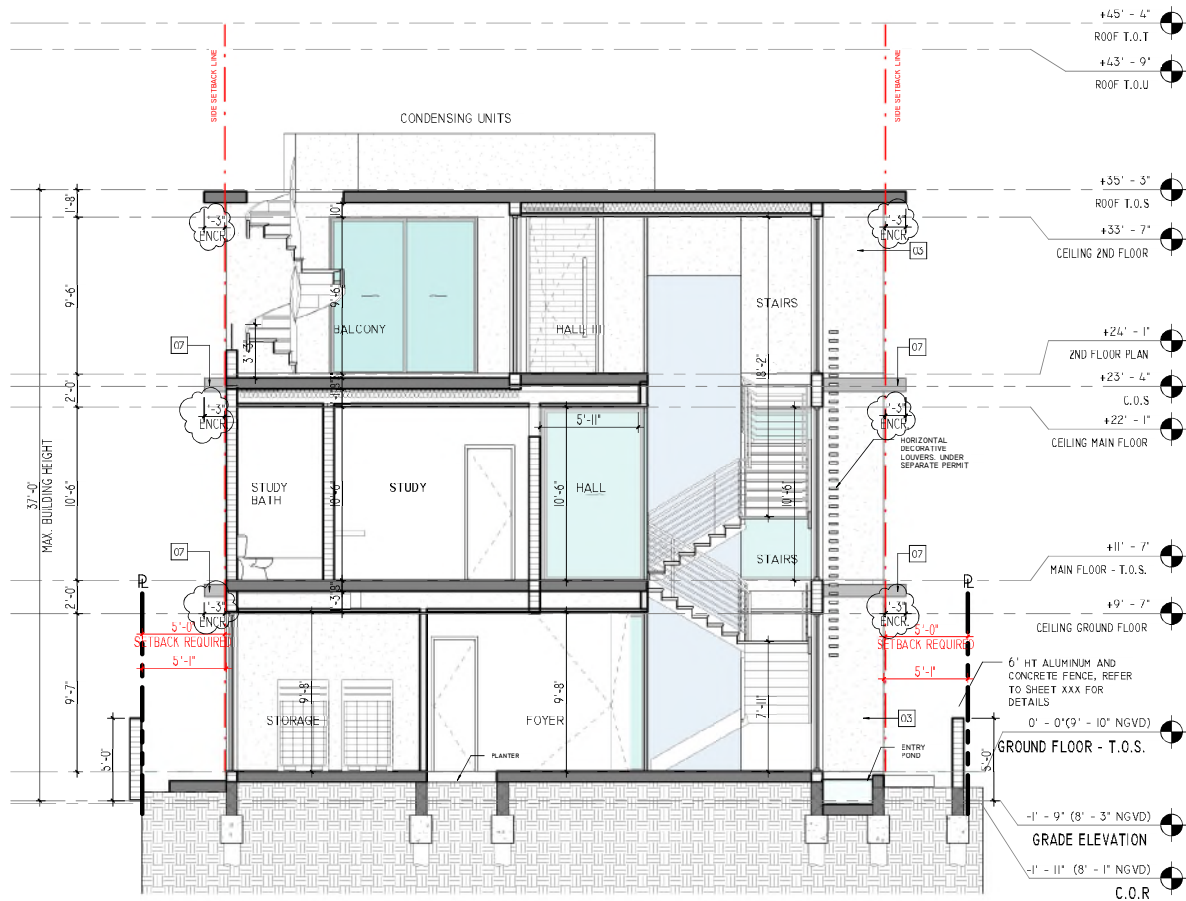
- Approximately 21-years old
- Inconsistent with ASCE 7-16 wind load requirements
- Additional ties will not make it more resistant to wind pressure because the masonry walls are not reinforced
- The walls and foundation would not guarantee resistance to uplift loads

ASCE 7-16

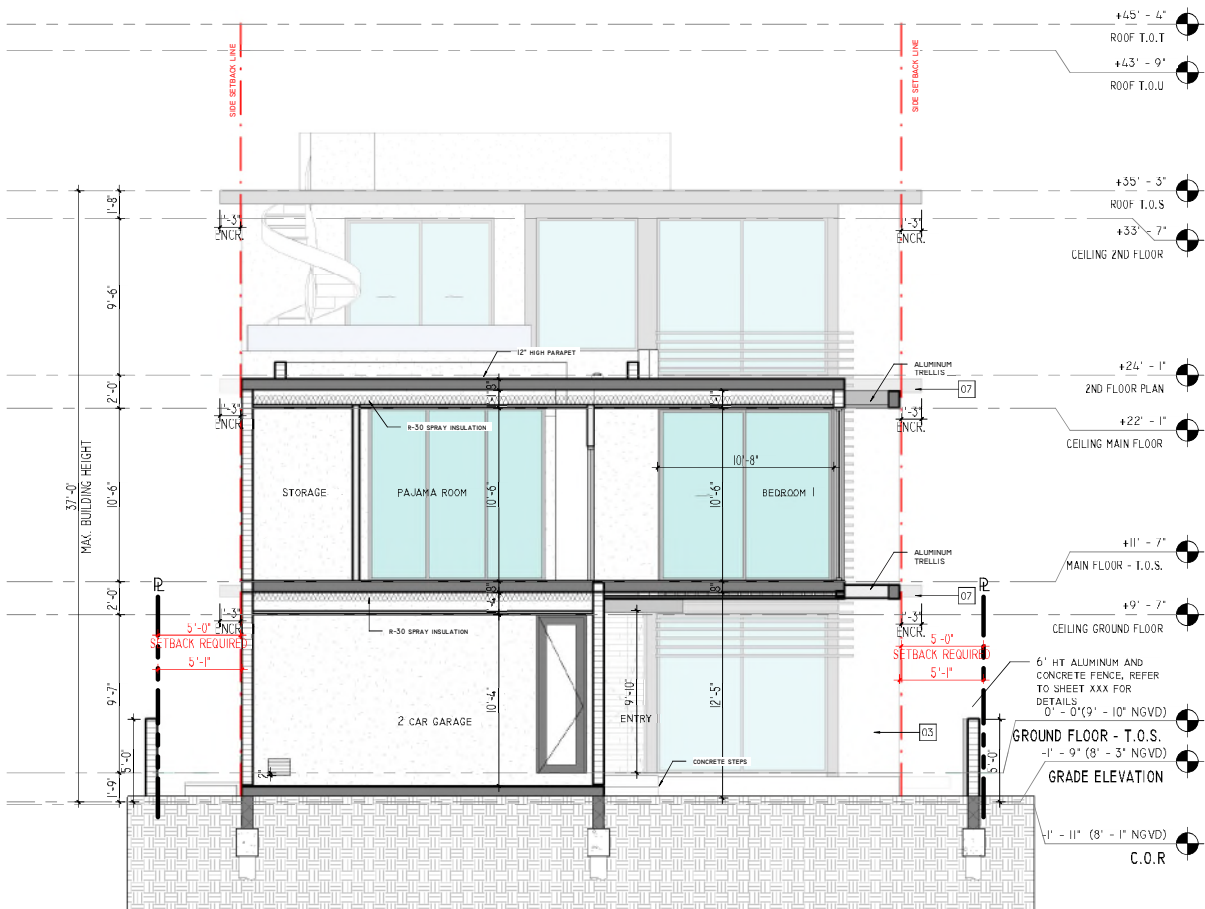
Figure 26.5-1B



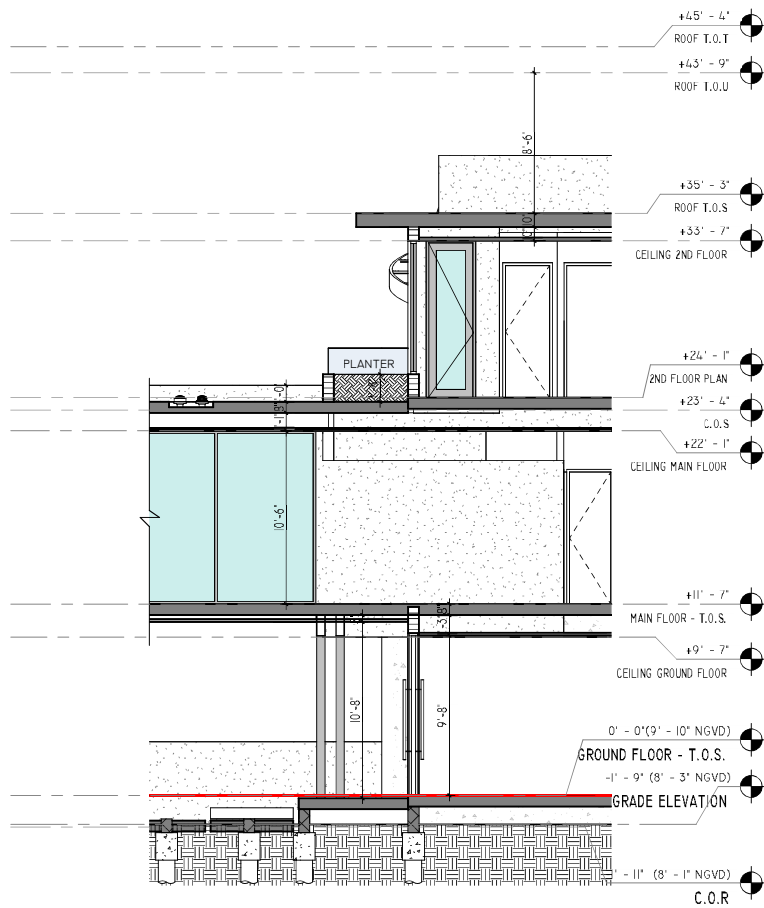
FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
03	CONCRETE	F202
07	ALUMINUM	DARK BRONZE



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



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



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

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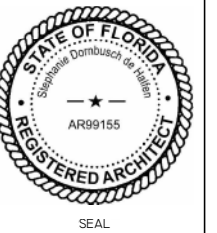
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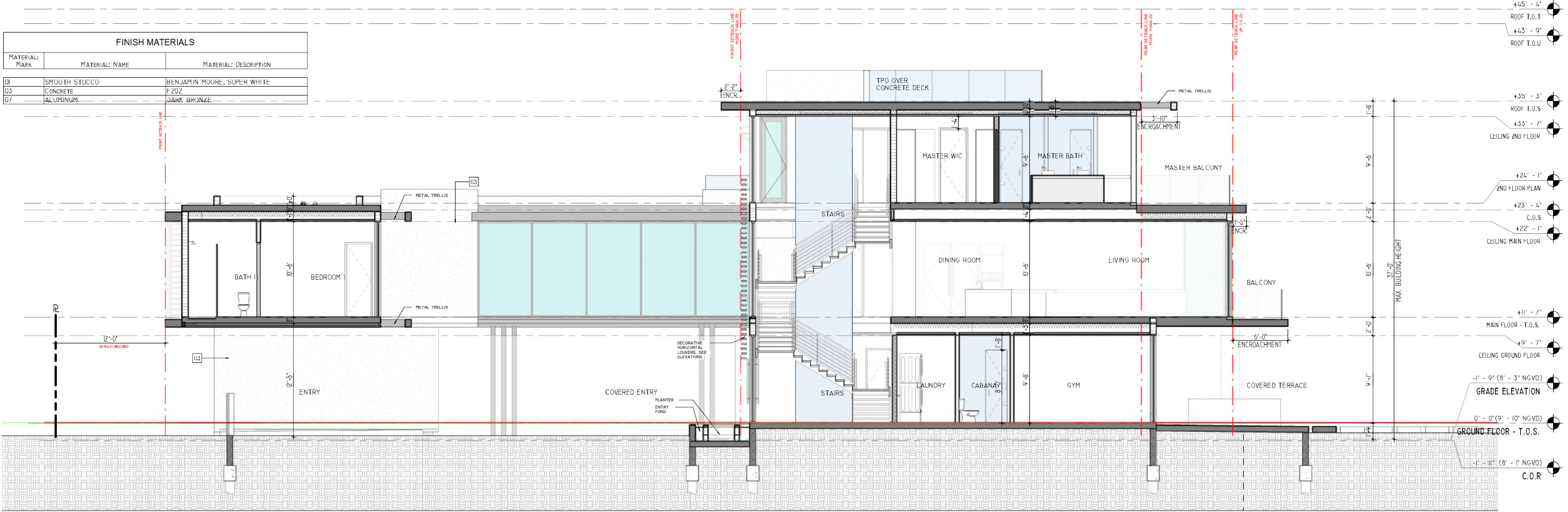
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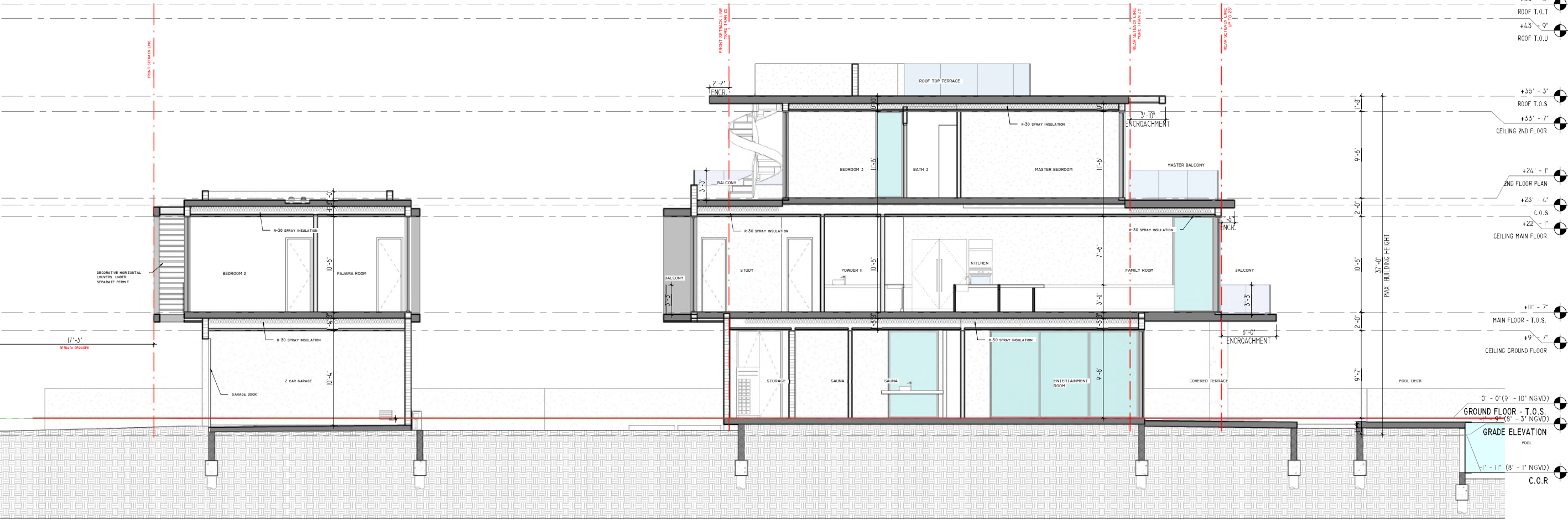
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FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
03	CONCRETE	F 202
07	ALUMINUM	JARK BRONZE



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



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

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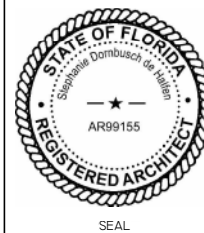
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