

MIAMI BEACH

PLANNING DEPARTMENT
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: June 04, 2019

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: DRB18-0358
320 South Hibiscus Drive (EAST PARCEL)

DRB18-0358, 320 South Hibiscus Drive (EAST PARCEL). An application has been filed requesting Design Review Approval for the construction of a new two-story residence, including one or more waivers, mechanical parking, and variances to exceed the maximum lot coverage and unit size allowed, to replace an existing two-story residence. This application is part of a previously approved lot split application from the Planning Board.

RECOMMENDATION:

Approval with conditions
Denial of the variances

LEGAL DESCRIPTION:

See attached 'Exhibit A'

HISTORY:

The subject parcel is the western portion of a property that was part of an application for a division of land that was heard and approved by the Planning Board on November 27, 2018 (PB18-0206). A condition of this lot split approval was a prohibition on design waivers from the DRB. A modification to the lot split approval to allow for DRB waivers was scheduled for the March 26, 2019 (PB19-0257) Planning Board, but was continued to the April 30, 2019 meeting at the request of the applicant. At the April 30, 2019 meeting, the Planning Board approved the modification.

This item was continued from the May 07, 2019 Design Review Board meeting due to lack of quorum.

SITE DATA:

Zoning: RS-3
Future Land Use: RS
Lot Size: 16,096 SF
Lot Coverage:
Proposed: 4,785 SF / 30%*
Maximum: 4,024 SF / 25%
***VARIANCE REQUIRED**

Unit size:
Proposed: 7,948 SF / 50%*
Maximum: 6,438 SF / 40%
***VARIANCE REQUIRED**
2nd Floor to 1st: 79% 3591 / 4563
***WAIVER REQUIRED**

Height:
Proposed: 26'-0" Flat Roof*
Maximum: 24'-0" Flat Roof

***WAIVER REQUIRED**

Grade: +6.04' NGVD
Base Flood Elevation: +10.00' NGVD
Difference: 3.96'
Adjusted Grade: +8.02' NGVD
30" (+2.5') Above Grade: +8.54' NGVD
First Floor Elevation: +12.00' NGVD
(BFE+2' FB)

EXISTING STRUCTURE:

Year: 1952
Architect: Leroy Albert
Vacant: Yes
Demolition: Total

SURROUNDING PROPERTIES:

East: 1938 One-story residence
North: Vacant
South: Biscayne Bay
West: DRB18-0359

THE PROJECT:

The applicant has submitted plans entitled "Karpov Residence #2 (East Parcel) June 2019 Agenda", as prepared by **Choeff Levy Fischman architecture and design** signed, sealed and dated May 13, 2019.

The applicant is proposing a new two-story residence on a waterfront lot, resultant of an approved lot split, and is requesting two variances and three waivers, on the south side of Hibiscus Island.

The applicant is requesting the following design waiver(s):

1. The second floor's physical volume exceeds 70% of the first floor in accordance with Section 142-105(b)(4)(c).
2. The height of the proposed structure is 26'-0" in accordance with Section 142-105(b) [Two foot (2'-0") waiver]
3. The applicant is utilizing mechanical parking lifts in accordance with Section 130-38(4)(b).

The applicant is requesting the following variance(s):

1. A variance to exceed by 10% (1,510 SF) the maximum unit size allowed of 40% (6,438 SF) for a lot resulting from a lot split in order to construct a 7,948 SF two-story home with 50% total unit size.
2. A variance to exceed by 5% (761 SF) the maximum lot coverage allowed of 25% (4,024 SF) for a lot resulting from a lot split in order to construct a new two-story residence with a lot coverage of 30%.(4,785 SF).

- Variances requested from:

Sec. 142-105. - Development regulations and area requirements.

(9) *Lot split.* All new construction for homes on lots resulting from a lot split application approved by the planning board shall be subject to the review and approval of the design review board (DRB). The following shall apply to all newly created lots, when the new lots created do not follow the lines of the original

platted lots and/or the lots being divided contain an architecturally significant, pre-1942 home that is proposed to be demolished.

- a. The maximum lot coverage for a new one-story home shall not exceed 40 percent of the lot area, and the maximum lot coverage for a new two-story home shall not exceed 25 percent of the lot area, or such lesser number, as determined by the planning board.
- b. The maximum unit size shall not exceed 40 percent of the lot area for both one story, and two-story structures, or such less numbers, as determined by the planning board.

As previously mentioned, the subject property is the eastern half of an approved division of land application by the Planning Board. Since the newly created lots do not follow the lines of the original platted lots, the Code limits the maximum lot coverage for a new two-story home to no more than 25% of the lot area, and the maximum unit size shall not exceed 40% of the lot area, or such lesser number, as determined by the planning board. These reduced allowances are intended to mitigate adverse impacts of what could otherwise be a large home on the current site with a unit size up to 50% and footprint of 30%.

Staff would note that the existing homes average unit size of 43% (for the study area, included in the Planning Board report) is larger than the average for most of the City's single family neighborhoods, which is typically around 31%. If the lot was divided into three parcels consistent with the platted lot lines, the maximum unit size allowed would be 50%. However, staff cannot support the proposed variances for new construction due to the lack of hardship, lack of practical difficulties or special conditions specific to the site. In this case, staff finds that the variance request is self-imposed and directly related to the proposed design of the new single-family residence. Therefore, staff recommends denial of the variance requests #1 and #2.

PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA

The applicant has submitted plans and documents with the application that staff has concluded **DO NOT** satisfy Article 1, Section 2 of the Related Special Acts.

Additionally, staff has concluded that the plans and documents submitted with the application **DO NOT** comply with the following hardship criteria, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

- 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 133, article II, as applicable.

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, in addition to the requested variances:

1. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. **The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line.** The square footage of the additional open space shall not be less than one percent of the lot area. The open space provided along a side elevation in accordance with this subsection, whether required or not, shall not be included in the lot coverage calculation provided that the combined depth of the open space, as measured from the required side setback line(s), is less than 30 percent of the maximum developable building width of the property, as measured from the interior setback lines, and the total open space provided does not exceed five percent of the lot area. Any portions of the interior side yard open space in excess of five percent of the lot area shall be included in the total lot coverage calculation. The elevation (height) of the open space provided shall not exceed the maximum permitted elevation height of the required side yard, and at least 75 percent of the required interior open space area shall be sodded or landscaped previous open space. The intent of this regulation shall be to break up

long expanses of uninterrupted two-story volume at or near the required side yard setback line and exception from the minimum requirements of this provision may be granted only through design review board approval in accordance with the applicable design review criteria.

2. Section 142-105(b)(1) *Lot area, lot width, lot coverage, unit size, and building height requirements*. The lot area, lot width, lot coverage, and building height requirements for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows: **RS-3 May be increased up to 28 feet for flat roofs and 31 feet for sloped roofs when approved by the DRB or HPB, in accordance with the applicable design review or appropriateness criteria.**
3. For two story homes with an overall lot coverage of 25% or greater, the physical volume of the second floor shall not exceed 70% of the first floor of the main home, exclusive of any enclosed required parking area and exception from this provision may be granted **through DRB approval** in accordance with the applicable design review criteria. **The applicant is requesting a 2nd Floor Volume to 1st of 79% with a 30% lot coverage which will require a waiver from the DRB.**
4. **Sec. 130-38(4)(b)** Single-family homes utilizing up to three mechanical lifts may be approved by the design review board or historic preservation board, as applicable, in accordance with the applicable review criteria of section 130-38(5).
5. All fences, gates and perimeter wall shall be measured from grade.
6. **Enclosed areas of the second floor have not been included towards the overall lot coverage. Actual requested lot coverage amount is greater than analyzed in the zoning legend and the variance recommendation.**

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.

COMPLIANCE WITH DESIGN REVIEW CRITERIA:

Design Review encompasses the examination of architectural drawings for consistency with the criteria stated below with regard to the aesthetics, appearances, safety, and function of the structure or proposed structures in relation to the site, adjacent structures and surrounding community. Staff recommends that the following criteria are found to be satisfied, not satisfied or not applicable, as hereto indicated:

1. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.
Not Satisfied; the applicant is requesting three design waivers and two variances from the Board.

2. 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 applicant is requesting three design waivers and two variances from the Board.
3. 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; the applicant is requesting three design waivers and two variances from the Board.
4. The color, design, selection of landscape materials and architectural elements of Exterior Building surfaces and primary public interior areas for Developments requiring a Building Permit in areas of the City identified in section 118-252.
Satisfied
5. The proposed site plan, and the location, appearance and design of new and existing Buildings and Structures are in conformity with the standards of this Ordinance and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the Design Review Board and Historic Preservation Boards, and all pertinent master plans.
Not Satisfied; the applicant is requesting three design waivers and two variances from the Board.
6. The proposed Structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent Structures, and enhances the appearance of the surrounding properties.
Not Satisfied; the applicant is requesting three design waivers and two variances from the Board.
7. The design and layout of the proposed site plan, as well as all new and existing buildings 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 contiguous and adjacent Buildings and lands, pedestrian sight lines and view corridors.
Satisfied
8. 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 all parking spaces are usable and are safely and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the Site from adjacent roads shall be designed so as to interfere as little as

possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the Site.

Satisfied

9. 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. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

Not Satisfied

10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.

Satisfied

11. 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

12. The proposed structure has 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 Satisfied; the applicant is requesting three design waivers and two variances from the Board.

13. The building has, where feasible, space in that part of the ground floor fronting a 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 street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

Satisfied

14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Satisfied

15. An 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

16. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.
Satisfied
17. 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
18. In addition to the foregoing criteria, subsection [118-]104(6)(t) of the city Code shall apply to the design review 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
19. The structure and site complies with the sea level rise and resiliency review criteria in Chapter 133, Article II, as applicable.
Not Satisfied; see below

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development 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:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
Not Satisfied
A recycling plan shall be provided as part of the submittal for a demolition/building permit to the building department.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
Satisfied
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Satisfied
- (4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.
Satisfied
- (5) 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

- (6) 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.

Satisfied

- (7) 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

- (8) Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Not Applicable

- (9) 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 of the City Code.

Not Applicable

- (10) In all new projects, water retention systems shall be provided.

Satisfied

- (11) Cool pavement materials or porous pavement materials shall be utilized.

Satisfied

- (12) The project design shall minimize the potential for a project causing a heat island effect on site.

Satisfied

STAFF ANALYSIS:
DESIGN REVIEW

The applicant is proposing to construct a new two-story residence on a waterfront site. The subject parcel is the eastern portion of a property that was part of an application for a division of land that was approved by the Planning Board on November 27, 2018 (PB18-0220). A modification to the lot split was approved by the Planning Board on April 30, 2019 meeting to amend the conditions of approval in the Planning Board Order to allow the filing of an application to the Design Review Board with design waivers.

The combined site contains an existing post-1942 residence that will be demolished. Three

design waivers and two variances are being sought as part of this application. The companion application, for the western portion of the site, is also scheduled to be heard by the DRB at this agenda, DRB18-0359.

Below is a comparison chart of what each of the two new residences are requesting in regards to variances and waivers:

EAST PARCEL (310 Hibiscus Dr.- DRB 18-0358)	WEST PARCEL (320 Hibiscus Dr. – DRB 18-0359)
V #1 Lot coverage:	V #1 Lot coverage:
Permitted: 25%	Permitted: 25%
Proposed: 30%	Proposed: 25.6%
V #2 Unit size:	V #2 Unit size:
Permitted: 40%	Permitted: 40%
Proposed: 49%	Proposed: 50%
W #1: Height:	W #1: Height:
Proposed: +2'	Proposed: +2'
W #2: Second floor volumetric unit size:	W #2: Second floor volumetric unit size:
Permitted: 70% Max.	Permitted: 70% Max.
Proposed: 79%	Proposed: 86%
	W #3: Open Space North Side.
	W #4: Open Space South Side.

The new two-story residence is designed in a contemporary architectural style with overlapping volumes that are richly adorned in materiality. The residential complex consists of the principal building, a rear yard cabana and two separate, single story structures in the front. The gym structure and garage are sited at the front of the propoerty and are both finished in staggered limestone tiles accented with wood details and tan alumunum windows. The two-story, main residence sits behind these buildings with a contrasting dark material pallet that includes board-formed concrete finished walls and ipe siding.

The applicant is requesting three design waivers. The first design waiver pertains to the second floor to first floor ratio. Per the City's Code, when the lot coverage exceeds 25%, the second floor is restricted in massing to 70% of the first floor, unless a waiver is granted by the Design Review Board. As proposed, the home has a second floor to first floor ratio of 79%. In reviewing such waiver requests, staff considers several factors that include design, lot coverage and overall building massing. As proposed the lot coverage of the residence is 30%, where a maximum of 25% is allowed by the Code and the unit size is proposed at 50% where 40% is permitted (see variance requests #1 and #2). The design features a large expansive central courtyard, which has been calculated towards the residence's overall lot coverage that shifts the massing towards both side property lines. Additionally, the design features an increase in height for RS-3 zoned properties (see forthcoming analysis), which is supportive by staff, but this may yield a larger than allowed second floor massing, staff

finds that the design will impact neighboring properties. As such, staff does not support the requested waiver.

The applicant is requesting a waiver of the open space requirement for two-story elevations that exceed 60'-0" in length. Specifically, the applicant proposes to recess the second floor off of the first floor massing along the east side interior elevations to fulfill the open space requirement of the Code. The Code specifies that the additional open space shall be open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line. As designed, the proposed open space does not meet the Code's requirements, but endeavor the intent of the regulation by breaking up long expanses of uninterrupted two-story volumes. Staff is supportive of the side open space waiver.

The final design waiver pertains to the height of the residence. The maximum building height in the RS-3 zoning district is 24'-0" for flat roofed structures. However, in the RS-3 zoning district, the DRB may approve a building height of up to 28'-0" for flat roofs. The architect is seeking 26'-0" for the new two-story residence from BFE +2'-0". The intent of the waiver was for lots in the RS-3 districts that closely resemble lot sizes in the RS-1 and RS-2 zoning districts. The subject site, 16,096 SF, contains nearly 60% more of the lot area required for RS-3 lots (10,000 SF) and does, in fact, fall 2,000SF short of the minimum lot area size of RS 2 lots which is 18,000SF, which can, as a matter of right, achieve 28'-0". Staff is supportive of the requested 2'-0' height increase predominantly due to the basic lot size comparison, but also due to the front setback of the two-story portion being setback over 50'-0" from the front property line. Staff is supportive of the design waiver for height.

The one-story front garage structure has been configured to accommodate the mechanical parking lifts, setback 30'-0" from the front property line clad in "staggered limestone tile". The utilization of the lifts to allow for the storage of up to four vehicles directly reduces the footprint of the garage structure and leads to an improvement of design characteristics and compatibility with the surrounding neighborhood through a reduced massing

VARIANCE ANALYSIS:

As noted in the 'Project' section of this report, staff is not supportive of the requested variance requests as it does not satisfy the Practical Difficulty and Hardship Criteria.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends the requested variances be **denied** and the design be **approved**, with the exception of the 70% second floor limitation, subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review criteria and Practical Difficulty and Hardship criteria, as applicable.

'EXHIBIT A'

LEGAL DESCRIPTION:

PROPOSED LOT

THE EAST HALF OF LOT 12 AND ALL OF LOT 11, IN BLOCK 1, OF HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;
TOGETHER WITH A STRIP OF LAND 20' WIDE, CONTIGUOUS AND ABUTTING THE WATERFRONT END OF LOTS 12 AND 11 OF BLOCK 1, HIBISCUS ISLAND, WHICH SAID 20' STRIP IS A PART OF THE 20' STRIP CONVEYED TO THE BISCAYNE BAY ISLAND COMPANY BY DEED OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND AS RECORDED IN DEED BOOK 1501, PAGE 479 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: June 04, 2019

FILE NO: DRB18-0358

PROPERTY: **320 South Hibiscus Drive—EAST PARCEL**

APPLICANT: 320 South Hibiscus Drive LLC

LEGAL: See attached 'Exhibit A'

IN RE: The Application for Design Review Approval for the construction of a new two-story residence, including one or more waivers, mechanical parking, and variances to exceed the maximum lot coverage and unit size allowed, to replace an existing two-story residence. This application is part of a previously approved lot split application from the Planning Board.

ORDER

The City of Miami Beach Design Review 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. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- 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 is inconsistent with Design Review Criteria 1, 2, 3, 5, 6, 9, 12, and 19 in Section 118-251 of the Miami Beach Code.
- C. 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 is inconsistent with Sea Level Rise Criteria 1 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
 1. The property shall comply with all of the conditions of the lot split approval enumerated in the Final Orders for PB18-0206 dated November 27, 2018 and April 30, 2019 for the division of land application.
 - a. The building parcels created by this lot split shall be as depicted on the signed and sealed surveys by John Ibarra & Associates, Inc., Land Surveyors, dated 12-04-2018.

2. Revised elevation, site plan, and floor plan drawings for the proposed new home at 310 South Hibiscus Drive EAST shall be submitted, at a minimum, such drawings shall incorporate the following:
 - a. The proposed residence shall be designed with a maximum lot coverage to not exceed 25%.
 - b. The proposed residence shall be designed with a maximum unit size to not exceed 40%.
 - c. The proposed (east and west) side open space requirements **shall be** waived as proposed.
 - d. The proposed 2'-0" increase in height **shall be** permitted as proposed; the maximum height of the two story structure shall be 26'-0" when measured from BFE + 2'-0" freeboard. Should the architect increase the amount of freeboard utilized for the finished first floor elevation of the residence, the height allowance identified herein shall be subject to the review of the Board.
 - e. The 70% limitation for the second-floor volume **shall not be** waived as proposed.
 - f. The heights of fences shall be measured from Grade.
 - g. The final design details and color selection of the "IPE wood screen" proposed at both portions of the façades shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - h. The final design details and color selection of the "staggered limestone tile" proposed at portions of the façades shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - i. 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.
 - j. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
3. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding plans 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 plans shall comply with Chapter 26-Landscape Requirements of the Miami Beach Code and shall incorporate the following:

- a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- c. Prior to any site demolition work, a tree protection fence following the City standard shall be installed for trees scheduled to remain subject to the review and approval of the City Urban Forester.
- d. Any necessary root and tree branch pruning with a diameter at breast height (DBH) of 2" or greater shall be approved by the City Urban Forester prior to any tree work.
- e. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- f. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- g. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.
- h. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- i. Any proposed new street trees shall be of a planting species consistent or similar with existing street trees in the immediate area or consistent with any master street tree plan for the area, subject to the review and approval of the City Urban Forester.
- j. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.

- k. 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.
- l. The utilization of root barriers and Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- m. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- n. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right-of-way shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- o. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s) which were either approved by the Board with modifications, or denied:

The following variances were **denied** by the Board:

- 1. A variance to exceed by 10% (1,510 SF) the maximum unit size allowed of 40% (6,438 SF) for a lot resulting from a lot split in order to construct a 7,948 SF two-story home with 50% total unit size.
- 2. A variance to exceed by 5% (761 SF) the maximum lot coverage allowed of 25% (4,024 SF) for a lot resulting from a lot split in order to construct a new two-story residence with a lot coverage of 30%.(4,785 SF).

- B. The applicant has submitted plans and documents with the application that **DO NOT** 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 **DO NOT** indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

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 133, article II, as applicable.

- C. The Board hereby **Denies** the requested variance(s), and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:
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.
 2. The proposed residence shall be reduced to comply with maximum lot coverage of 25%.

3. The proposed residence shall be reduced to comply with a maximum unit size of 40%.

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. Design Review Approval and 'II. Variances' noted above.

- A. 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.
- B. During construction work, the applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard and 10'-0" of the required street yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- C. If applicable, a Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- D. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.
- E. 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. 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. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. 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

MIAMI BEACH

PLANNING DEPARTMENT
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: June 04, 2019

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: DRB18-0358
320 South Hibiscus Drive (EAST PARCEL)

DRB18-0358, 320 South Hibiscus Drive (EAST PARCEL). An application has been filed requesting Design Review Approval for the construction of a new two-story residence, including one or more waivers, mechanical parking, and variances to exceed the maximum lot coverage and unit size allowed, to replace an existing two-story residence. This application is part of a previously approved lot split application from the Planning Board.

RECOMMENDATION:

Approval with conditions
Denial of the variances

LEGAL DESCRIPTION:

See attached 'Exhibit A'

HISTORY:

The subject parcel is the western portion of a property that was part of an application for a division of land that was heard and approved by the Planning Board on November 27, 2018 (PB18-0206). A condition of this lot split approval was a prohibition on design waivers from the DRB. A modification to the lot split approval to allow for DRB waivers was scheduled for the March 26, 2019 (PB19-0257) Planning Board, but was continued to the April 30, 2019 meeting at the request of the applicant. At the April 30, 2019 meeting, the Planning Board approved the modification.

This item was continued from the May 07, 2019 Design Review Board meeting due to lack of quorum.

SITE DATA:

Zoning: RS-3
Future Land Use: RS
Lot Size: 16,096 SF
Lot Coverage:
Proposed: 4,785 SF / 30%*
Maximum: 4,024 SF / 25%
***VARIANCE REQUIRED**

Unit size:
Proposed: 7,948 SF / 50%*
Maximum: 6,438 SF / 40%
***VARIANCE REQUIRED**
2nd Floor to 1st: 79% 3591 / 4563
***WAIVER REQUIRED**

Height:
Proposed: 26'-0" Flat Roof*
Maximum: 24'-0" Flat Roof

***WAIVER REQUIRED**

Grade: +6.04' NGVD
Base Flood Elevation: +10.00' NGVD
Difference: 3.96'
Adjusted Grade: +8.02' NGVD
30" (+2.5') Above Grade: +8.54' NGVD
First Floor Elevation: +12.00' NGVD
(BFE+2' FB)

EXISTING STRUCTURE:

Year: 1952
Architect: Leroy Albert
Vacant: Yes
Demolition: Total

SURROUNDING PROPERTIES:

East: 1938 One-story residence
North: Vacant
South: Biscayne Bay
West: DRB18-0359

THE PROJECT:

The applicant has submitted plans entitled "Karpov Residence #2 (East Parcel) June 2019 Agenda", as prepared by **Choeff Levy Fischman architecture and design** signed, sealed and dated May 13, 2019.

The applicant is proposing a new two-story residence on a waterfront lot, resultant of an approved lot split, and is requesting two variances and three waivers, on the south side of Hibiscus Island.

The applicant is requesting the following design waiver(s):

1. The second floor's physical volume exceeds 70% of the first floor in accordance with Section 142-105(b)(4)(c).
2. The height of the proposed structure is 26'-0" in accordance with Section 142-105(b) [Two foot (2'-0") waiver]
3. The applicant is utilizing mechanical parking lifts in accordance with Section 130-38(4)(b).

The applicant is requesting the following variance(s):

1. A variance to exceed by 10% (1,510 SF) the maximum unit size allowed of 40% (6,438 SF) for a lot resulting from a lot split in order to construct a 7,948 SF two-story home with 50% total unit size.
2. A variance to exceed by 5% (761 SF) the maximum lot coverage allowed of 25% (4,024 SF) for a lot resulting from a lot split in order to construct a new two-story residence with a lot coverage of 30%.(4,785 SF).

- Variances requested from:

Sec. 142-105. - Development regulations and area requirements.

(9) *Lot split.* All new construction for homes on lots resulting from a lot split application approved by the planning board shall be subject to the review and approval of the design review board (DRB). The following shall apply to all newly created lots, when the new lots created do not follow the lines of the original

platted lots and/or the lots being divided contain an architecturally significant, pre-1942 home that is proposed to be demolished.

- a. The maximum lot coverage for a new one-story home shall not exceed 40 percent of the lot area, and the maximum lot coverage for a new two-story home shall not exceed 25 percent of the lot area, or such lesser number, as determined by the planning board.
- b. The maximum unit size shall not exceed 40 percent of the lot area for both one story, and two-story structures, or such less numbers, as determined by the planning board.

As previously mentioned, the subject property is the eastern half of an approved division of land application by the Planning Board. Since the newly created lots do not follow the lines of the original platted lots, the Code limits the maximum lot coverage for a new two-story home to no more than 25% of the lot area, and the maximum unit size shall not exceed 40% of the lot area, or such lesser number, as determined by the planning board. These reduced allowances are intended to mitigate adverse impacts of what could otherwise be a large home on the current site with a unit size up to 50% and footprint of 30%.

Staff would note that the existing homes average unit size of 43% (for the study area, included in the Planning Board report) is larger than the average for most of the City's single family neighborhoods, which is typically around 31%. If the lot was divided into three parcels consistent with the platted lot lines, the maximum unit size allowed would be 50%. However, staff cannot support the proposed variances for new construction due to the lack of hardship, lack of practical difficulties or special conditions specific to the site. In this case, staff finds that the variance request is self-imposed and directly related to the proposed design of the new single-family residence. Therefore, staff recommends denial of the variance requests #1 and #2.

PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA

The applicant has submitted plans and documents with the application that staff has concluded **DO NOT** satisfy Article 1, Section 2 of the Related Special Acts.

Additionally, staff has concluded that the plans and documents submitted with the application **DO NOT** comply with the following hardship criteria, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

- 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 133, article II, as applicable.

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, in addition to the requested variances:

1. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. **The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line.** The square footage of the additional open space shall not be less than one percent of the lot area. The open space provided along a side elevation in accordance with this subsection, whether required or not, shall not be included in the lot coverage calculation provided that the combined depth of the open space, as measured from the required side setback line(s), is less than 30 percent of the maximum developable building width of the property, as measured from the interior setback lines, and the total open space provided does not exceed five percent of the lot area. Any portions of the interior side yard open space in excess of five percent of the lot area shall be included in the total lot coverage calculation. The elevation (height) of the open space provided shall not exceed the maximum permitted elevation height of the required side yard, and at least 75 percent of the required interior open space area shall be sodded or landscaped previous open space. The intent of this regulation shall be to break up

long expanses of uninterrupted two-story volume at or near the required side yard setback line and exception from the minimum requirements of this provision may be granted only through design review board approval in accordance with the applicable design review criteria.

2. Section 142-105(b)(1) *Lot area, lot width, lot coverage, unit size, and building height requirements*. The lot area, lot width, lot coverage, and building height requirements for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows: **RS-3 May be increased up to 28 feet for flat roofs and 31 feet for sloped roofs when approved by the DRB or HPB, in accordance with the applicable design review or appropriateness criteria.**
3. For two story homes with an overall lot coverage of 25% or greater, the physical volume of the second floor shall not exceed 70% of the first floor of the main home, exclusive of any enclosed required parking area and exception from this provision may be granted **through DRB approval** in accordance with the applicable design review criteria. **The applicant is requesting a 2nd Floor Volume to 1st of 79% with a 30% lot coverage which will require a waiver from the DRB.**
4. **Sec. 130-38(4)(b)** Single-family homes utilizing up to three mechanical lifts may be approved by the design review board or historic preservation board, as applicable, in accordance with the applicable review criteria of section 130-38(5).
5. All fences, gates and perimeter wall shall be measured from grade.
6. **Enclosed areas of the second floor have not been included towards the overall lot coverage. Actual requested lot coverage amount is greater than analyzed in the zoning legend and the variance recommendation.**

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.

COMPLIANCE WITH DESIGN REVIEW CRITERIA:

Design Review encompasses the examination of architectural drawings for consistency with the criteria stated below with regard to the aesthetics, appearances, safety, and function of the structure or proposed structures in relation to the site, adjacent structures and surrounding community. Staff recommends that the following criteria are found to be satisfied, not satisfied or not applicable, as hereto indicated:

1. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.
Not Satisfied; the applicant is requesting three design waivers and two variances from the Board.

2. 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 applicant is requesting three design waivers and two variances from the Board.
3. 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; the applicant is requesting three design waivers and two variances from the Board.
4. The color, design, selection of landscape materials and architectural elements of Exterior Building surfaces and primary public interior areas for Developments requiring a Building Permit in areas of the City identified in section 118-252.
Satisfied
5. The proposed site plan, and the location, appearance and design of new and existing Buildings and Structures are in conformity with the standards of this Ordinance and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the Design Review Board and Historic Preservation Boards, and all pertinent master plans.
Not Satisfied; the applicant is requesting three design waivers and two variances from the Board.
6. The proposed Structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent Structures, and enhances the appearance of the surrounding properties.
Not Satisfied; the applicant is requesting three design waivers and two variances from the Board.
7. The design and layout of the proposed site plan, as well as all new and existing buildings 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 contiguous and adjacent Buildings and lands, pedestrian sight lines and view corridors.
Satisfied
8. 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 all parking spaces are usable and are safely and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the Site from adjacent roads shall be designed so as to interfere as little as

possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the Site.

Satisfied

9. 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. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

Not Satisfied

10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.

Satisfied

11. 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

12. The proposed structure has 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 Satisfied; the applicant is requesting three design waivers and two variances from the Board.

13. The building has, where feasible, space in that part of the ground floor fronting a 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 street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

Satisfied

14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Satisfied

15. An 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

16. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.
Satisfied
17. 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
18. In addition to the foregoing criteria, subsection [118-]104(6)(t) of the city Code shall apply to the design review 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
19. The structure and site complies with the sea level rise and resiliency review criteria in Chapter 133, Article II, as applicable.
Not Satisfied; see below

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development 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:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
Not Satisfied
A recycling plan shall be provided as part of the submittal for a demolition/building permit to the building department.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
Satisfied
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Satisfied
- (4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.
Satisfied
- (5) 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

- (6) 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.

Satisfied

- (7) 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

- (8) Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Not Applicable

- (9) 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 of the City Code.

Not Applicable

- (10) In all new projects, water retention systems shall be provided.

Satisfied

- (11) Cool pavement materials or porous pavement materials shall be utilized.

Satisfied

- (12) The project design shall minimize the potential for a project causing a heat island effect on site.

Satisfied

STAFF ANALYSIS:

DESIGN REVIEW

The applicant is proposing to construct a new two-story residence on a waterfront site. The subject parcel is the eastern portion of a property that was part of an application for a division of land that was approved by the Planning Board on November 27, 2018 (PB18-0220). A modification to the lot split was approved by the Planning Board on April 30, 2019 meeting to amend the conditions of approval in the Planning Board Order to allow the filing of an application to the Design Review Board with design waivers.

The combined site contains an existing post-1942 residence that will be demolished. Three

design waivers and two variances are being sought as part of this application. The companion application, for the western portion of the site, is also scheduled to be heard by the DRB at this agenda, DRB18-0359.

Below is a comparison chart of what each of the two new residences are requesting in regards to variances and waivers:

EAST PARCEL

(310 Hibiscus Dr.- DRB 18-0358)

V #1 Lot coverage:
Permitted: 25%
Proposed: 30%

V #2 Unit size:
Permitted: 40%
Proposed: 49%

W #1: Height:
Proposed: +2'

W #2: Second floor volumetric unit size:
Permitted: 70% Max.
Proposed: 79%

WEST PARCEL

(320 Hibiscus Dr. – DRB 18-0359)

V #1 Lot coverage:
Permitted: 25%
Proposed: 25.6%

V #2 Unit size:
Permitted: 40%
Proposed: 50%

W #1: Height:
Proposed: +2'

W #2: Second floor volumetric unit size:
Permitted: 70% Max.
Proposed: 86%

W #3: Open Space North Side.
W #4: Open Space South Side.

The new two-story residence is designed in a contemporary architectural style with overlapping volumes that are richly adorned in materiality. The residential complex consists of the principal building, a rear yard cabana and two separate, single story structures in the front. The gym structure and garage are sited at the front of the property and are both finished in staggered limestone tiles accented with wood details and tan aluminum windows. The two-story, main residence sits behind these buildings with a contrasting dark material pallet that includes board-formed concrete finished walls and ipe siding.

The applicant is requesting three design waivers. The first design waiver pertains to the second floor to first floor ratio. Per the City's Code, when the lot coverage exceeds 25%, the second floor is restricted in massing to 70% of the first floor, unless a waiver is granted by the Design Review Board. As proposed, the home has a second floor to first floor ratio of 79%. In reviewing such waiver requests, staff considers several factors that include design, lot coverage and overall building massing. As proposed the lot coverage of the residence is 30%, where a maximum of 25% is allowed by the Code and the unit size is proposed at 50% where 40% is permitted (see variance requests #1 and #2). The design features a large expansive central courtyard, which has been calculated towards the residence's overall lot coverage that shifts the massing towards both side property lines. Additionally, the design features an increase in height for RS-3 zoned properties (see forthcoming analysis), which is supportive by staff, but this may yield a larger than allowed second floor massing, staff

finds that the design will impact neighboring properties. As such, staff does not support the requested waiver.

The applicant is requesting a waiver of the open space requirement for two-story elevations that exceed 60'-0" in length. Specifically, the applicant proposes to recess the second floor off of the first floor massing along the east side interior elevations to fulfill the open space requirement of the Code. The Code specifies that the additional open space shall be open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line. As designed, the proposed open space does not meet the Code's requirements, but endeavor the intent of the regulation by breaking up long expanses of uninterrupted two-story volumes. Staff is supportive of the side open space waiver.

The final design waiver pertains to the height of the residence. The maximum building height in the RS-3 zoning district is 24'-0" for flat roofed structures. However, in the RS-3 zoning district, the DRB may approve a building height of up to 28'-0" for flat roofs. The architect is seeking 26'-0" for the new two-story residence from BFE +2'-0". The intent of the waiver was for lots in the RS-3 districts that closely resemble lot sizes in the RS-1 and RS-2 zoning districts. The subject site, 16,096 SF, contains nearly 60% more of the lot area required for RS-3 lots (10,000 SF) and does, in fact, fall 2,000SF short of the minimum lot area size of RS 2 lots which is 18,000SF, which can, as a matter of right, achieve 28'-0". Staff is supportive of the requested 2'-0' height increase predominantly due to the basic lot size comparison, but also due to the front setback of the two-story portion being setback over 50'-0" from the front property line. Staff is supportive of the design waiver for height.

The one-story front garage structure has been configured to accommodate the mechanical parking lifts, setback 30'-0" from the front property line clad in "staggered limestone tile". The utilization of the lifts to allow for the storage of up to four vehicles directly reduces the footprint of the garage structure and leads to an improvement of design characteristics and compatibility with the surrounding neighborhood through a reduced massing

VARIANCE ANALYSIS:

As noted in the 'Project' section of this report, staff is not supportive of the requested variance requests as it does not satisfy the Practical Difficulty and Hardship Criteria.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends the requested variances be **denied** and the design be **approved**, with the exception of the 70% second floor limitation, subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review criteria and Practical Difficulty and Hardship criteria, as applicable.

'EXHIBIT A'

LEGAL DESCRIPTION:

PROPOSED LOT

THE EAST HALF OF LOT 12 AND ALL OF LOT 11, IN BLOCK 1, OF HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;
TOGETHER WITH A STRIP OF LAND 20' WIDE, CONTIGUOUS AND ABUTTING THE WATERFRONT END OF LOTS 12 AND 11 OF BLOCK 1, HIBISCUS ISLAND, WHICH SAID 20' STRIP IS A PART OF THE 20' STRIP CONVEYED TO THE BISCAYNE BAY ISLAND COMPANY BY DEED OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND AS RECORDED IN DEED BOOK 1501, PAGE 479 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: June 04, 2019

FILE NO: DRB18-0358

PROPERTY: **320 South Hibiscus Drive—EAST PARCEL**

APPLICANT: 320 South Hibiscus Drive LLC

LEGAL: See attached 'Exhibit A'

IN RE: The Application for Design Review Approval for the construction of a new two-story residence, including one or more waivers, mechanical parking, and variances to exceed the maximum lot coverage and unit size allowed, to replace an existing two-story residence. This application is part of a previously approved lot split application from the Planning Board.

ORDER

The City of Miami Beach Design Review 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. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- 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 is inconsistent with Design Review Criteria 1, 2, 3, 5, 6, 9, 12, and 19 in Section 118-251 of the Miami Beach Code.
- C. 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 is inconsistent with Sea Level Rise Criteria 1 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
 1. The property shall comply with all of the conditions of the lot split approval enumerated in the Final Orders for PB18-0206 dated November 27, 2018 and April 30, 2019 for the division of land application.
 - a. The building parcels created by this lot split shall be as depicted on the signed and sealed surveys by John Ibarra & Associates, Inc., Land Surveyors, dated 12-04-2018.

2. Revised elevation, site plan, and floor plan drawings for the proposed new home at 310 South Hibiscus Drive EAST shall be submitted, at a minimum, such drawings shall incorporate the following:
 - a. The proposed residence shall be designed with a maximum lot coverage to not exceed 25%.
 - b. The proposed residence shall be designed with a maximum unit size to not exceed 40%.
 - c. The proposed (east and west) side open space requirements **shall be** waived as proposed.
 - d. The proposed 2'-0" increase in height **shall be** permitted as proposed; the maximum height of the two story structure shall be 26'-0" when measured from BFE + 2'-0" freeboard. Should the architect increase the amount of freeboard utilized for the finished first floor elevation of the residence, the height allowance identified herein shall be subject to the review of the Board.
 - e. The 70% limitation for the second-floor volume **shall not be** waived as proposed.
 - f. The heights of fences shall be measured from Grade.
 - g. The final design details and color selection of the "IPE wood screen" proposed at both portions of the façades shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - h. The final design details and color selection of the "staggered limestone tile" proposed at portions of the façades shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - i. 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.
 - j. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
3. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding plans 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 plans shall comply with Chapter 26-Landscape Requirements of the Miami Beach Code and shall incorporate the following:

- a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- c. Prior to any site demolition work, a tree protection fence following the City standard shall be installed for trees scheduled to remain subject to the review and approval of the City Urban Forester.
- d. Any necessary root and tree branch pruning with a diameter at breast height (DBH) of 2" or greater shall be approved by the City Urban Forester prior to any tree work.
- e. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- f. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- g. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.
- h. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- i. Any proposed new street trees shall be of a planting species consistent or similar with existing street trees in the immediate area or consistent with any master street tree plan for the area, subject to the review and approval of the City Urban Forester.
- j. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.

- k. 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.
- l. The utilization of root barriers and Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- m. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- n. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right-of-way shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- o. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s) which were either approved by the Board with modifications, or denied:

The following variances were **denied** by the Board:

- 1. A variance to exceed by 10% (1,510 SF) the maximum unit size allowed of 40% (6,438 SF) for a lot resulting from a lot split in order to construct a 7,948 SF two-story home with 50% total unit size.
- 2. A variance to exceed by 5% (761 SF) the maximum lot coverage allowed of 25% (4,024 SF) for a lot resulting from a lot split in order to construct a new two-story residence with a lot coverage of 30%.(4,785 SF).

- B. The applicant has submitted plans and documents with the application that **DO NOT** 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 **DO NOT** indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

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 133, article II, as applicable.

- C. The Board hereby **Denies** the requested variance(s), and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:
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.
 2. The proposed residence shall be reduced to comply with maximum lot coverage of 25%.

3. The proposed residence shall be reduced to comply with a maximum unit size of 40%.

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. Design Review Approval and 'II. Variances' noted above.

- A. 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.
- B. During construction work, the applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard and 10'-0" of the required street yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- C. If applicable, a Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- D. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.
- E. 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. 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. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. 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. 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. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. 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 Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Karpov Residence #2 (East Parcel) June 2019 Agenda", as prepared by **Choeff Levy Fischman architecture and design** signed, sealed and dated May 13, 2019, and as approved by the Design Review 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 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 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 shall 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_____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____ 20___ by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He 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 Design Review Board on _____ ()

EXHIBIT A

LEGAL DESCRIPTION:

PROPOSED LOT

THE EAST HALF OF LOT 12 AND ALL OF LOT 11, IN BLOCK 1, OF HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

TOGETHER WITH A STRIP OF LAND 20' WIDE, CONTIGUOUS AND ABUTTING THE WATERFRONT END OF LOTS 12 AND 11 OF BLOCK 1, HIBISCUS ISLAND, WHICH SAID 20' STRIP IS A PART OF THE 20' STRIP CONVEYED TO THE BISCAYNE BAY ISLAND COMPANY BY DEED OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND AS RECORDED IN DEED BOOK 1501, PAGE 479 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
