

MIAMI BEACH

PLANNING DEPARTMENT
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: September 01, 2020

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **DRB20-0534**
5011 Pine Tree Drive

An application has been filed requesting Design Review Approval for the construction of a new two-story residence and the relocation / renovation of an existing architecturally significant pre-1942 two-story residence and carriage boat house on the subject property including one or more setback and height variances and variances to retain two architecturally significant pre-1942 nonconforming structures.

RECOMMENDATION:

Approval with conditions

Approval of variances #1, #2, #3 and #4.

Denial of variance #5.

LEGAL DESCRIPTION:

Lots 1 and 2, Block 1, of Beach View Subdivision According to the Plat thereof as recorded in the Plat Book 9, Page 158, of the Public Records of Miami-Dade County, Florida.

BACKGROUND:

On December 16, 2019, the owner of 5011 Pine Tree Drive requested a formal determination of architectural significance with Section 142-108(a) of the City Code from the Planning Department. A site visit of the subject property was conducted by staff on January 03, 2020 as well as a comprehensive review of all available aerial photographs and building records and permit activity of the subject residence from 1941 to the present was undertaken to determine the extent of alterations. The residence was found to satisfy all four criteria and therefore was formally determined to be 'architecturally significant' January 06, 2020 pursuant to DRB19-0491.

The original residence and associated buildings were designed for Irving A. Collins, one of three sons of John Collins, by the renowned Miami Beach architect Russel Pancoast. The residential complex is comprised of three original structures – the main home, a boathouse and the servants' quarters/garage building. Both the residence and the boat house were constructed by Beach Construction Company, with the boat house built in 1924 and the main residence in 1927. The servants' quarters/garage building was constructed in 1926 by Struck Construction Company. The original home and structures are designed in the Mediterranean Revival Style. Defined by a crenelated tower, the existing home exhibits eclectic architectural features such as buttress walls, Moorish arched colonnade, quoined

corners, arabesque details, and decorative tympanum panels in archways, which are characteristic of the style.

In 1960, variances were granted to permit the owner to rebuild and restore the nonconforming boathouse structure located over the canal on the south side of the property, pursuant to File No. ZBA 126.

This application was continued at the August 04, 2020 DRB meeting at the request of the applicant.

SITE DATA:

Zoning: RS-2
Future Land Use: RS
Lot Size: 82,714SF (1.9 acres)
Lot Coverage:
Existing: 9,282 SF / 11%
Proposed: 29,588 SF / 35.77%
Maximum: 33,085 SF / 40%
Unit size:
Existing: 15,845 SF / 19%
Proposed: 49,261 SF / 59.55%
Maximum: 49,628 SF / 60%
2nd Floor to 1st: 21,979 | 26,218 / 84%
Height:
Existing: 41'-10" flat roof from BFE+1'
24'-3.5" sloped roof from BFE+1'
Proposed: 28'-0" | 30'-0" flat roof from BFE+1'
30'-6" sloped roof from BFE+1'
Maximum: 28'-0" | 31'-0"* flat roof
31'-0" sloped roof

Side Yard Elevations Min: 6.56' Max: 11.51'
Read Yard Elevations Min: 6.56' Max: 9'

EXISTING STRUCTURES:

Main Residence

Year: 1927
Architect: Russel Pancoast
First Floor Elevation: 8.34' NGVD
Vacant: No
Demolition: Partial

Carriage Boat House

Year: 1924
Architect: Russel Pancoast
First Floor Elevation: 7.13' NGVD
Vacant: No
Demolition: Minimal

Servants' Quarters

Year: 1926
Architect: Russel Pancoast
First Floor Elevation: 8.26' NGVD
Vacant: No
Demolition: Total

Grade: **+9.01' NGVD**
Base Flood Elevation: +8.00' NGVD
Difference: +1.01' NGVD
Adjusted Grade: +8.5' NG VD
First Floor Elevation: +9' NGVD (BFE+1fb)

SURROUNDING PROPERTIES:

North: One story residence
South: Flamingo Waterway
West: Two-story 1970 residence
East: Indian Creek Canal

THE PROJECT:

The applicant has submitted revised plans entitled "5011 Pine Tree Drive", as designed by **Luce Architects**, signed, sealed, and dated May 11, 2020.

The applicant is requesting Design Review Approval for the construction of a new two-story residence including substantial two-story additions and the relocation / renovation of an

existing architecturally significant pre-1942 two-story residence and carriage boat house on a waterfront parcel.

The applicant is requesting the following variances:

1. A variance to exceed by 1'-11" the maximum allowed height of 5'-0" for a wall located along the front property line in order to retain a wall of up to 6'-11" (15.90' NGVD) in height as measured from the grade of 9.01' NGVD facing Pine Tree Drive.
2. A variance to exceed by 0'-10" the maximum allowed height of 6'-0" for a wall located on the interior north side property line along 4'-0" from the front property line in order to retain a wall of up to 6'-10" (15.81' NGVD) in height as measured from the grade of 9.01.NGVD.

- Variances requested from:

Sec. 142-106. – Setback requirements for a single-family detached dwelling.

(b) Allowable encroachments within required yards.

(7) Fences, walls, and gates. Regulations pertaining to materials and heights for fences, walls and gates are as follows:

a. Within the required front yard, fences, walls and gates shall not exceed five feet, as measured from grade. The height may be increased up to a maximum total height of seven feet if the fence, wall or gate is setback from the front property line. Height may be increased one foot for every two feet of setback.

The applicant is proposing the retention of the existing property wall and columns along the front and a portion of the north side property lines. The heights of the wall at the front and side do not conform to the maximum height allowed by today's code for a wall located adjacent to the property lines. Within the first two feet of the front property line, a wall cannot exceed 5'-0" as measured from grade elevation. In this case, grade is the elevation of the crown of the road with a value of 9.01' NGVD parallel to the center of the property. The existing front wall is 6'-11" and has a top portion of approximately 4'-0" of picket fence that allows high transparency into the property, which is generally a desired aspect for architecturally significant homes. In this case, there is also a tree near the fence that will be retained and could otherwise be negatively impacted by demolition and new construction.

The existing wall also extends along the north side yard with a slightly lower height. In this case, the portion of the wall that is between 2'-0 to 4'-0" from the front property line can extend up to 6'-0" in height, but the existing fence exceeds this allowance by approximately 10" and a variance is required to maintain this small 2'-0" portion of the fence, not including the column at the corner. The rest of the fence along the north side complies with the maximum height of 7'-0". Due to the retention and relocation of the architecturally significant home, the proximity of the existing tree and the lack of building permit records, staff finds that practical difficulties exist that result in the need of the variances requested. Staff has no objections to the variances requested, conditioned to maintaining substantial level of

transparency into the property in order to provide a reasonable level of visibility to the architecturally significant structure.

3. A variance to exceed by 2'-5" the maximum total height allowed of 7'-0" for ornamental light fixtures located on a fence at the front property line in order to retain light fixtures up to 9'-5" (18.40' NGVD) in height measured from grade of 9.01' NGVD facing Pine Tree Drive.

- Variance requested from:

Sec. 142-106. – Setback requirements for a single-family detached dwelling.

(b) Allowable encroachments within required yards.

(12) Ornamental fixtures or lamps. Requirements for ornamental fixtures and lamps shall be as follows:

a. Ornamental fixtures and lamps are permitted to be placed on walls or fences when they are adjacent to a public street, alley, golf course, or waterway. The total height of the combined structure shall not exceed the required fence or wall height by more than two feet.

This variance pertains to the height of the existing light fixtures on top of the columns at the front wall. The City Code limits the height of these ornamental elements including the columns to 2' above the maximum height of the fence. In this case, the total existing height to the top of the ornamental lamps is approximately 9'-5" where the maximum is 7'-0" at the property line. The lighting fixtures are part of the design and character of the wall and the applicant is proposing to restore them as needed. The existing wall and columns, part of variances #1 and #2 and the retention of the adjacent tree create the practical difficulties that result in the need for this variance request. Staff is supportive of the approval of this variance that would maintain the architectural character of the front fence.

4. A variance to exceed by 58.6% (17'-11") the maximum projection of 25% (7'-7") within the required street side (south) side yard of 30'-6" in order to retain an architecturally significant two-story structure up to 5'-0" setback from the street side property line and 83.6% (25'-6") projection within the south side yard.

- Variance requested from:

Sec. 142-108. - Provisions for the demolition of single-family homes located outside of historic districts

(g) New construction requirements for properties containing a single-family home constructed prior to 1942.

2) Regulations for additions to architecturally significant homes which are substantially retained and preserved. In addition to the development regulations and area requirements of section 142-105, of the land development regulations of the City Code, the following shall apply in the event an architecturally significant single-family home constructed prior to 1942 is substantially retained and preserved. In the event of a conflict between the provisions of section 142-105, 142-106 and section 118-252, and the regulations below, the provisions herein shall control:

j. Projections. Habitable additions to, as well as the relocation of, architecturally significant structures, may project into a required rear or side yard for a distance not to exceed 25 percent of the required yard, up to the following maximum projections:

1. Interior side yard: Five feet.

When architecturally significant homes constructed prior to 1942 are substantially retained and restored, the City code allows for new additions to encroach up to 25% into the required side and rear yards, among other benefits. The applicant is proposing the relocation of the main home from the rear part of the property to the front and the retention of a two-story guest house within the front that currently extends up to 5'-0" from the south property line. Significant additions to the retained structures are also proposed that comply with the maximum projection allowed within both side yards. The guest house is approximately 35'-0" in length along the side facing the Flamingo Waterway Canal that for zoning analysis is considered a side yard. The length of this side of the property is approximately more than 400' and the guest house occupies approximately 8.7% of the length. The guest house setback is an existing condition original to the home since its construction. As the guest house will be retained in its original location and the non-conforming setback will not be extended, staff has no objection to the required variance for the portion of the original structure. Staff would also note that this variance request does not include the existing boathouse structure. Staff finds that the retention of this 1940's structure in its original location creates the practical difficulties that result in the need for the variance request. As such, staff recommend approval of the variance.

5. A variance to exceed by 3'-0" the maximum height of 3'-0" allowed for a roof curb or parapet in order to construct a parapet surrounding the domed roof above the porte cochere up to 6'-0" in height above the maximum 33'-0" height allowed.

- Variance requested from:

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

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

(7) Height exceptions. The height regulation exceptions contained in section 142-1161 shall not apply to the RS-1, RS-2, RS-3 and RS-4 zoning districts. In general, height exceptions that are not integral to the design intent of a structure shall be located in a manner to minimize visual impacts on predominant neighborhood view corridors as viewed from public rights-of-way and waterways. The following height exceptions shall apply, and unless otherwise specified, shall not exceed ten feet above the roofline of the structure:

e. Rooftop curbs, not to exceed three feet in height.

For additions to architecturally significant homes constructed prior to 1942, the City Code allows up to 33'-0" in height for buildings with a sloped roof. The maximum height is measured to the midpoint of the roof. The project features an unusual roof shape above the porte cochere as a truncated pyramid intersected by a dome. The midpoint of this structure is located at 30'-0" from BFE+1' (9.0" NGVD) where up to 33'-0" is allowed for soped roofs. The roof is also surrounded by flemish gables on 3 sides that extend 9'-0" above the

midpoint of the dome. Because the new roof can be located up to 33'-0" in height, the flemish gables are 6'-0" above the maximum building height where only up to 3'-0" is allowed. The additional height of these elements is intrinsically related to the specific design of the roof and not to practical difficulties associated with the retention of the architecturally significant structures. Other portions of the new additions feature the roof at the maximum 33'-0" in height allowed for sloped roofs and 30'-0" for flat roofs. The architect has included a variety of elements that are permitted above the roof, such as elevator bulkheads, skylights in combination with the sloped and flat roofs that makes the project very unique. Staff is confident that modifications to the roof to comply with the maximum parapet height would not have a negative impact on the design of the home or on the architecturally significant structures retained on site. In summary, staff would recommend denial of this variance request.

PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA

The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, with the exception of variance # 5 as noted above, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code with the exception of variance # 5 as noted above:

- 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:

- **Sec. 142-108. (g)** New construction requirements for properties containing a single-family home constructed prior to 1942. (2) Regulations for additions to architecturally significant homes which are substantially retained and preserved. In addition to the development regulations and area requirements of section 142-105, of the land development regulations of the City Code, the following shall apply in the event an architecturally significant single-family home constructed prior to 1942 is substantially retained and preserved.
- The following are the following aspects of the “incentive ordinance” that are utilized in the design herein:
 - a. *Lot coverage.* The total lot coverage may be increased to, but shall not exceed, 40 percent.
 - b. *Unit size.* The total unit size may be increased to, but shall not exceed, 60 percent.
 - c. *Heights for RS-1 and RS-2.* The heights for ground level additions, not to exceed 50 percent of the lot coverage, may be increased up to 30’ for a flat roofed structure and 33’ for a sloped roof structure may be waived at the administrative level.
 - d. *Front setback.* Two-story structures or the second floor may encroach forward to the 20-foot front setback line *Two-story ground level additions.* The construction of a ground floor addition of more than one story shall be allowed to follow the existing interior building lines, provided a minimum side setback of five feet is met, and may be approved at the administrative level, provided that the review criteria in section 142-105 have been satisfied, as determined by the planning director or designee.
 - e. *Second Floor requirements.* The maximum second floor area of 70 percent can be waived at the administrative level.
- URBAN HEAT ISLAND ORDINANCE Sec. 142- 1132. g) Driveways. (4) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114- 1 of this Code. (5) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 114- 1 of this Code, shall be prohibited.
- The boathouse is located on a navigable waterway and will likely require a Coastal Permit in addition to the regular standard DERM plan review, and possibly some

state permits.

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 five variances from the Design Review 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 five variances from the Design Review 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 five variances from the Design Review 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.
Not Satisfied; the applicant is requesting five variances from the Design Review Board.
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 five variances from the Design Review 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 five variances from the Design Review 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; a lighting plan has not been submitted

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 five variances from the Design Review 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 Satisfied; the applicant is requesting five variances from the Design Review Board.
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.

Satisfied

- (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.

Satisfied

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

Not Satisfied

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

Not Satisfied

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

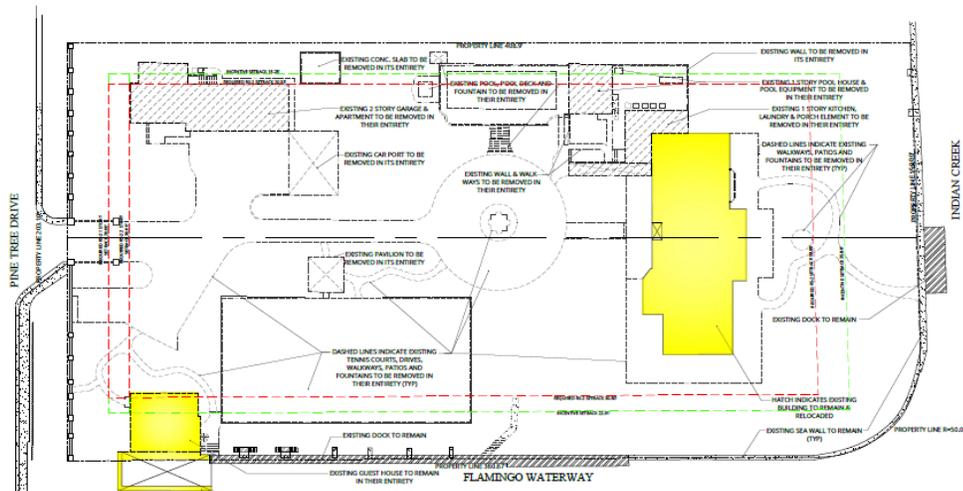
Satisfied

STAFF ANALYSIS:
DESIGN REVIEW

The applicant is proposing to construct a new two-story residence, along with the renovation / relocation of an existing architectually significant pre-1942 two-story residence and carriage boat house on the corner waterfront lot. On January 06, 2020, the residence was formally determined to be 'architecturally significant', pursuant to DRB19-0491. This determination

allows the owner to utilize certain zoning incentives when an 'Architecturally Significant' home is retained.

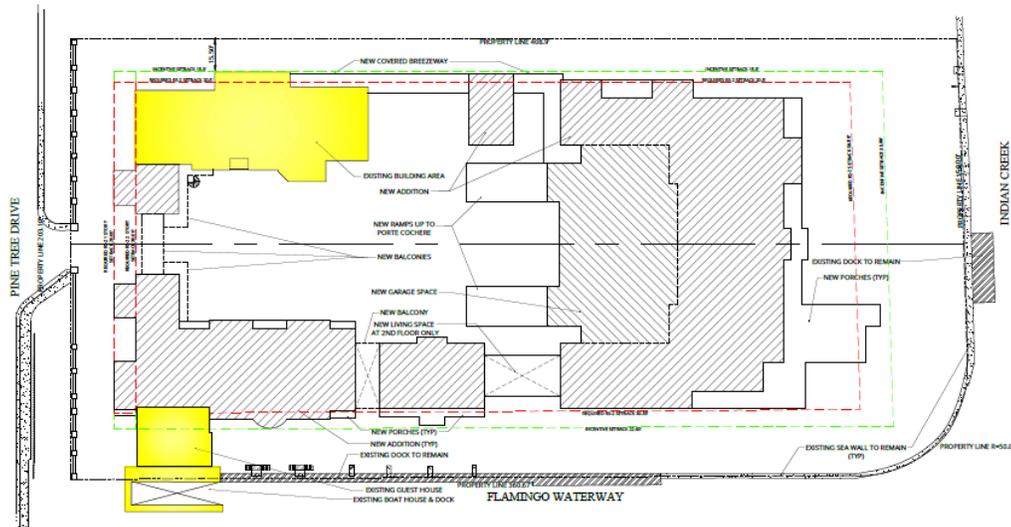
The subject site is unique 1.9 acre, corner waterfront lot, where the Surprise Lake Canal empties into the Indian Creek Canal. The property currently contains a Mediterranean style complex comprised of a 1927 two-story architecturally significant residence, a 1924 two-story carriage boat house and a 1926 two-story servants' quarters. While the structures of the existing buildings remain nearly intact and retain most, if not all, of the original architectural details, they are currently clad in non-original tile where the original buildings were finished in stucco. The applicant proposes to keep two of the three original buildings – the main house and the carriage boat house – and restore them to their original state.



The intent of the new site design is to integrate the main house and the boathouse into the residential complex. The boat house will remain in its current location and the main house will be relocated to a new position along the north property line to allow for the new construction to occupy the former footprint and achieve the vistas of the canals offered from this viewpoint.



In moving the structure, the applicant will rotate the 1927 main structure 90 degrees along the north property line and locate it closer to the front the north property line. The existing building will connect to the new structure at its westernmost point, requiring minimal demolition of a one-story portion of the home that houses the kitchen and laundry.



The boat house will also connect to a new two-story structure. Through this, two major accomplishments are achieved—1) it enables the original 1927 main residence and the habitable portion of the boat house to be raised to the current minimum base flood elevation plus freeboard (BFE+1', or 9' NGVD) and 2) it preserves the two most iconic buildings of the original complex, providing minimal demolition to these two elements and allowing the applicant to build new structures on the site. Staff commends the applicant on this historic preservation effort.

The proposed residence is comprised of a primary two-story structure roughly in the same location as the previous home, and features ancillary buildings that run along the north and sides of the property where via the original boathouse to the south and the original home to the north connect to two, two-story structures that flank an arched entryway. Open colonnades unify the structures of the site. The property is entered via a central drive, under an archway, that splits midway in the site to access an elevated porte-cochere, with the garage located below on the ground floor. The arms of the u-shaped home hug the port-cochere, while the private and family spaces are programmed along the wings and are connected by a double height formal space in the rear of the property overlooking the Indian Creek Canal.

The ancillary buildings contain guest quarters and amenities such as an arcade, bowling alley and fitness space. Along the main entrance axis of the property, the hardscape, waterscape and open gardens unravel in baroque inspired outlines, and terminate at the rear yard with an ornate pool with a tower. The new residential complex is designed in an eclectic Mediterranean Style that pays homage to the original home with the usage of arched openings, colonnades and towers, and abounds in eclectic architectural features such as Flemish gables, Baroque Solomonic columns, stained glass windows and balustrades.

The architect has created a unique preservation/new design project and staff recommends that the design be approved.

VARIANCE ANALYSIS

The applicant is requesting five (5) variances for the improvements proposed to the property. Variances #1 through #4, are related to the retention of elements and structures associated with the architecturally significant home and existing conditions in the property, as noted in the project portion of this report. As such, staff recommends approval of variances 1-4. Variance # 5 is created by the specific design of the roof proposed and not due to practical difficulties or special conditions in the property. Staff recommends denial of the variance #5, related to the new construction.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends the application be approved, subject to the following conditions, which address the inconsistencies with the aforementioned Design Review criteria and Practical Difficulty and Hardship criteria