

# MIAMI BEACH

## PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: January 5, 2021

FROM: Thomas R. Mooney, AICP  
Planning Director

SUBJECT: DRB20-0604  
**14 Farrey Lane—Chabad Lubavitch of Venetian Causeway and Surrounding Islands, Inc.**

**DRB20-0604 (DRB18-0346), 14 Farrey Lane.** An application has been filed requesting exterior design modifications to a previously issued Design Review Approval, specifically for changes to the exterior elevations.

### **RECOMMENDATION:**

Approval

### **LEGAL DESCRIPTION:**

Lot 14 of "2<sup>nd</sup> Section of Belle Isle Villas", according to the plat filed for record and recorded in Plat Book 42 at Page 100 of the Public Records of Miami-Dade County, Florida.

### **BACKGROUND:**

On August 24, 2004, the Planning Board reviewed and approved an application for a Conditional Use Permit (CUP) for a religious institution in the RM-1 zoning district in an existing single-family structure on Belle Isle, pursuant to PB File No. 1676. The approval included the expansion of the facilities. On May 21, 2019, the Planning Board reviewed and approved an application to modify the previously issued CUP, pursuant to PB 18-0243, f.k.a. File No. 1676.

On September 16, 2019, The Design Review Board approved a new multi-story religious facility including design waivers, pursuant to DRB18-0346. This application also included approval of the following variances:

1. A variance to reduce by 10'-0" the minimum required front pedestal setback of 20'-0" in order to build a multi-story building 10'-0" at its closest point from the front (west) property line facing Farrey Lane, and a limited portion of the ground floor stairwell on the south side of the property at 3'-11".
2. A variance to reduce by 40'-0" the required 50'-0" interior side setback for religious institutions in order to construct a multi-level religious institution at 10'-0" at its closest point from the interior side (north) property line.
3. A variance to eliminate the required at-grade parking front setback of 20'-0", in order to construct parking spaces and the vehicular driveway up to the front property line.

**SITE DATA:**

Zoning:	RM-1 (Residential, Multifamily Low Intensity)
Future Land Use:	RM-1 (Residential, Multifamily Low Intensity)
Lot Size:	4,694* SF
Lot Coverage:	45%   <b>69.5% *DRB WAIVER GRANTED</b>
Proposed FAR:	5,654 SF / 1.20
Maximum FAR:	5,867.5 SF / 1.25
Proposed Height:	49'-0"/ (4) four-story
Maximum Height:	50'/ (5) five-story
CMB Grade:	3.96' NGVD

\*As indicated on submitted survey.

**SURROUNDING PROPERTIES:**

East: Five-story 1969 multifamily building "Island House"  
North: One-story 1941 residence  
South: Venetian Way  
West: One-story 1941 residence

**THE PROJECT:**

The applicant has submitted revised plans entitled "Venetian Chabad Miami Synagogue", as prepared by **Choeff Levy Fischman Architecture and Design** dated, signed and sealed November 09, 2020.

The applicant is proposing modifications to a previously issued Design Review Approval, specifically for changes to the exterior elevations.

**CONSISTENCY WITH COMPREHENSIVE PLAN:**

A preliminary review of the project indicates that the proposed **religious use** is **consistent** with the RM-1 (Residential, Multifamily Low Intensity) designation of the Future Land Use Map of the 2025 Comprehensive Plan, as it is 'Other use', which may be permitted as accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach.

**COMPLIANCE WITH ZONING CODE:**

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the City Code. In addition to the previously approved requested variances:

On September 16, 2018 the DRB approved the following design waivers:

1. The minimum height requirement of (12) feet, as measured from base flood elevation plus minimum freeboard to the underside of the first floor slab, shall be waived by two (2) feet.

**Section 142-155(3)(f)(A):** A minimum height of twelve (12) feet shall be provided, as measured from base flood elevation plus minimum freeboard to the underside of the

- first floor slab. The design review board or historic preservation board, as applicable may waive this height requirement by up to two (2) feet, in accordance with the design review or certificate of appropriateness criteria, as applicable.
2. A maximum lot coverage of 45% shall be waived for a lot coverage of 69.5%, or lower. **Section 142-155. - Development regulations and area requirements (3)(e) Lot Coverage.** The maximum lot coverage for a lot or lots greater than 65 feet in width shall not exceed 45%. In addition to the building areas included in *lot coverage*, as defined in section 114-1, Impervious parking areas and impervious driveways shall also be included in the lot coverage calculations. The design review board or historic preservation board, as applicable may waive the lot coverage requirements in accordance with the design review or certificate of appropriateness criteria, as applicable.

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.  
**Satisfied**
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.  
**Satisfied**
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.  
**Satisfied**
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.

**Satisfied**

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.

**Satisfied**

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.

**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.

**Partially Satisfied; staff is recommending a vehicular gate to further screen the parking areas.**

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).

**Satisfied**

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.  
**Partially Satisfied; staff is recommending a vehicular gate to further screen the parking areas.**
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 Applicable (for the current requested design modifications)**

**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.  
**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.

**Not Satisfied**

**STAFF ANALYSIS:**  
**DESIGN REVIEW**

On September 16, 2019, The Design Review Board approved a new multi-story religious facility, including waivers and variances, pursuant to DRB8-0346. The subject property is a substandard sized lot (typical for Farrey Lane) located on the north side of Belle Isle. The site currently contains a one-story structure, which was originally a single-family residence, sited on a dead-end street with 13 other residences. Within the larger context of the north side of Belle Isle, the subject site is surrounded by apartment buildings and condominium towers within the RM-1 residential district.

The three-story synagogue has been designed in a contemporary style of architecture with softened architectural massing and details that allow the structure to integrate with its residential surroundings. The applicant is requesting design modifications related to the facades and materials. Specifically, along all elevations the horizontal louvers have been replaced with other materials, and the glass railings have been replaced with metal cable railings. Along the front elevation the ground floor is now proposed with smooth stucco and the stone cladding accenting the architectural frames has been integrated into the rear and front façade of the second story. The horizontal slats that once adorned the stairwell tower have been replaced with smooth taupe stucco finish with horizontal score lines. Additionally, a few design changes have been made to the main elevation that include the removal of the landscape planter at the rooftop and the redesign of the fenestration, which continues to provide as much transparency as the previous design.

As proposed, the design remains rich in materiality and continues to be enhanced by the movement of its many volumes. Overall, staff is supportive of the proposed design modifications, with a simple recommendation to incorporate a garage door/screen at the ground level.

**RECOMMENDATION:**

In view of the foregoing analysis, staff recommends the application be **approved**, subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review and Sea Level Rise criteria.