

# MIAMI BEACH

PLANNING DEPARTMENT  
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: February 2, 2021

FROM: Thomas R. Mooney, AICP  
Planning Director

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

An application has been filed requesting Design Review Approval for exterior design details of a reviewed and approved 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. (Continued from 11/03/20.)

**RECOMMENDATION:**  
Approval

**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.

**HISTORY:**

On December 16, 2019, the owner of 5011 Pine Tree Drive requested a formal determination of architectural significance pursuant to section 142-108(a) of the City Code. The residence was found to satisfy all applicable criteria and was formally determined to be 'architecturally significant' on January 6, 2020 pursuant to DRB19-0491.

This application was first reviewed at the August 4, 2020 DRB meeting, and continued to September 1, 2020 at the request of the applicant. At the September 1, 2020 DRB meeting, the item was presented to the Board; variances #1-4 were approved, and variance #5 and the design of the project were continued to the November 3, 2020 meeting.

On November 3, 2020, the Design Review Board reviewed and approved the majority of this application and continued the final exterior material details to a date certain of February 2, 2021.

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.

**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%  
2<sup>nd</sup> Floor to 1<sup>st</sup>: 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 plans entitled "5011 Pine Tree Drive", as designed by **Luce Architects**, signed, sealed, and dated December 7, 2020. The applicant is requesting Design Review Approval for exterior design details of a reviewed and approved new 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.

On September 01, 2020 the following variances were reviewed and approved by the Board:

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.
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.
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.

**COMPLIANCE WITH ZONING CODE:**

A preliminary review of the project indicates that the application, as proposed, with the exception of the noted variances, appears to be consistent with the City Code. 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 Applicable**
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 Applicable**
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 Applicable**

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; the proposed material finishes do not negatively impact surrounding properties**
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 Applicable**
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; the proposed material finishes do not negatively impact surrounding properties**
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.  
**Not Applicable**
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 Applicable**
10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.  
**Not Applicable**

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.  
**Not Applicable**
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.  
**Not Applicable**
14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.  
**Not Applicable**
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 Applicable**

**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 Applicable**
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**Not Applicable**
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Not Applicable**
- (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.  
**Not Applicable**
- (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.  
**Not Applicable**
- (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.  
**Not Applicable**
- (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.  
**Not Applicable**
- (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 Applicable**

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

**Not Applicable**

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

**Not Applicable**

**ANALYSIS:**

**DESIGN REVIEW**

This item was presented and continued by the Board at the September 1, 2020 meeting. At the November 3, 2020 meeting, the design was approved with the exterior design details continued for Board review.

The subject site is a unique 1.9 acre, corner waterfront lot, where the Surprise Lake Canal empties into the Indian Creek Canal. The approved design includes new two-story structures and the relocation/renovation of an existing architecturally significant pre-1942 two-story residence and carriage boat house on the subject property. The intent of the new site design and building design is to integrate the new construction with the existing main house and the boat house. The expansive elevations along Pine Tree Drive, the Flamingo Waterway and Indian Creek Canal are 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 Baroque Solomonian columns, stained glass windows and balustrades.

The predominant material finish for all buildings is smooth stucco and red terracotta tiles for the sloped roofs. The windows and doors will be custom, and the extensive details that accent the facades, such as the balustrades, window and door trims, quoins and rustication will be custom precast concrete. While the proposed exterior finishes are common to traditional Miami Beach architectural styles, staff recommends the architect further investigate incorporating coral stone accents on the facades to compliment the proposed cast details.

**RECOMMENDATION:**

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