

MIAMI BEACH

PLANNING DEPARTMENT
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: March 2, 2021

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **DRB20-0549 (DRB17-0198), 1733-1759 Purdy Avenue and 1724-1752 Bay Road**

An application has been filed requesting Design Review approval for exterior modifications to a previously approved Design Review Approval for the construction of a new five-story mixed use building. Specifically, the applicant is requesting a modification to the previously approved building height and exterior material changes. This item was originally approved in 2018, pursuant to DRB File No. 17-0198.

RECOMMENDATION:

Approval

BACKGROUND:

On December 4, 2018, the Design Review Board reviewed and approved the design for a new five-story mixed use building including a waiver, pursuant to DRB17-0198.

On July 7, 2020, the item was continued to the August 4, 2020 Design Review Board meeting at the request of the applicant. On August 4, 2020, the item was continued to the November 3, 2020 Design Review Board meeting again at the request of the applicant.

On December 14, 2020 the Planning Board approved modifications to the previously issued conditional use permit, pursuant to PB20-0344.

LEGAL DESCRIPTION:

The West ½ of Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

SITE DATA:

Zoning: CD-2
Future Land Use: CD-2
Parking District: No. 5
Lot Size: 33,750 SF
Proposed FAR: 2.0 – 67,500 SF
Permitted FAR: 2.0 – 67,500 SF

Highest Projection: +16'-8 1/4"
(97'-8 1/4" NGVD)

Grade: +5.42' NGVD
Base Flood Elevation: +8.00' NGVD
Difference: 2.58'
Ground Floor Elevation: +7'-6 1/2" NGVD

Height:

Approved: **55'-0" from BFE +5'**
(68' NGVD)

Proposed: **65'-0" from BFE +5'**
(78' NGVD)

SURROUNDING PROPERTIES:

North: Commercial and industrial uses
South: "Lofts" residential mixed use
West: City Park | Government use
East: Industrial uses

THE PROJECT:

The applicant has submitted plans entitled “Eighteen Sunset“, as prepared by **Domo Architecture + Design**, dated January 4, 2021.

The applicant is requesting modifications to the previously approved height of the building and modifications to exterior material changes.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, 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.
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.
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).
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.

Satisfied

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) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
Satisfied
- (5) Whether 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, including a study of land elevation and elevation of surrounding properties were considered.
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.
Satisfied
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
Satisfied
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
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.
Satisfied
- (10) Where feasible and appropriate, water retention systems shall be provided.
Not Satisfied
- (11) Cool pavement materials or porous pavement materials shall be utilized.
Not Satisfied
- (12) The design of each project shall minimize the potential for heat island effects on-site.
Not Satisfied

ANALYSIS:
DESIGN REVIEW

On December 4, 2018, the Design Review Board reviewed and approved a new 5-story residential building with ground floor retail, on-site parking, and an expansive rooftop amenity pool deck, pursuant to DRB17-0198.

Originally planned as a residential mixed-use project with three floors of residential units over a second floor parking level above a commercial base along Purdy Avenue and Bay Road, the applicant is proposing a new program to introduce office uses. The applicant filed a Planning Board application, File No. PB20-0344, for the approval of minor modifications to the 2018 CUP in order to include office use as part of the program. This application was

approved on December 14, 2020, resulting in the conversion of eight (8) residential units on the third and fourth floors with 29,728 square feet of commercial office space.

The proposed design continues to feature a sleek futurist architectural style with wide, beveled lines of the cantilevered terraces along the façade levels. In addition to the modifications of the program, the overall height of the building has increased and exterior materials along facades have been modified.

Height Increase

An ordinance to increase the height for certain types of developments in the Sunset Harbour neighborhood was approved on first reading by the City Commission on February 10, 2021, and the second reading is scheduled for April 21, 2021. The proposed design reflects the slated modifications to the Land Use Regulations, specifically to allow mixed commercial / residential development a height of 65'-0".

Roof / Amenity Deck

With less tenants, the roof / amenity deck has been simplified to feature a shared amenity deck with pool and spa that is surrounded with green, landscaped roof. The previously approved roof/amenity deck exhibited additional green roof along the perimeter of the roof level that staff recommends re-incorporating into the proposed design. Furthermore, staff recommends that the architect further investigate the gesture of the previously approved aluminum trellis, which in its approved iteration was expansive and united the rooftop forms. As proposed, the trellis disappears against the protruding roof volumes.

Exterior Material Changes

This project features two street facing facades, an east façade facing Purdy Avenue and a west elevation facing Bay Road. The overall form and outline of the revised façades are similar in form and detailing as the previously approved, highlighted by undulating concrete balconies. With new commercial program on levels three and four, the walls have been clad predominately in floor to ceiling glass. However, the contrast of materiality on the facades has been lost, Staff recommends the architect re-incorporate some of the lost aluminum wall cladding on the elevations.

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, Sea Level Rise, and Practical Difficulty and Hardship criteria, as applicable.