

MIAMI BEACH

PLANNING DEPARTMENT
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: May 3, 2022

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: DRB21-0774
1415 Marseille Drive

An application has been filed requesting Design Review Approval for the construction of a new two-story single-family home on the easternmost side of a property containing an existing pre-1942 architecturally significant residence.

RECOMMENDATION:

Approval of the design, with conditions.

LEGAL DESCRIPTION:

LOT 11, BLOCK 19, NORMANDY WATERWAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

BACKGROUND:

The subject parcel (Lot 11) at 1415 Marseilles Drive, was recently created pursuant to a Lot Split (File No. PB21-0420, dated October 26, 2021), which divided the site that was previously comprised of three platted lots (Lots 9, 10, and 11), into three individual buildable parcels.

When a lot split includes the proposed demolition of a pre-1942 architecturally significant home, the maximum unit size is restricted to 40% and the lot coverage to 25%. The conditions of the lot split include this requirement.

SITE DATA:

Zoning: RS-4
Future Land Use: RS
Lot Size: 7,811.63 SF
Lot Coverage:
Proposed: 1,940 SF / 24.7%
Maximum: 1,953 / 25%
Unit size:
Proposed: 3,121 SF / 40%
Maximum: 3,125 SF / 40%
Height:
Proposed: 24'-0" flat roof
Maximum: 24'-0" flat roof
Grade: +3.7' NGVD
Base Flood Elevation: +8.00' NGVD
Adjusted Grade: +5.9' NGVD

First Floor Elevation: +9.00' NGVD (BFE+ 1'fb)

EXISTING PROPERTY (Lot 10):

Year: 1941
Architect: Arnold Southwell
Vacant: No
Demolition: N/A

EXISTING PROPERTY (Lot 11):

Vacant: Yes

SURROUNDING PROPERTIES:

East: Two-story 1955 residence
North: Normandy Waterway
West: Two-story 1941 residence
South: One-story 1939 residence

THE PROJECT:

The applicant has submitted plans entitled "1415 Marseille Drive-Lot 11 New Single-Family Residence", as designed by **Russell Blue, Architect Architecture & Design**, signed, sealed, and dated March 7, 2022.

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:

- Lot Coverage: outdoor covered in rear at center - portion of outdoor covered area (not trellised) beyond 5' from exterior walls shall count in lot coverage; the smaller, side covered portions comply.
- The proposed 'operable louvers' must be at least 50% open to the sky in their **closed** position in order to not count in the lot coverage.
- If the lot coverage exceeds 25%, 35% of second floor elevation shall be further setback 5' from required setback. However, the lot coverage shall not exceed 25%, as per the conditions of the approved lot split.
- Yards shall comply with Section 142-105(b)(8) – min and max yard requirements.
- Roof decks shall be setback a minimum of ten feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-waterfront lots.
- When facing a waterway, the minimum rear setback for an accessory structure shall not be less than one-half of the required rear setback. The rear setback has not been dimensioned on the plans, but does not appear to visually comply with the required rear setback.
- 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.

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.
Not Satisfied; See Staff Analysis. Staff recommends a reduction in the extent of the proposed simulated wood ceramic tiles, which are proposed to clad nearly the entirety of the home. The inclusion of a contrasting material, particularly for the expansive rear trellis structure would enhance the overall design. Further, the design of the nearly 15 foot tall glazing system with no intermediate mullions needs further refinement and inclusion of both horizontal and vertical mullions to be more in scale with a residential character.
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).

Not Applicable

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.

Not Applicable

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, existing site is vacant.
- (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.
Satisfied; additional information will be required at the time of building permit in order to demonstrate compliance.

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

Not Satisfied, material finish of pavement is not specified.

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

Satisfied; additional information will be required at the time of building permit in order to demonstrate compliance.

STAFF ANALYSIS:
DESIGN REVIEW

The applicant is proposing a new two-story residence on the easternmost side of a property containing an existing pre-1942 architecturally significant residence. The subject parcel is the eastern portion of a property that was part of a recently approved Lot Split (lots 9, 10, and 11). The City Code, as well as the Lot Split Order, limits the property to be developed as a single-family residence with up to 25% lot coverage and 40%-unit size.

The applicant has proposed a modern two-story home that complies with the approved lot split with respect to unit size (40%) and lot coverage (25%), and complies with the Code in terms of height, open space, and limits on the extent of 2-story elevations. No design waivers or variances have been requested as part of this application.

The proposed design features a unique simulated wood cladding, large expansive glazing along the front and rear elevations, a modest rooftop deck, and spacious indoor-outdoor living areas. In the rear yard, the proposed residence includes a swimming pool and cabana structure shaded by a 50% open pergola. The structure is proposed to be elevated to 9' NGVD, which is the minimum requirement above the base flood elevation. Additionally, portions of the side elevations are recessed back to preserve privacy of adjacent homes. The landscape plans that have been submitted include native and drought tolerant vegetation that compliments the unique design.

Although supportive of the overall project, staff does have some concerns with the materials and finishes proposed and recommends a reduction in the extent of the simulated wood ceramic tiles, which are proposed to clad nearly the entirety of the home. The inclusion of a contrasting material, particularly for the expansive rear trellis structure would enhance the overall design. Further, the design of the nearly 15-foot-tall glazing system on the front elevation with no intermediate mullions needs further refinement and inclusion of both horizontal and vertical mullions to be more in scale with a residential character.

With some additional refinement of the materials and finishes as noted herein, the proposed home should be compatible with the neighborhood and consistent with the Design Review Criteria.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends **approval** of the design with the modifications noted, subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review criteria, Sea Level Rise criteria and Practical Difficulty and Hardship criteria.