

# 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: DRB22-0782  
**6525 Allison Road**

An application has been filed requesting Design Review Approval for the construction of a new two-story single-family home, including one or more waivers, to replace an existing architecturally significant pre-1942 residence.

### **RECOMMENDATION:** Approval with conditions

### **LEGAL DESCRIPTION:**

Lot 17 of "Indian Creek Subdivision" according to the plat thereof as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

### **SITE DATA:**

Zoning: RS-3  
Future Land Use: RS  
Lot Size: 16,290 SF (75x217.2)  
Lot Coverage:  
    Proposed: 4,883 SF / **30%**  
    Maximum: 4,887 SF / **30%**  
Unit size:  
    Proposed: 7519 SF / **46.2%**  
    Maximum: 8,145 SF / **50%**

Difference: 3'  
Adjusted Grade: +6.5' NGVD  
First Floor Elevation: +10.00' NGVD  
(BFE+2' FB)

### **EXISTING STRUCTURE:**

Year: 1940  
Architect: Arnold Southwell  
Vacant: No  
Demolition: Total

### **Height:**

Proposed: **27'-4" flat roof \***

**\*DRB WAIVER**

27'-0" sloped roof

Maximum: 24'-0" flat roof

27'-0" sloped roof

Grade: +5.0' NGVD

Base Flood Elevation: +8.00' NGVD

### **SURROUNDING PROPERTIES:**

East: Indian Creek Canal  
North: Two-story 1940 residence (2009 remodeling / addition)  
South: Vacant  
West: Two-story 2008 residence (BCO08179)

### **THE PROJECT:**

The applicant has submitted plans entitled "Christodoulis Residence", as prepared by CMA Design Studio, Inc. signed, sealed and dated March 7, 2022.

The applicant is proposing to construct a new two-story residence on a waterfront lot on the eastern side of Allison Island to replace an existing two-story, pre-1942 architecturally significant residence.

The applicant is requesting the following design waiver(s):

1. To waive the additional required open space of the two-story north side elevation located parallel to the north side property line exceeding 50% of the lot depth or 60 feet pursuant to Section 142-106(2)(d) of the city code.
2. A waiver to increase the maximum allowed height of 24'-0" to a height 27'-4", for a portion of a flat roof, pursuant to Section 142-105(b)(1) of the city code..

**COMPLIANCE WITH ZONING CODE:**

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the following sections of the City Code, with the exception of the requested waivers.

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.  
**Partially Satisfied; See Staff Analysis. The applicant is requesting two design waivers from the Board. Staff recommends that additional fenestration and/or design detailing be provided along the north elevation where the waiver for the length of the 2-story side elevation is requested.**
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 site 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.  
**Not 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.  
**Not Applicable**
- (10) Where feasible and appropriate, water retention systems shall be provided.  
**Not Satisfied; as part of the civil engineering design to be provided at time of permit.**

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

The applicant is proposing to construct a new two-story residence on a waterfront site on the eastern side of Allison Island, which will replace an existing pre-1942 architecturally significant two-story home. The architect has proposed a warm, tropical modern residence, utilizing a combination of Dominican coral rock, smooth stucco, bronze finished windows, wood shutters, and flat concrete roof tiles. The front and rear elevations complement each other and the open floor plan of the ground floor allows for continuous vistas to the pool deck. The design also features extensive planters around the perimeter of the home at the second level as well as on the upper roof deck. The applicant is requesting two design waivers from the Board.

The first design waiver is for the length of the 2-story north side elevation. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line. The square footage of the additional open space shall not be less than one percent of the lot area. The intent of this regulation shall be to break up long expanses of uninterrupted two-story volume at or near the required side yard setback line and exception from the minimum requirements of this provision may be granted only through design review board approval in accordance with the applicable design review criteria.

In this case, the total length of the north side yard elevation is 142'-10 inches, however this includes a 2-story portion at the front of the site with a length of 36 feet, and a 2-story portion at the rear of the site with a length of ~52 feet, with a single story structure in the middle with a length of ~43 feet. The length of the single story portion is a mitigating factor in the waiver request, and additionally the plan does include additional green space of ~114 sf located in several smaller recesses along the north elevation. 163 sf of courtyard area is required to meet the technical requirements of the code. For these reasons staff is supportive of the waiver request, but would recommend that additional fenestration be included along the north elevation.

The second design waiver pertains to the height of the residence. The maximum building height in the RS-3 zoning district is 24'-0" for flat roofed structures. However, in the RS-3 zoning district, the DRB may approve a building height of up to 28'-0" for flat roofs. The applicant is seeking a waiver of 3'-4", in order to construct a centrally located roof deck at a height of 27'-4". The proposed roof deck is located within the center of a sloped roof, which complies with the maximum allowed height of 27'-0". The intent of the waiver was for lots in the RS-3 districts that closely resemble lot sizes in the RS-1 and RS-2 zoning districts. The subject site, 16,290 SF, is close to the minimum lot area size of RS-2 lots which is 18,000SF. RS-2 lot can, as a matter of right, construct a flat roof with a height of 28'-0".

The height of the roof deck will not be noticeable from neighboring properties, as it is located in the center of a sloped roof. However, the only portion of the home where an extended height may be visible, is limited to the enclosed elevator, which will be constructed at a

height of 10 feet above this roof deck. Because this elevator is also centrally located on the site, its visibility from the exterior will be minimal. For these reasons, staff is supportive of the requested 3'-4" height increase. Additionally, the RS-2 zoned portion of Allison Island is located along the northern tip of the island, roughly 5 lots to the north of the subject property, where the zoning regulations permit 28'-0" from BFE +5' as a matter of right.

In conclusion, staff is supportive of the overall design of the home and recommends approval with the additional modifications noted for the north elevation.

**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.