

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: DRB22-0798
4520 Meridian Ave

An application has been filed requesting Design Review Approval for modifications to all exterior facades and floor plans of an existing single-family home that includes one or more waivers.

RECOMMENDATION:

Approval

LEGAL DESCRIPTION:

Lot 26, Block 30, SUBDIVISION NAUTILUS EXT 5TH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BACKGROUND:

The subject application includes the renovation of the elevations and floor plans of the existing single-family residence which was issued a building permit in in 2017 (BR1701464).

SITE DATA:

Zoning:	RS-4
Future Land Use:	RS
Lot Size:	9,556 SF* (as provided by applicant)
Lot Coverage:	
Proposed:	2,886 SF / 29.9%
Maximum:	2,867 SF / 30%
Unit size:	
Proposed:	4,777 SF / 50%
Maximum:	4,778 SF / 50%
Height:	
Proposed:	23'-10" flat roof
Maximum:	24'-0" flat roof

Grade:	+5.0' NGVD
Base Flood Elevation:	+8.0' NGVD
Adjusted Grade:	+6.5' NGVD
First Floor Elevation:	+9' NGVD (BFE+ 1' fb)

EXISTING PROPERTY:

Year:	2019
Architect:	Jerome Gavcovich
Vacant:	No
Demolition:	N/A

SURROUNDING PROPERTIES:

East:	Two-story 1998 residence
North:	Two-story 1947 residence
South:	Two-story 1950 residence
West:	Two-story 1949 residence

THE PROJECT:

The applicant has submitted plans entitled "4520 Meridian Ave Miami Beach, FL33140", as designed by **Arte Design Studio**, signed, sealed, and dated March 3rd, 2022.

The applicant is requesting the following design waiver:

A waiver to reduce the additional 5'-0" set back required for the second-floor façade when the lot coverage is 25% or greater as per Sec. 142-105(b)(4)(c)(1) of the city code. 35% of the second floor is required to be setback an additional 5 feet, and zero is proposed. However, 17% of the second level is setback 4'-6" from the minimum 30'-0" setback requirement. The exact number and dimension has not been clearly provided on the plans.

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:

- The setback from the exterior edge of the second-floor staircase to the front property line should be noted on the second-floor plan.

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; However, the applicant is requesting one design waiver from the Board.
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; However, the applicant is requesting one design waiver from the Board.
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.
Partially Satisfied; See Staff Analysis. With the changes proposed to the front and rear elevations, including increase in height of several areas, staff recommends that the proposed stone cladding be extend to portions of the north elevation in order to help break up the uninterrupted 2-story stucco massing.
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; However, the applicant is requesting one design waiver from the Board.
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; However, the applicant is requesting one design waiver from the Board.
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.
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; applicant will provide a recycle/salvage plan for demolition at time of permitting.

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.
Not applicable to the scope of work
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.
Satisfied
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; 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.
Satisfied; additional information will be required at the time of building permit in order to demonstrate compliance.

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.

ANALYSIS:

The applicant is requesting Design Review Approval for modifications to all exterior elevations and floor plans. The applicant is requesting one design waiver to reduce the required 35% length of the second-floor façade when the lot coverage is 25% or greater. As per Sec. 142-105(b)(4)(c) of the City's Land Development Regulations, at least 35 percent of the second floor along the front elevation shall be set back a minimum of five feet from the minimum required setback. This regulation applies to two story homes with an overall lot coverage of 25 percent or greater.

A permit for the construction of a new single-family residence was issued in 2017 under building permit number, BR1701464, and was approved with a 30' front setback. The existing home was approved administratively. At that time there was a requirement that the second floor not exceed 70% of the first floor area. In October 2020, the single-family regulations were amended to replace this requirement with the new requirement that at least 35% of the second-floor front façade shall consist of an additional 5' setback from the required front setback line when the lot coverage is 25% or greater.

The applicant is proposing to modify the elevations of the existing residence by relocating the existing staircase from the north side to the east (front) elevation and raise the existing atrium to match the existing higher roof height of 23'-10" as measured from base flood elevation, plus one foot of freeboard. Based on the final submitted set, the second-floor plan consists of a linear footage of 63 feet on the principal facade. With regards to the current regulations, 35% of the second-floor façade shall be setback at an additional 5' from the required front 30' setback line, or in this case, a linear footage of 22' is required to be set back the additional five (5') feet. The architectural plans submitted demonstrate that the second-floor façade of the east elevation does not comply with this requirement. 15 feet or 24% is setback at an additional 4'-6" from setback as opposed to the required setback of 5 feet for a distance of 22 feet.

Staff is not opposed to this requested waiver based upon the design changes proposed for the front elevation. However, staff would also recommend that the proposed stone finish wrap the north elevation at the front and rear ends of the home. It appears that when the original design was approved, stone was shown on portions of the north elevation; however this was never installed. In light of the requested waiver, as well as the overwhelming blank 2-story façade that extends 64 feet along the north elevation, staff believes the inclusion of stone along portions of the north elevation is appropriate.

An office for the occupants of the home is proposed on the ground floor and the existing walkway on the second floor will be extended to the courtyard along the west elevation. Additionally, the master balcony is proposed to be elongated on the second floor of the south façade as well as the height of the roof will be elevated to match the existing elevation of the upper roof.

The exterior modifications are contemporary in style with a warm color palette of complimentary materials and finishes. This is very evident in the aluminum bronze finishes of

the existing and proposed window openings and the painted stucco finishes that are primarily located along the side elevations. The proposed aluminum wood slats serve as a contrasting finish and support along the balcony extensions of the expansive stucco areas. Furthermore, the aluminum louvers on the east elevation compliment the clear glazing and the proposed hammered finish stone strengthens the visual interest of the primary façade.

Staff believes that the proposed modifications, to raise the height of the lower roofs to match the existing higher roof, maintains the compatibility with the existing neighborhood and the reduction of the linear footage that will be recessed in the front elevation does not negatively impact the surrounding properties. Staff is supportive of the design and recommends approval with the modifications noted.

RECOMMENDATION:

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