

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: June 7, 2022

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: DRB22-0802
6470 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:

South 85 Feet of Lot 41 & North 15 Feet of Lot 42 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:	21,600
Lot Coverage:	
Proposed:	6,431 SF / 29.8%
Maximum:	6,480 SF / 30%
Unit size:	
Proposed:	10,761 SF / 49.8%
Maximum:	10,800 SF / 50%

Difference: 3.5'
Adjusted Grade: +6.75' NGVD
First Floor Elevation: +10.00' NGVD
(BFE+2' FB)

EXISTING STRUCTURE:

Year:	1935
Architect:	Robert Law Reed
Vacant:	No
Demolition:	Total

Height:

Proposed: **31'-0" sloped roof ***
***DRB WAIVER**

Maximum: 24'-0" flat roof
27'-0" sloped roof

Grade: +4.5' NGVD

Base Flood Elevation: +8.00' NGVD

SURROUNDING PROPERTIES:

East: 2 & 1 -story homes (1938 & 1950)
North: 2-story home (2017)
South: 1-story home (1953)
West: Waterway

THE PROJECT:

The applicant has submitted plans entitled "Private Residence, 6470 Allison Road", as prepared by Kobi Karp Architecture and Interior Design, Inc., signed and dated April 11, 2022.

The applicant is proposing to construct a new two-story residence on a waterfront lot on the western 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. A waiver to increase the maximum allowed height of 27'-0" to a height 31'-0", for a sloped 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 one design waivers from the Board. Staff recommends that additional fenestration and/or design detailing be provided along the south elevation.

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 western side of Allison Island, which will replace an existing pre-1942 architecturally significant two-story home. The architect has proposed a modern residence, utilizing a combination of light and gray stone to clad all elevations, along with louvered screens, wood

soffits, dark bronze window frames and a dark gray metal roof. The applicant is requesting one design waiver from the Board.

The design waiver requested pertains to the height of the residence. The maximum building height in the RS-3 zoning district is 27'-0" for flat roofed structures. However, in the RS-3 zoning district, the DRB may approve a building height of up to 31'-0" for sloped roofs. The applicant is seeking a waiver of 4'-0", in order to construct the main home at a height of 31'-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, at 21,600 SF, is well over the minimum lot area size of RS-2 lots which is 18,000SF. RS-2 lots can, as a matter of right, construct a sloped roof with a height of 31'-0".

The 2-story portion of the main home, where the additional height is requested, is set back approximately 95 feet from the front property line. A single story attached garage is located forward of the main home on the northeast corner of the site with a front setback of 41 feet, and a 2-story guesthouse is located on the southeast corner of the site with a front setback of 50'-6" for the second story and an overall height of less than 27'-0". North of the subject site is a 2-story home constructed in 2017 and south of the site is a single-story home constructed in 1953. Both abutting properties have lot areas that are similar to the size of the subject lot.

Because the property well exceeds the minimum lot area for an RS-2 lot, the additional height requested is limited to 2-story side elevations that do not exceed 60 feet in length, and no roof deck is proposed on top of the main home, staff believes the request is proportional to the size of the lot and recommends approval. However, staff would recommend that the design of the south elevation be further developed with additional fenestration, as the current proposal consists primarily of stone clad walls with minimal fenestration. Lastly, staff would recommend a lighter gray finish for both the roof and the metallic trellis frames located in front of the garage and guest house.

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

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.