

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: DRB22-0795
4541 North Bay Road

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

RECOMMENDATION:

Approval with conditions.

LEGAL DESCRIPTION:

Lot 13, Block 4, Nautilus Subdivision according to the Plat thereof, as recorded in Plat Book 8, at page 95 of the Public Records of Miami-Dade County.

See Exhibit B

SITE DATA:

Zoning: RS-4
Future Land Use: RS
Lot Size: 7,314 SF
Lot Coverage:
 Proposed: 2,163 SF / 29.6%
 Maximum: 2,194 SF / 30%
Unit size:
 Proposed: 3,597 SF / 49.2%
 Maximum: 3,657 SF / 50%
Height:
 Proposed: 24'-0" flat roof
 Maximum: 24'-0" flat roof

Grade: +3.62' NGVD
Base Flood Elevation: +8.00' NGVD
Adjusted Grade: +5.81' NGVD

First Floor Elevation: +9.5' NGVD (BFE+ 1')

EXISTING PROPERTY:

Year: 1928
Architect: Unknown
Vacant: No
Demolition: Total

SURROUNDING PROPERTIES:

East: Two-story 2018 residence
North: Two-story 1927 residence
South: Two-story 1940 residence
West: Two-story 1989 residence

THE PROJECT:

The applicant has submitted plans entitled "4541 North Bay Road", as designed by **Saota Architecture and Design**, signed, sealed, and dated April 9th, 2022.

The applicant is requesting Design Review Approval for the construction of a new two-story residence to replace an existing pre-1942 architecturally significance home.

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 minimum elevation in the required yard shall be no less than five feet NAVD (6.56 feet NGVD), with the exception of driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, which may have a lower elevation. This includes the landscape areas along the required front yard in the site plan.
- The maximum elevation shall not exceed adjusted grade, or 30 inches above grade, whichever is greater. When in conflict with the maximum elevation requirements, the minimum elevation requirements shall still apply. In this case, the required yards cannot exceed 6.56 N.G.V.D.
- The proposed walkway in the front yard cannot exceed 44" in width, unless approved by the Board.

The preliminary review shall not be considered final zoning review or approval. 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; however, such plan will be required as part of the building permit for the home.
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.
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

- (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

This shall be required as part of the building permit review process.

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

Satisfied

This shall be required as part of the building permit review process

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

Not Satisfied

The use of green roofing systems could help minimize a heat island effect on the site.

STAFF ANALYSIS:
DESIGN REVIEW

The subject site is in a non-waterfront lot along the midblock and east side of North Bay Road. Originally, the existing home was built in 1928 as per the City's Building Card and an addition to the garage and a new balcony was later introduced in 1931 and 1937, respectively. Subsequently, renovations were completed in the interior of the home and a pool and deck was installed in 2001.

The applicant proposes to construct a two-story residence where the design floor elevation of the new residence is at base flood elevation (8' NGVD) plus 1'-6" of free board, or 9'-6" NGVD. The front entrance is designed with timber slats along the ground floor of the garage and kitchen while the prominent glazing of the second floor is divided by the natural limestone finish. The black matte finish of the window frames provides a contemporary style that enhances the veneer battens. The entrance of the home includes masonry planters with stone veneer, a pedestrian gate, walkway, and a circular concrete driveway that is accessible to the garage on the south side.

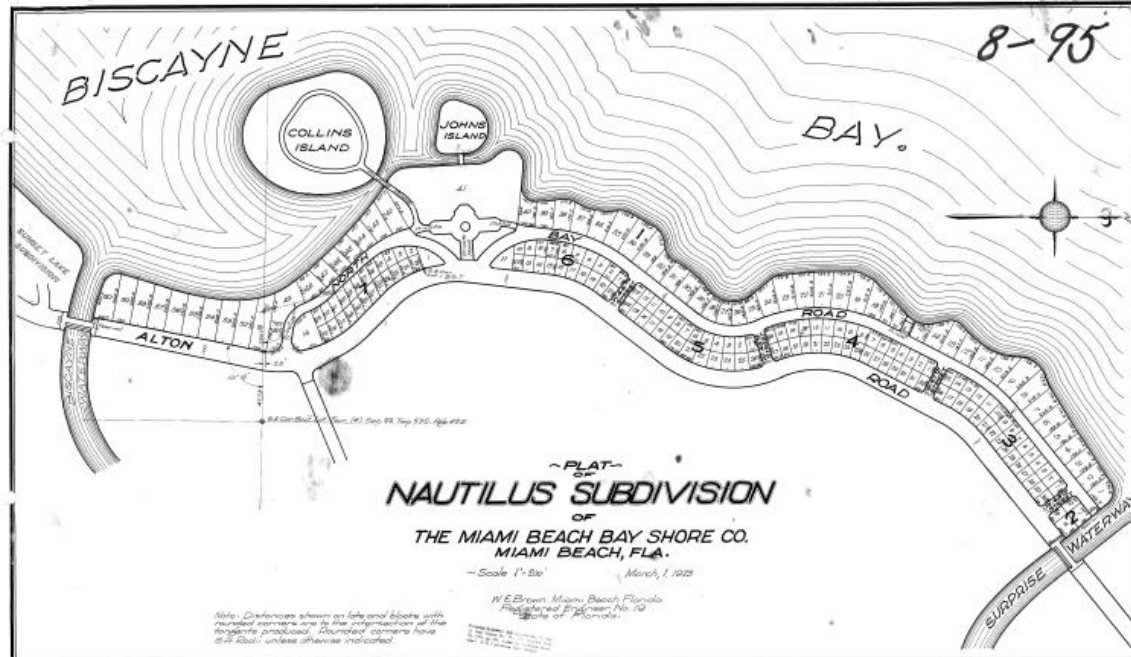
Contrary to the principal façade, the rear (east) elevation is composed of a basalt dark stone that is well complimented by the blackened steel finish between the clear glass windows. Within the rear yard, a yoga deck, outdoor lounge, reflection pool, and outdoor terraces are being proposed. The design on the north elevation exhibits visual interest by incorporating a contrast in materials of light grey Venetian plaster, limestone, and basalt stone. The architectural element in materials creates texture and character to the home while maintaining the neutral earth tones. The timber slats are brilliantly wrapped around the ground floor of the south elevation while the tiled limestone divides the massing of the second floor. The layout of the residence creates a deliberate sense of ease and natural balance of the living spaces and moves the massing towards the widest portion of the lot.

It must be noted that the applicant is not requesting any variances or design waivers as part of this application. Designed within the zoning thresholds, staff is supportive of the design, and recommends that the application be approved subject to the conditions of the draft final order.

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.

EXHIBIT B



Know all men by these presents, that The Miami Beach Bay Shore Company, a corporation duly organized and existing under the laws of the State of Florida, has caused to be made and hereby does the official plat of the Nautilus Subdivision, located in the City of Miami Beach, Florida, and more particularly described as follows, to wit: A portion of the Nautilus Subdivision, as shown on the attached map, (see page 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 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