

# 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: DRB21-0730  
**3747 Chase Ave**

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 12, Block 7, of "Mid Gold Subdivision First Addition", according to the plat thereof, as recorded in Plat Book 7, Page 161, of the public records of Miami-Dade County, Florida.

## **SITE DATA:**

Zoning: RS-4  
Future Land Use: RS  
Lot Size: 8,231 SF  
Lot Coverage:  
Proposed: 2,336 SF / 28.3%  
Maximum: 2,469 SF / 30%  
Unit size:  
Proposed: 4,113 SF / 50%  
Maximum: 4,115 SF / 50%  
Height:  
Proposed: 24'-0" flat roof  
Maximum: 24'-0" flat roof  
Grade: +4.0' NGVD  
Base Flood Elevation: +8.00' NGVD

Adjusted Grade: +6.0' NGVD  
First Floor Elevation: +9.00' NGVD (BFE+ 1' fb)

## **EXISTING PROPERTY:**

Year: 1928  
Architect: H.P. Steward  
Vacant:  
Demolition: Total

## **SURROUNDING PROPERTIES:**

East: 2-story 1937 home  
North: 1-story 1937 home  
South: 1-story 1956 home  
West: 2-story 2004 home

## **THE PROJECT:**

The applicant has submitted plans entitled "3747 Chase Ave", as designed by **Yefim Massarsky Architecture**, signed, sealed, and dated 3-7-2022.

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

1. Waiver for 2nd floor setback when lot coverage is greater than 25% per Sec. 142-105(b)(4)(c).

**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 must include portions of covered areas which project more than 5 feet from the building wall.

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.**
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 waivers.**
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.  
**Not Satisfied; See Staff Analysis. The combined width of the proposed curb cuts, to accommodate three parking spaces perpendicular to the street, is excessive for the relatively narrow width of the lot. Staff is recommending that two ten(10') feet wide curb cuts be provided instead, to create a circular driveway in the front of the home.**

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.  
**Not Satisfied; See No. 5. above.**
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.  
**No Satisfied; See No. 5 above.**
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.  
**No Satisfied; See No. 5 above.**
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.  
**Satisfied**
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; 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.  
**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; 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 proposing to construct a new two-story residence on Chase Avenue that will replace an existing pre-1942 architecturally significant residence. The first floor elevation of the new residence is designed at base flood elevation (8') plus one foot of free board, or +9.00' NGVD.

The new two-story residence has been designed in a modern style, with overall plan dimensions of 48' wide x 49' deep x 24' high. The front and rear elevations are primarily comprised of expansive glazing surrounded by stucco frames and concrete columns, with

simulated wood tile accent walls. The north and south elevations consist primarily of stucco finished walls with punctured openings. The applicant is requesting one (1) design waiver.

As per Section 142-105(b)(4)(c) of the city code, when a home's lot coverage exceeds 25%, 35% of the second floor is required to be set back an additional five (5') feet from the minimum required setback. Based upon the size of the lot, this additional required setback would apply to 16.8' of the second floor frontage, and 7'-3.5" has been provided. However, it should also be noted that while the structural framing elements are setback 30 feet from the front property line, 14'-4" of glazing on the south side is setback an additional 3'-3" and the north side glazing is also set back a few feet beyond the required 30 foot front setback. For these reasons, staff is supportive of the requested waiver. However, staff would recommend that the girth of the stucco framing elements, which exceed 4 feet in height on the south side, be reduced in size in order to soften the overall massing as viewed from the street.

Regarding the side elevations, staff recommends additional fenestration, and/or changes in plane and incorporation of non-stucco finishes on the north elevation, in order to break up the otherwise static massing.

Lastly, the combined width of the proposed curb cuts, to accommodate three parking spaces perpendicular to the street, is excessive for the relatively narrow width of the lot. Staff recommends that two ten(10') feet wide curb cuts be provided instead, to create a circular driveway in the front of the home.

With the modifications noted above, staff is supportive of the application and recommends approval.

**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.