

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: July 5th, 2022

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: DRB22-0784
1415 Marseille Drive (Lot 9)

An application has been filed requesting Design Review Approval for the construction of a new two-story residence on a vacant lot. [Note this lot was created as the result of a lot split application, to split the parcel at 1415 Marseille Drive, into three individual, buildable lots. The lot split application includes the future demolition of the existing pre-1942 architecturally significant home located at the center of the three lots.]

RECOMMENDATION:

Approval with conditions.

LEGAL DESCRIPTION:

Lot 9, according to the Plat thereof, the Normandy Waterways Subdivision, as recorded in Plat Book 40, Page 60 of the Public Records of Miami-Dade County.

SITE DATA:

Zoning: RS-4
Future Land Use: RS
Lot Size: 8,390 SF
Lot Coverage:
 Proposed: 1,969 SF / 23.4%
 Maximum: 2,097.5 SF / 25%
Unit size:
 Proposed: 3,338 SF / 39.8%
 Maximum: 3,356 SF / 40%
Height:
 Proposed: 27'-0" sloped roof
 Maximum: 27'-0" sloped roof

Grade: +3.6' NGVD
Base Flood Elevation: +8.00' NGVD
Adjusted Grade: +5.8' NGVD

First Floor Elevation: +9.00' NGVD (BFE+ 1')

EXISTING PROPERTY (Lot 10):

Year: 1941
Architect: Arnold Southwell
Vacant: No
Demolition: N/A

EXISTING PROPERTY (Lot 9):

Vacant: Yes

SURROUNDING PROPERTIES:

East: Two-story 1941 residence
North: Normandy Waterway
South: One-story 1939 residence
West: One-story 1959 residence

THE PROJECT:

The applicant has submitted plans entitled "1415 Marseille Drive-Lot 9, New Single-Family Residence", as designed by **Russel Blue, Architect, Architecture & Design** signed, sealed, and dated May 9th, 2022.

The applicant is requesting Design Review Approval for the construction of a new two-story residence on a vacant lot. [Note this lot was created as the result of a lot split application, to split the parcel at 1415 Marseille Drive, into three individual, buildable lots. The lot split application includes the future demolition of the existing pre-1942 architecturally significant home located at the center of the three lots.]

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 applicant must submit a separate first and second floor plans at the time of building permit review.
- The open space calculations for the front and rear yard shall include a breakdown of all pervious and impervious percentages and square footages.
- Accessory buildings shall be separated from the main home by a minimum of five feet, open to the sky with no overhead connections.
- The grade elevation shall be 3.6' N.G.V.D. and the adjusted grade should be noted as 5.8' N.G.V.D. in the zoning data sheet.

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.
Not Satisfied. A separate first and second floor plan shall be submitted at the time of building permit review to determine compliance with lot coverage, unit size, and all applicable zoning requirements.
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. The lot is currently vacant.

- (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 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.

Not 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 applicant is proposing a new two-story residence on the westernmost side of a property containing an existing pre-1942 architecturally significant residence. The subject parcel is the western portion of a property that was part of a recently approved Lot Split (lots 9, 10, and 11) as per the Planning Board file, PB21-0420. The City Code, as well as the Lot Split Order, limits the property to be developed as a single-family residence with up to 25% lot coverage and 40%-unit size.

The applicant has proposed a two-story home that complies with the approved lot split with respect to unit size (40%) and lot coverage (25%), and complies with the Code in terms of height, open space, and limits on the extent of 2-story elevations. No design waivers or variances have been requested as part of this application.

The proposed design features a continuous wood cladding with large expansive glazing, a metal sloped roof, an adequate rooftop deck, and spacious indoor-outdoor living areas. Additionally, the proposed residence includes a swimming pool and cabana structure shaded by a 50% open pergola. The structure is proposed to be elevated to 9' NGVD, which is the minimum requirement above the base flood elevation. The front elevation features vertical wood cladding that is placed upon the principal façade of the garage. Furthermore, the first and second floor consist of various openings that achieve a contrast in plane and visual appeal. The rear elevation is primarily composed of ample glazing and an aluminum terrace that overlooks Normandy Waterway. The architect has designed the east elevation (labeled as North in the final submittal plans) with recess and vertical movement to allow privacy of the adjacent homes along with the conscious use of opaque glazing. The proposed metal roofs and the abundant use of glass creates a horizontal articulation while maintaining the mass of the home proportionate to the neighborhood.

Although supportive of the overall project, staff does have some concerns with the materials and finishes proposed and recommends a reduction in the extent of the stucco in the west elevation (labeled as south elevation on the final submitted plans). The inclusion of a contrasting material in the west elevation and the expansive cabana structure would enhance the overall design of the residence. Subsequently, staff recommends further refinement of the openings on the first and second floor of the west elevation to further reinforce the articulation in a residential character.

With some additional refinement of the materials and finishes as noted herein, the proposed home should be compatible with the neighborhood and consistent with the Design Review Criteria.

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.