

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: July 5, 2022

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: DRB22-0835, 7140 Collins Avenue, aka DRB18-0236 and aka DRB16-0054
7140 Collins Avenue

An application has been filed requesting modifications to a previously approved Design Review Approval, which included the construction of a new multistory mixed-use residential and retail development, including one or more waivers and variances. Specifically, the applicant is requesting modifications to the elevations and floor plans.

RECOMMENDATION:

Approval.

BACKGROUND:

On January 3, 2017, the Design Review Board reviewed and approved a new 10-story hotel on an assemblage of parcels, pursuant to DRB16-0054. At the same meeting the Board approved a variance to reduce the required setback for new FPL power lines.

On June 5, 2018, the Design Review Board approved exterior design modifications that included an additional five-story wing component to the previously approved 11-story structure, pursuant to DRB18-0236.

On March 2, 2021, the Board reviewed and approved exterior modifications to the previously approved design that included waivers and variances, related to the retention of the existing Denny's restaurant located at the northeast corner of the site, pursuant to DRB20-0617.

The following design waiver was granted:

1. **Sec 142-745(a)(12)(c) LOADING:** Along all frontages where loading is permitted, it shall be designed as follows, in addition to the requirements for driveways: Driveways for parking and loading shall be combined, unless waived by the Design Review Board.

The following variances were granted:

1. A variance to reduce the required minimum of 70 percent clear glass windows with views into the habitable space in order to retain existing parking area and trash room facing 72nd Street.
2. A variance to eliminate the requirement to screen the parking facilities from public rights-of-way and clear pedestrian path facing 72nd Street.
3. A variance to eliminate the minimum required habitable space with 50'-0" in depth along a Class A frontage in order to retain an existing parking area and trash room

facing 72nd Street.

4. A variance to eliminate the required habitable space and 50'-0" setback for parking from the building façade, in order to retain existing parking area facing 72nd Street.
5. A variance to allow a driveway and vehicle access in a class A frontage facing 72nd Street.

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 9, 10, 11 and 12 in Block 8 of Normandy Beach South, according to the Plat thereof, as recorded in Plat Book 21, Page 54, of the Public Records of Miami- Dade County, Florida.

SITE DATA:

Zoning:	TC-C
Future Land Use:	TC-C
Lot Size:	49,890 SF
Existing FAR:	Not provided
Proposed FAR:	173,808 SF (3.48)
Maximum FAR:	174,615 SF (3.5)
Height:	124'-8" (133'-8" NGVD) / 11 stories
Maximum:	200'-0"* / 20 stories
	*Increase allowed through participation in public benefits program as outlines in Sec. 142-747-0835
Highest Projection:	149'-8" (158'-8" NGVD)
Proposed Uses:	Ground Level Retail:
	Phase 1 13,968 SF
	Phase 2 15,797 SF
	Hotel Units: 74
	Condominium Units: 59
	Residential/Co-Living Units: 168 Co-Living
Parking required:	38
Parking provided:	134 125
Required Bicycle Parking:	Long term bicycles: 468 235
	Short term bicycles: 29 31
	Total Required: 205 266
	Total Provided: 205 266
Loading spaces:	6
Base Flood Elevation (BFE):	+8.00' NGVD
First Floor Elevation:	Varies +6.00' and +9.00' NGVD

SURROUNDING PROPERTIES:

East:	Nineteen-story multifamily building (Burleigh House Condominium)
North:	City surface parking lot, P92
South:	One-story retail building
West:	One-story retail building

THE PROJECT:

The applicant has submitted plans entitled "72+ Collins Hotel & Condominium", as prepared by **Revuelta Architecture International**, dated, signed and sealed May 9, 2022. The applicant is proposing exterior design modifications to a previously approved 11-story multi-use complex as part of a phased development permit.

ACCESSIBILITY COMPLIANCE

Additional information will be required for a complete review for compliance with the Florida Building Code 2001 Edition, Section 11 (Florida Accessibility Code for Building Construction). These and all accessibility matters shall require final review and verification by the Building Department prior to the issuance of a Building Permit.

CONSISTENCY WITH COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **uses** are **consistent** with the Future Land Use Map of the 2040 Comprehensive Plan.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be non-conforming with the regulations of the TC-C District. Specifically, compliance with Section 142-743(c)(1)d, pertaining to the required amenity space, must be demonstrated

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 is 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 provided

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.

Satisfied

14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Satisfied

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).

Satisfied

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.

Satisfied

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.

Satisfied

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.

Satisfied

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. Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

8. Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Not 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.

Satisfied

10. In all new projects, water retention systems shall be provided.

Not Satisfied

11. Cool pavement materials or porous pavement materials shall be utilized.

Satisfied

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

Satisfied

ANALYSIS

DESIGN REVIEW

This application was originally approved by the Design Review Board on January 3, 2017, as a multi-story hotel on an assemblage of parcels, pursuant to DRB16-0054. On June 5, 2018, the applicant returned to the Board for the approval of exterior design modifications that included an additional five-story wing component to the previously approved 11-story structure, pursuant to DRB18-0236. Additionally, the applicant increased the overall size of

the project pursuant to voter approval of an FAR increase for the TC-1 district.

On March 2, 2021, the Board reviewed and approved exterior modifications to the previously approved design that included waivers and variances, related to the retention of the existing Denny's restaurant located at the northeast corner of the site, pursuant to DRB20-0617.

The project was approved by the DRB prior to the implementation of the current TC-C District. Occupying the larger north portion of a block sited between Collins Avenue and Harding Avenue and south of 72nd Street, the project was designed to retain two existing one-story retail buildings (Denny's at the northeast corner of parcel and the other southern-most parcel). The application includes a phased development where Phase 1 would permit the construction of the previously approved design except for the modifications required to retain the existing tenant and the associated parking lot and curb cut associated with Denny's. Phase 2 would consist of the removal of the surface parking lot and curb cut behind Denny's in order complete the design as approved by the Board in 2018, pursuant to DRB18-0236.

The current application is largely the result of the change of use from the prior hotel project to an apartment/co-living use. These changes include the following:

1. Enlarging the lobby area and moving it closer to Harding Avenue.
2. Replacing the porte-cochere with street front retail.
3. Internalizing the drop off area, including elimination of a curb cut with the expanded lobby.
4. Replacing the car elevators with a vehicular ramp.
5. Added display area in front of the FPL vault.
6. Extensive replacements of eyebrows with balconies.
7. Other minor change as outlined in the applicant's Letter of Intent.

The proposed changes at the ground level will result in substantial improvements to the project. The previously approved vehicular drop off and porte-cochere comprised 76 feet of total frontage along Harding Avenue. With the internalization of the drop off and its replacement with retail and an expanded lobby, the frontage devoted to vehicles was reduced by 54 feet. The replacement of the car elevators with a ramping system will improve overall vehicular operations on the site. Staff is supportive of the proposed changes and recommends approval of the application.

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 criteria, Sea Level Rise, and Practical Difficulty and Hardship criteria, as applicable.