

# MIAMI BEACH

PLANNING DEPARTMENT  
Staff Report & Recommendation

Design Review Board

TO: Chairperson and Members  
Design Review Board

DATE: September 6, 2022

FROM: Thomas R. Mooney, AICP  
Planning Director

SUBJECT: **DRB22-0809**  
**1339 14<sup>th</sup> Terrace**

An application has been filed requesting Design Review approval for the construction of a new 3-story single family home (in a multifamily district), including one or more waivers, to replace an existing single-story structure, to be demolished.

## **RECOMMENDATION:**

Approval with Conditions

## **LEGAL DESCRIPTION:**

Lot 11, IN Block 79-B, A RESUBDIVISION OF BLOCKS 67 AND 79 ALTON BEACH REALTY'S CO'S. BAY FRONT SUBDIVISION, according to the Plat Thereof as recorded in Plat Book 16 at page 1, of the public records of Miami-Dade County Florida.

## **BACKGROUND**

On June 7, 2022, the application was continued to a date certain of September 6, 2022, in order to address the concerns expressed by the Board.

## **SITE DATA:**

Zoning: RM-1  
Future Land Use: RM-1  
Lot Size: 5,000 SF  
Proposed FAR: 4,074 SF/ 0.81\*  
Permitted FAR: 6,250 SF/ 1.25  
Height:  
    Proposed: 46'-10" / 3-Story  
    Maximum: 50'-0" / 5-Story  
Existing Use: Single Family Residence  
Proposed Use: Single Family Residence  
Required Parking: 2 Spaces  
Provided Parking: 2 Spaces

Grade: +3.66' NGVD  
Flood: +8.00' NGVD  
Adjusted Grade: +5.83' NGVD  
Garage Elevation Clearance: 10'-0" from BFE+1  
Required Garage Elev. Clearance: **12'-0"**  
Finished Floor Elevation: +19'-66" NGVD

## **SURROUNDING PROPERTIES:**

East: 1-story 1933 residence  
North: 1-story 1947 residence  
South: 5-story 1999 multifamily building  
West: Vacant lot

## **THE PROJECT:**

The applicant has submitted revised plans entitled "Casa Grubea", as prepared by **Mateu Architecture Inc.** dated 8-8-2022,

The applicant is proposing to construct a new 3-story single family home in a multifamily district.

The applicant is requesting the following waiver(s):

1. A minimum height of twelve (12) feet shall be provided, as measured from base flood elevation plus minimum freeboard to the underside of the first floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two (2) feet, in accordance with the design review or certificate of appropriateness criteria, as applicable.

**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, in addition to the requested variance(s):

- Section 142-155.(a)(3) f. Ground floor requirements. A minimum height of twelve (12) feet shall be provided, as measured from base flood elevation plus minimum freeboard to the underside of the first floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two (2) feet, in accordance with the design review or certificate of appropriateness criteria, as applicable. **The applicant is providing a clearance of 10'-0" from BFE+ 1'-0" freeboard.**

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.

**CONSISTENCY WITH 2040 COMPREHENSIVE PLAN**

A preliminary review of the project indicates that the proposed **single-family residential** use appears to be **inconsistent** with the Future Land Use Map of the Comprehensive Plan.

**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; However, the applicant is requesting one design waiver from the Board.**
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; However, the applicant is requesting one design waiver from the Board.**
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**

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).  
**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**  
**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**

- (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**

The subject site is located in the West Avenue Overlay District and contains a 50'-0" wide interior parcel with an existing residence. The applicant is proposing to construct a new three-story single-family residence. The underlying zoning is RM-1 (multifamily residential), and the immediate surrounding area contains a few single-family homes, ranging in years of construction from the 1920's through to 1950's. There are also contemporary four and five-story buildings within the immediate area.

The design waiver that the applicant is requesting pertains to the clearance of the garage from the base flood elevation plus minimum freeboard to the underside of the first-floor slab, where the code requires a minimum of 12'-0" height clearance. The first habitable floor of the building is designed at 19'-6" NGVD, which translates to a garage clearance height of 10'-0" above 9' NGVD in order to provide parking with a slab clearance that may accommodate elevation changes to the ground floor with future raising of roadways. The Design Review Board may waive this height requirement by up to 2'-0". Staff is supportive of the waiver for 10' clearance.

Designed in a contemporary language, the rectilinear massing of the residence is comprised of a ground floor reserved for two (2) parking spaces and storage, three levels of enclosed living area above and an accessible rooftop level with pool and outdoor living space. The front elevation is dominated by an elevator and stair tower that are respectively clad in board formed concrete and stucco and softened by green walls. The proposed new residence also has a magnified trellis on the east elevation.

This application was reviewed at the June 7, 2022 meeting and continued to address some design concerns and lack of sufficient landscape details.

The current submission includes the following changes to the design:

- A deep recess on the west side elevation commences on level 2 as terrace is trellised on the roof top; breaking up the long side elevation.

- Modification of the elevator shaft with it ending at the top level 3 and not continuing to the roof top level; reducing its impact on the front façade and softening the overall massing.
- Front elevation has been revised with a reduced elevator tower height, new fenestration with screening and more overall transparency.
- Overall, the massing and architectural details, such as magnified east trellis, have been compressed and compacted into the building envelope.

The revised design is less severe and more in context with the neighborhood. The elevations have been revised to include more planar movement, adequate green walls and greenery throughout, and constrained architectural details. The design also includes landscape elements along the perimeter that further soften the massing. However, staff still recommends the incorporation of architectural screening at the ground level openings, to extend to an elevation of 7'-6" from the finished floor of the garage, in order to screen the parking from the neighbors.

Staff is supportive of the revised noteworthy design and recommends approval of this application with the recommendations and conditions outlined in the attached draft 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 criteria and Practical Difficulty and Hardship criteria, as applicable.