

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: October 4, 2022

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: DRB22-0852
225 North Hibiscus Drive

An application has been filed requesting Design Review Approval for the construction of a new two-story single-family home, including a height waiver, to replace a recently demolished residence.

RECOMMENDATION:

Approval with conditions.

LEGAL DESCRIPTION:

Lot "A", block 2, of Hibiscus Island, according to the plat thereof as recorded in plat book 8 at page 75, of the public records of Miami-Dade County, Florida, together with tract of land 20 feet wide adjoining and abutting on the seaward side of Lot "A", block 2 of Hibiscus Island, and the southeasterly ½ of lot 30, block 2, of Hibiscus Island, according to the plat thereof as recorded in plat book 8, page 75 of the Public Records of Miami-Dade County, Florida, together with tract of land 20 feet wide adjoining and abutting on the seaward side of southeasterly ½ of lot 30, block 2, Hibiscus Island.

BACKGROUND

Demolition permit BR2004815 was issued on February 3, 2021 for the total demolition of a single-family residence on the subject property. Based on site pictures submitted, demolition has been completed and the site is vacant.

SITE DATA:

Zoning: RS-3
Future Land Use: RS
Lot Size: 26,250 SF
Lot Coverage:
Proposed: 8,036 SF / 30%
Maximum: 8,036 SF / 30%
Unit size:
Proposed: 13,394 SF / 50%
Maximum: 13,394 SF / 50%
Height:
Proposed: 28'-0" flat roof from BFE
+2.5'

***DRB WAIVER**

Maximum: 24'-0" flat roof

Grade: +6.2' NGVD
Base Flood Elevation: +10' NGVD
Difference: 3.8' NGVD
Adjusted Grade: +8.1' NGVD
First Floor Elevation: +12.5' NGVD
(BFE+2.5')

Prior Home:

Year: 1934
Vacant: Yes
Demolition: Demolished

SURROUNDING PROPERTIES:

North: Biscayne Bay
South: One-story 1957 residence
West: One-story 1956 residence

East: Two-story 1951 residence

THE PROJECT:

The applicant has submitted plans entitled "New Single-Family Residence", as designed by **DOMO Architecture + Design** signed, sealed, and dated August 6, 2022.

The applicant is requesting Design Review Approval for the construction of a new two-story residence on a waterfront residence in a vacant lot.

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

1. The height of the proposed structure is 28'-0" in accordance with Section 142-105(b), as measured from BFE +2.5'.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the following sections of the City Code, with the exception of the requested waiver.

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

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; however the applicant is requesting one design waiver from the Board.

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 applicable. Site is vacant.
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.
Not Satisfied
12. The project design shall minimize the potential for a project causing a heat island effect on site.
Not Satisfied

ANALYSIS:
DESIGN REVIEW

The applicant is requesting Design Review Approval for the construction of a new two-story residence on a waterfront parcel on the north side of North Hibiscus Drive in what is now a vacant lot.

The proposed residence has been designed in a contemporary style with the majority of the main building volume set back nearly 58 feet from the front property line and connected to a two -story volume with bedrooms on both levels, and one-story car garage structure set back 20' from the front property line. Freeform in shape, the home features projecting overhangs integrated with landscape planters, which are characterized by strategically placed openings that allow sunlight and trees to break the horizontal planes. Chamfered edges add additional interest to the architecture and accentuate movement.

The design exhibits a floor to ceiling glazing grand entrance, which is approximately 30' wide and is preceded by a motor court and zig-zagging steps with intercalating plant material along the sides. The introduction of green space as part of the approach to the main entrance adds movement and enhances the arrival experience. The glazed grand entrance is mirrored on the backdrop of the living room area, which allows for open views to pool amenities and the open bay.

The design waiver requested is for the height of the residence. RS-3 zoned single-family properties can be designed with homes that have an overall height of 24'-0" for flat roof structures; such height may be increased up to four (4) additional feet through the design review board process. The waiver is intended for large lots in the RS-3 districts that closely resemble lot sizes in the RS-1 (30,000 SF) and RS-2 (18,000 SF) zoning districts. The allocation and distribution of this additional height is subject to DRB approval.

The applicant is seeking an additional 4' of height for the new two-story residence from BFE +2.5', or 12.5' NGVD. The subject site at 26,250 SF is over the minimum lot area size of RS-2 lots which is 18,000SF. RS-2 lots can, as a matter of right, construct a flat roof at a height of 28'-0". The architect is proposing a greater front yard setback for the two-story volume than what is required, and to a lesser degree, from the minimum required rear yard setback facing the water. Staff is supportive of the height increase, which has been pushed towards the rear of the site.

In conclusion, the design of the proposed new residence is elegantly executed in its architectural expression, movement, and massing. Staff recommends approval of the design including the height waiver.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends the application be **approved with conditions**, subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review and Sea Level Rise criteria.