

MIAMI BEACH

PLANNING DEPARTMENT
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: January 3, 2023

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: DRB22-0891
302 W Di Lido Drive (NORTH)

An application has been filed requesting Design Review Approval for the construction of a new two-story residence including an understory and one or more waivers to replace an existing residence. [Note this lot was created as the result of a lot split application, to split the parcel at 320 W. Di Lido Drive, into two individual, buildable lots.]

RECOMMENDATION:

Approval with conditions.

LEGAL DESCRIPTION:

Lot 15, in Block 2, of PLAT OF DI LIDO: according to the Plat thereof, as recorded in Plat Book 8, at Page 36, of the Public Records of Miami-Dade County, Florida, together with an 8 ft. strip of land laying West of said lots more particularly described as follows:

Begin at Southwest corner of lot 15, thence run West along Westerly extension of South line of Lot 15 a distance of 8 ft. to a point; thence run North to a point intersecting Westerly extension of North line of Lot 15; thence run East 8 ft. to Northwest corner of Lot 15; thence run South along Westerly line of Lot 15 to point of beginning

BACKGROUND

On November 22, 2022, the Planning Board reviewed and approved a lot split application for 320 E Di Lido Drive, pursuant to PB22-0504.

SITE DATA:

Zoning: RS-3
Future Land Use: RS
Lot Size: 10,980 SF
Lot Coverage:
Proposed: 3,293 SF / 29.9%*
Maximum: 3,294 SF / 30%
Unit size:
Proposed: 5,484 SF / 49.9%*
Maximum: 5,490 SF / 50%
*As provided by applicant
Height:
Proposed: 24'-0" flat roof
Maximum: 26'-0" flat roof *

DRB WAIVER

Grade: +3.85' NGVD
Base Flood Elevation: +9' NGVD
Adjusted Grade: +6.41' NGVD
First Floor Elevation: +14' NGVD (BFE+5)

EXISTING PROPERTY:

Year: 1958
Architect: R. J. Schneider
Vacant: Yes

SURROUNDING PROPERTIES:

North: One-story 1974 residence

South: Vacant (320 W. DiLido Dr., Lot 14) West: Biscayne Bay
East: One-story 1952 residence

THE PROJECT:

The applicant has submitted plans "New Residence – Request for Design Review Board, DRB22-0891, 320 W Di Lido Drive" as designed by **DOMO Architecture + Design**, dated November 7th, 2022.

The applicant is requesting Design Review Approval for the construction of a new two-story residence on a vacant lot. The subject lot is the result of a lot split of 320 W Di Lido Drive, which was reviewed and approved by the Planning Board on November 22, 2022 and produced two individual buildable lots.

The applicant is requesting review for an understory area:

1. Understory area shall be subject to the review and approval of the Design Review Board in accordance with Section 142-105(b)(4)(d).

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

1. A waiver to increase the maximum allowed height of 24'-0" to a height 26'-0", for a sloped roof, pursuant to Section 142-105(b)(1) of the city code.

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 review of an understory area and a 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 from the Board review of an understory and a height waiver.

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 from the Board review of an understory and a height waiver.

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 from the Board review of an understory and a height waiver.

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

ANALYSIS:
DESIGN REVIEW

The applicant is requesting Design Review Approval for the construction of a new two-story residence on a parcel that is a result of a lot split approved by the Planning Board on November 22, 2022. The subject site is the north portion of the initial lot, 320 W. DiLido Drive. The applicant is requesting review of an understory area and one design waiver.

The proposed home features an understory with the first, fully enclosed, habitable floor of the residence is designed at an elevation of +14.00' NGVD, or BFE plus 5' of freeboard. The design intention is to create a larger, non-air-conditioned space below the main slab that serves as a usable outdoor recreational amenity and program feature for the owner, as well as to construct a resilient residence with a first habitable floor at a higher elevation. In this design, the proposed understory is fully designed with parking, an open area finished in concrete pavers compacted in a sand base and access to the main level.

Additionally, the applicant is requesting a design waiver that pertains to the height of the residence. The maximum building height in the RS-3 zoning district is 24'-0" for flat roofed structures. However, in the RS-3 zoning district, the DRB may approve a building height of up to 28'-0" for flat roofs. The applicant is seeking a waiver of 2'-0", in order to construct the main home at a height of 26'-0". The intent of the waiver is for lots in the RS-3 districts that closely resemble lot sizes in the RS-1 and RS-2 zoning districts. The subject site, at 10,980 SF, is slightly larger than the minimum size of RS-3 lots. The additional height is needed, per the applicant's letter of intent, in order to accommodate the understory. As proposed, the floor to ceiling heights for each habitable level are modest, with an understory of 8'-3" clear. Furthermore, the design of the home's massing endeavors to minimize the additional two (2') feet of height by stepping back and recessing elevations. Staff is supportive of the waiver request as proposed.

The residence is designed in a Modern style of architecture, contrasting material finishes with robust architectural forms. The design includes a varying palette of materials for its walls that includes lime painted stucco, large format pietra grey stone cladding and textured natural stone. The walls are accented by deep, cement finished eaves and large panes of glass that at times are veiled by decorative aluminum screens. Furthermore, the architecture incorporates green walls and landscape planters that drape and soften the design. In an effort to break up the rectilinear massing of the residence and its effect on the side elevations, the design includes two garden areas within the north and side yards.

In conclusion, staff is supportive of the overall design of the home with the requested waivers and recommends the 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 and Sea Level Rise criteria.