

Single Family Understory Workshop

Monday December 11, 2017 5:00pm

1700 CONVENTION CENTER DRIVE 3RD FL | CITY COMMISSION CHAMBERS

I. ATTENDANCE

Staff: Susanne Torriente, Assistant City Manager; Thomas Mooney, Planning Director; James Murphy, Chief of Urban Planning; Fernanda Sotelo Chotel, Principal Planner

Residents and Guests: Approximately Twenty-three (23) Attendants

II. Commencement of Meeting and Presentation by Thomas Mooney 5:04PM

1. History of Base Flood Elevation and Single Family Residential Code
2. Historic Architectural Precedents of understory in Single Family homes
3. Illustrations of current code
4. Illustration of proposed Ordinance Amendment

III. Public Comment, Thomas Mooney and James Murphy at the dais to answer questions

1. Daniel Ciraldo, Miami Design Preservation League
 1. Concerns with massing, but finds that elevating buildings can be more elegant than creating berms
 2. Recommends tweaking the Code, in conjunction, for volumes and massing – 2nd floor limits
2. James Straz, Architect and Resident
 1. Approved the direction of the proposed Ordinance, yet recommends that the Code revisit the notion of courtyard specifically to not have it count towards lot coverage when utilizing understory
3. Rene Gonzalez, Architect and Resident
 1. Advocate for the full integration of understory use
 2. Provided diagrams that illustrated the need overall height increase to capitalize on the potential of understory – recommended a 2' -4' height increase successfully incorporate the understory City wide, versus in certain low-lying areas
 3. Recommends furthering the Code to increase allowable maximum height
4. Terry Bienstock, Resident of Sunset Islands
 1. Opposed to proposed Ordinance Amendment- Miami Beach has historic one and two-story homes
 2. Opposed to Free Board Ordinance and allowance of height (from CMB grade)
 3. Concerned of changes to neighborhood today for 50 year hypotheticals
 4. City should explore a middle ground – based on lot size? Elevation?
 5. If extra height is allowed, recommends removing roof decks
 6. Fix “big box” issue with homes (volume and massing)
5. Inga Luksza, Resident of Sunset Islands
 1. Opposed to “building on stilts”, not applicable and compatible to Miami Beach
 2. Believes roof decks are intrusive to neighbors and not working
 3. Questioned the implementation of Freeboard

4. Requested the data be provided noting how much Biscayne Bay water has increased
5. Is open to understory if the Code restricts home that use it to one-story

IV. Meeting Concluded, 6:00pm