

MIAMI BEACH

PLANNING DEPARTMENT Staff Report & Recommendation

Planning Board

TO: Chairperson and Members
Planning Board

DATE: July 24, 2017

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: **PB 18-0206. 5840 North Bay Road – SFR Lot Split/Subdivision of Land**

The applicant, NBR 5840, LP, is requesting to divide the existing site comprised of more than two platted lots, into two individual buildable parcels pursuant to Chapter 118, Article VII.

RECOMMENDATION:

Approval with conditions

EXISTING STRUCTURES/SITE:

The subject application includes one existing parcel of approximately 37,895 square feet (Per Letter of Intent submitted by the applicant) The applicant is proposing to divide the parcel into two individual single family sites.

ZONING / SITE DATA:

Legal Description: Lots 28 and 29, and the south 2/3 of lot 27, in Block 1A, of LA GORCE GOLF SUBDIVISION; according to the Plat thereof, as recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County, Florida.

Zoning: RS-2 Single-Family Residential District

Future Land Use: Single Family Residential Category (RS)

Lot Size: 37,895 Square Feet for the Combined Site (per LOI)

REVIEW CRITERIA:

Pursuant to Section 118-321(b), in reviewing an application for the division of lot and lot split, the Planning Board shall apply the following criteria:

1. **Whether the lots that would be created are divided in such a manner that they are in compliance with the regulations of these land development regulations.**

Consistent– The minimum lot size and lot width requirements for RS-2 Zoning district are 18,000 square feet lot size and 75 feet lot width. The proposed area of the Northern lot is 18,947.5 square feet and 98 feet lot width. The Southern one is 18,947.5 square feet and 89.5 lot width according to the Letter of Intent and zoning data sheet.

2. **Whether the building site that would be created would be equal to or larger than the majority of the existing building sites, or the most common existing lot size, and of the same character as the surrounding area.**

Partially Consistent– The surrounding lots in the RS-2 zoning district consist of lots that have an average size of 35,100 square feet. The proposed lot split will create two lots smaller than the average (North lot 18,948 square feet and South lot 18,948 square feet) lot size. However, it should be noted that the waterfront lots in this immediate area are located along an irregular bay front with various lot depths, resulting in a large variation of lot sizes.

3. **Whether the scale of any proposed new construction is compatible with the as-built character of the surrounding area, or creates adverse impacts on the surrounding area; and if so, how the adverse impacts will be mitigated. To determine whether this criterion is satisfied, the applicant shall submit massing and scale studies reflecting structures and uses that would be permitted under the land development regulations as a result of the proposed lot split, even if the applicant presently has no specific plans for construction.**

Consistent– No adverse impacts are expected to be created by the lot split and the proposed homes, the scale of the proposed home is compatible with the as-built character of the surrounding area.

4. **Whether the building site that would be created would result in existing structures becoming nonconforming as they relate to setbacks and other applicable regulations of these land development regulations, and how the resulting nonconformities will be mitigated.**

Not Applicable– The property is currently vacant.

5. **Whether the building site that would be created would be free of encroachments from abutting buildable sites.**

Consistent–The building sites created would be free of encroachments from abutting buildable sites.

6. **Whether the proposed lot split adversely affects architecturally significant or historic homes, and if so, how the adverse effects will be mitigated. The Board shall have the authority to require the full or partial retention of structures constructed prior to 1942 and determined by the Planning Director or designee to be architecturally significant under section 142-108 (2).**

Not Applicable– The property is currently vacant.

ANALYSIS:

The subject property consists of a single owner (the applicant) who proposes to divide the subject property into two (2) separate parcels. An Opinion of Title was submitted in conformance with the requirements of the City Code.

The RS-2 residential single-family zoning district requires a minimum lot area of 18,000 square feet and a minimum lot width of 75 feet. The proposed parcels comply with the minimum lot area and lot width.

The table below summarizes the statistical data of similar properties in the surrounding area, (see also analysis parcels aerial). The source of the data is the Miami Dade County Property Appraiser's Office.

As a point of information, the Property Appraiser's Office adjusts the size of structures by increasing or adjusting the stated square footage for outdoor covered areas such as loggias, covered patios, etc. and for non-air-conditioned garages. As per the City's definitions, these items are generally excluded from unit size calculations. In the Data Analysis below, the adjusted unit size percentage is the percentage unit size of the existing home using the adjusted square footage from the Property Appraiser's office. Staff has included a "20% allowance" column, to take into consideration a reasonable accommodation for future renovations and additions for existing homes.

Area Analysis Data:

Subject Site:

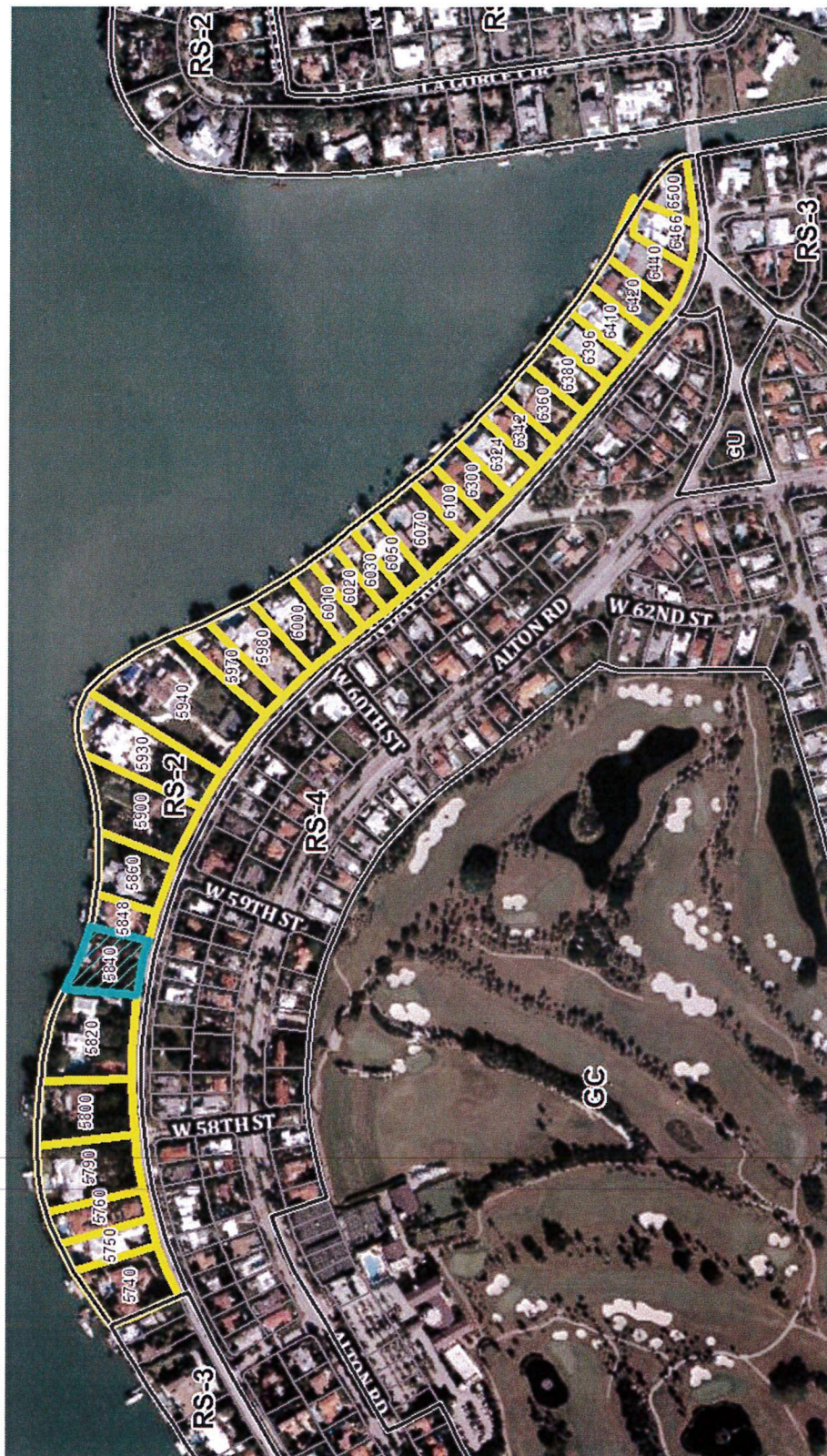
Address	Lot Size (SF)	Unit Size (SF)	Proposed Unit Size %
North Lot	18,948	8,828	46.59%
South Lot	18,948	8,732	46.09%

Surrounding Sites Summary:

Statistic	Year Built	Lot Size (SF)	Unit Size (SF)	Unit Size +20% Allowance (SF)	Unit Size %	Unit Size +20% Allowance %	Floors
Average	<u>1966</u>	<u>35,100</u>	<u>10,390</u>	<u>11,955</u>	<u>33%</u>	<u>37%</u>	2
Median	<u>1950.5</u>	26,922	<u>9,550</u>	<u>11,460</u>	<u>30%</u>	<u>37%</u>	2
Max	<u>2020</u>	102,090	19,648	23,578	63%	63%	3
Min	1929	17,532	3,373	4,048	15%	18%	0
First Quartile	1937	<u>23,943</u>	<u>6,702</u>	<u>8,042</u>	21%	25%	1
Third Quartile	<u>2010</u>	<u>43,923</u>	<u>13,558</u>	<u>15,121</u>	<u>40%</u>	<u>47%</u>	2
Mode	1956	24,000	#N/A	#N/A	#N/A	#N/A	2

The following table and aerial describe the make-up of the parcels in the surrounding lots utilized for the previous analysis:

Analysis Parcels (aerial)



Analysis Parcels Data

Address	Year Built	Lot Size	Unit Size (SF)	Unit Size +20% Allowance (SF)	Unit Size %	Unit Size +20% Allowance %	Floors
5900 N BAY RD	1934	59,652	8,703	10,444	15%	18%	2
5930 N BAY RD	1956	66,135	13,694	16,433	21%	25%	2
5940 N BAY RD	1936	102,090	19,648	23,578	19%	23%	2
6466 N BAY RD	2017	23,258	14,033	14,033	60%	60%	2
6440 N BAY RD	2016	27,577	13,386	13,386	49%	49%	3
6500 N BAY RD	1950	17,532	6,637	7,964	38%	45%	2
6420 N BAY RD	1987	24,625	6,288	7,546	26%	31%	2
6410 N BAY RD	1949	24,000	4,832	5,798	20%	24%	2
6396 N BAY RD	2009	24,000	14,949	14,949	62%	62%	0
6380 N BAY RD	1951	27,013	5,622	6,746	21%	25%	1
<u>6360 N BAY RD</u>	<u>2017</u>	<u>27,608</u>	<u>13,480</u>	<u>13,480</u>	<u>49%</u>	<u>49%</u>	<u>2</u>
6342 N BAY RD	1935	24,407	7,184	8,621	29%	35%	1
6324 N BAY RD	1937	24,703	8,626	10,351	35%	42%	2
6300 N BAY RD	1939	25,215	7,765	9,318	31%	37%	2
6100 N BAY RD	2012	19,453	12,214	12,214	63%	63%	2
6070 N BAY RD	1967	39,215	6,723	8,068	17%	21%	1
6050 N BAY RD	1951	19,685	4,036	4,843	21%	25%	1
6030 N BAY RD	1950	19,918	3,373	4,048	17%	20%	1
6020 N BAY RD	1935	23,773	9,500	11,400	40%	48%	1
6000 N BAY RD	1937	35,100	8,897	10,676	25%	30%	2
5980 N BAY RD	1940	43,615	15,200	18,240	35%	42%	2
5970 N BAY RD	1941	30,800	6,151	7,381	20%	24%	2
<u>5860 N Bay RD</u>	<u>2020</u>	<u>33,041</u>	<u>13,032</u>	<u>15,638</u>	<u>39%</u>	<u>47%</u>	<u>2</u>
<u>5848 N Bay RD</u>	<u>2016</u>	<u>17,954</u>	<u>8,857</u>	<u>8,857</u>	<u>49%</u>	<u>49%</u>	<u>2</u>
5820 N BAY RD	1936	68,431	16,341	19,609	24%	29%	2
5800 N BAY RD	1929	52,881	11,039	13,247	21%	25%	2
5790 N BAY RD	1948	54,243	17,886	21,463	33%	40%	3
5760 N BAY RD	2013	26,830	10,479	12,575	39%	47%	2
5750 N BAY RD	1956	25,392	9,600	11,520	38%	45%	1
5740 N BAY RD	2003	44,846	13,513	16,216	30%	36%	2

The 20% allowance was added to the adjusted square footage only if the increase remained within permissible limits pursuant to the Land Development Regulations.

Summary of Data Analysis:

- The analysis area consists of waterfront RS-2 lots south and north of the subject parcel.
- There are 30 parcels in the analysis area, excluding the applicant's site (5840 North Bay Road).
- All parcels range in size from 17,532 to 102,090 square feet.
- The average lot size is 35,100 square feet. The median lot size is 26,922 square feet, the most common lot size (mode) is not applicable as the waterfront lots in the

immediate area are located on an irregular Bayfront. With various lot depths. all lot sizes vary.

- The average adjusted unit size is 10,390 square feet (33% of lot area), the median unit size is 9,550 square feet (30% of lot area). Only three (3) homes exceed the current maximum unit size of 50%.
- Factoring a reasonable assumption of future additions to existing homes of 20% of the current adjusted size, the average home size increases to 11,955 SF (37% of lot area).
- The applicant is proposing a unit size for the Northern lot of 46.5% of the lot area (8,828 SF), the southern lot will have a unit size of 46.09% of the lot area (8,732 SF).
- Consistent with similar lot split applications staff recommends that the unit size for any proposed home on each of the lots, not to exceed 45%.

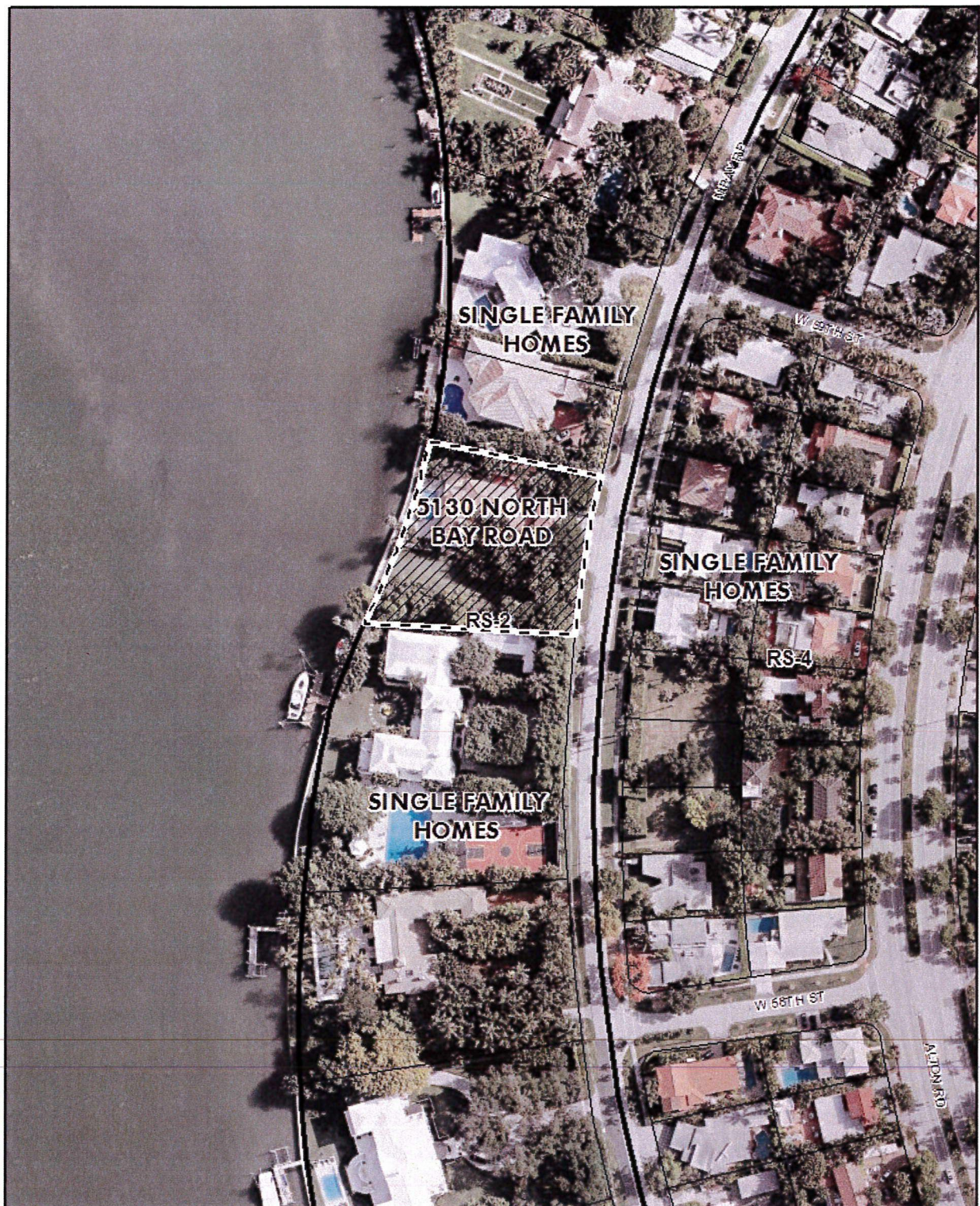
STAFF RECOMMENDATION:

In view of the foregoing analysis, staff recommends that the application be approved subject to the conditions enumerated in the attached Draft Order.

TRM/MAB/RAM/AG

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ZONING/SITE PLAN



0 30 60 120 180 240 300 Feet

