

MIAMI BEACH

PLANNING DEPARTMENT
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: March 1, 2022

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: DRB21-0757
394 South Hibiscus Drive

An application has been filed requesting Design Review Approval for the construction of a new two-story residence with an understory, to replace an existing pre-1942 architecturally significant residence.

RECOMMENDATION:

Approval of the design with conditions

LEGAL DESCRIPTION:

See Exhibit "A"

SITE DATA:

Zoning: RS-3
Future Land Use: RS
Lot Size: 18,375 SF
Lot Coverage:
Proposed: 5,490 SF / 29.9%
Maximum: 5,512.5 SF / 30%
Unit size:
Proposed: 8,921.6 SF / 48.6%
Maximum: 9,187.5 SF / 50 %
Height:
Proposed: 24'-0" flat roof
Maximum: 24'-0" flat roof

First Floor Elevation: +15' NGVD (BFE+5' FB)

EXISTING PROPERTY:

Year: 1934
Architect: Fred Kloeper
Demolish: Yes
Vacant: No

SURROUNDING PROPERTIES:

East: Two-Story 2016 residence
North: One-Story 1945 residence |
One-Story 1950 residence
South: Biscayne Bay
West: One Story 1924 residence

Grade: +5.63' NGVD

Base Flood Elevation: +10.00' NGVD

Adjusted Grade: +7.815' NGVD

THE PROJECT:

The applicant has submitted plans entitled "394 South Hibiscus Drive" as designed by **Thirlwall, LLC.**, dated, signed and sealed December 6, 2021.

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).

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:

- Subject to the review and approval of the Design Review Board the following may apply to the understory area(s): Understory area(s) shall be used only for open air activities, parking, building access, mechanical equipment, non-enclosed restrooms and storage.

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. However, the applicant is requesting understory review from the Board.
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 understory review 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 understory review 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 understory review 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. However, the applicant is requesting understory review from the Board.
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 understory review 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.

Not Applicable

14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Not Applicable

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.

Not Applicable

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.

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.

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.

- (12) The project design shall minimize the potential for a project causing a heat island effect on site.

Satisfied

STAFF ANALYSIS:

The applicant is proposing to construct a new two-story residence on a waterfront site on Hibiscus Island that will replace a pre-1942 architecturally significant residence. The applicant is requesting review of the understory.

The proposed home features an understory with the first fully-enclosed, habitable floor of the residence designed at an elevation of 15'-0" NGVD, (BFE + 5' Fb). 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. In this design, the project architect has incorporated an understory that is comprised of open-air covered lounges, parking, storage and access to the main level. Additionally, the courtyards of the habitable spaces puncture through to the open story providing light and air.

The residence has been designed in a contemporary style that features internal courtyards that provide natural daylight to the interior spaces of the home. The design contrasts solid wall planes with floor to ceiling window systems, which at times are screened by wood louvered cladding. The proposed home exhibits movement and interest in its architectural expression and is complimented with lush landscaping. Staff is supportive of the proposed design and recommends the approval of the application.

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.

Exhibit "A"

Legal Description:

Lot 20 and east 45 feet of Lot 21, in Block 1 of HIBISCUS ISLAND, according to plat thereof, recorded in plat book 8, page 75, of the Public Records of Miami Dade county. Florida, together with a tract of land twenty feet wide adjoining and abutting on the sea ward side of Lot 20 and the east 45 feet of Lot 21, in Block 1, Hibiscus Island, said 20 foot strip of land being more particularly described as follows: beginning at the southeasterly corner of Lot 20, thence southerly along the easterly boundary line of Lot 20 extended southerly for a distance of 20 feet; thence westerly along a line parallel with the southerly boundary line of Lot 20 and the east 45 feet of Lot 21 to a point where the westerly boundary line of the east 45 feet of Lot 21 extended southerly intersects said line; thence northerly along with westerly extended boundary line of the east 45 feet of Lot 21 for a distance of 20 feet to the southwesterly corner of the east 45 feet of Lot 21; thence easterly along the southerly boundary of the east 45 feet of Lot 21 and Lot 20 to the point of beginning.

Said described strip of land being a part of the 20 foot strip of land conveyed by Trustees of Internal Improvement Fund to Biscayne Bay Islands Company by deed dated September 14, 1932, recorded in Deed Book 1501, Page 479, of the Public Records of Miami-Dade County, Florida.