

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: DRB21-0779, a.k.a DRB20-0424
6948-6988 Abbott Avenue and 6957-6965 Byron Avenue

An application has been filed requesting modifications to a previously issued Design Review Approval for the construction of a new multistory mixed-use residential and retail development, including one or more waivers, and one or more variances from the street class frontage requirements to replace existing surface parking lots. Specifically, the applicant is requesting Design Review Approval for modifications to the placement and size of the tower, including associated modifications to the plans and elevations.

RECOMMENDATION:

Approval with conditions.

LEGAL DESCRIPTION:

Lots 3, 4, 5, 7, 8, 9, 10 of Block 13, and lots 11 and 12 as less the west 50 feet thereof, of Normandy Beach South, according to the plat thereof, as Recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

BACKGROUND:

On November 14, 2018, the City Commission adopted the North Beach Town Center—Central Core Land Development Regulations, establishing the **TC-C, Town Center – Central Core** zoning district with a FAR of 3.5. The TC-C district replaced the TC-1, TC-2, TC-3, and TC-3(c) districts within the boundaries of the area established by the FAR referendum.

On October 6, 2020, the Design Review Board reviewed and approved a new multi-story, mixed-use residential and retail development at the subject site, pursuant to DRB20-0424.

SITE DATA:

Zoning:	TC-C Town Center--Central Core
Future Land Use:	TC-C Town Center--Central Core
Parking District:	8
Lot Size:	49,820 SF
Proposed FAR:	171,870 SF / 3.45 171,933 SF / 3.45
Maximum FAR:	174,370 SF / 3.5
Retail:	+25K One 30,010 SF (PB19-0303)
Units:	170
Height:	
Proposed:	129'-2" -measured from BFE +5', or 13' NGVD 12-story
Maximum:	125'-0" base 200'-0" through public benefits program
Highest Projection:	148'-2"
CMB Grade:	5.25' NGVD

Base Flood Elevation: 8' NGVD
First Floor Clearance: 15'-6" measured from BFE +5', 13' NGVD

SURROUNDING PROPERTIES:

East: Surface parking, two-story Gidney Building, and six-story City National Bank Building
North: 71st Street, one-story service station (DRB19-0482*)
South: Two-story residential building and one-story office (AT&T)
West: P80 City surface parking lot (same block), one story Café Prima Pasta (same block),
Byron Carlyle Theatre and two-story residential buildings

THE PROJECT:

The applicant has submitted plans entitled "6988 Abbott Avenue" as prepared by **Alfonso Jurado Architecture**, dated, signed and sealed January 3, 2022.

The following waivers were approved, pursuant to DRB20-0424:

1. Sec 142-745(a)(12)(c) **LOADING:** Along all frontages where loading is permitted, it shall be designed as follows, in addition to the requirements for driveways: Driveways for parking and loading shall be combined, unless waived by the Design Review Board.
2. Sec 142-745(g)(3)(b) **DRIVEWAYS** Driveways on Class C frontages shall be limited as follows: Driveways shall be spaced no closer than 30 feet apart, unless waived by the Design Review Board.

The following variance(s) were previously approved, pursuant to DRB20-0424:

1. A variance to reduce all required 10'-0" wide "Clear Pedestrian Path" along 71st Street (Class A).
2. A variance to reduce the required 10'-0" wide "Clear Pedestrian Path" along Abbott

COMPLIANCE WITH ZONING CODE:

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

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.

CONSISTENCY WITH 2040 COMPREHENSIVE PLAN

A preliminary review of the project indicates that the proposed **residential / mixed use** is **consistent** with the Future Land Use Map of the Comprehensive Plan.

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.
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
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
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.
Satisfied

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
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) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
Satisfied
- (5) Whether 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, including a study of land elevation and elevation of surrounding properties were considered.
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.
Satisfied
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
Satisfied
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
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.

Satisfied

- (10) Where feasible and appropriate, water retention systems shall be provided.

Partially Satisfied

- (11) Cool pavement materials or porous pavement materials shall be utilized.

Satisfied

- (12) The design of each project shall minimize the potential for heat island effects on-site.

Not Satisfied

ANALYSIS:

DESIGN REVIEW

The applicant is proposing modifications to the floor plans and elevations of a multi-story, mixed-use residential and retail development approved by the Design Review Board on October 6, 2020. The revised plans submitted, and the analysis herein reflect changes to the elevations and floorplans. The program remains similar, and the modifications do not include new variances or waivers.

The subject site is a 1.1 acre, unified half block development located within the boundaries of the TC-C, Town Center – Central Core District. The applicant is proposing a new 12-story, 129'-2" high building, with 170 standard residential units above a ground floor big box retail component. There are two floors of parking proposed above the ground floor retail with 175 parking spaces. The irregularly shaped site contains limited frontage along 71st Street and unequal linear frontages along Byron Avenue and Abbott Avenue.

The proposed project is a mixed-use building featuring a three-story retail and parking pedestal with a 9-story residential tower that is configured in the east-west orientation. The active retail ground floor component of the project is dedicated to the Abbott Avenue section of the site, with a single big box retail slated for the ground floor and a café and associated parking on the second floor. The residential lobby, back of house space, and access to internalized commercial loading and trash operations, is sited on the Byron Avenue section of the site. Residential units line the pedestal along Byron Avenue for two levels with the remainder of the floorplate, through to Abbott Avenue, allocated for parking. The residential tower commences on the fourth floor with a typical unit floor plan and an amenity level that includes a clubhouse, spa and landscaping.

The applicant is returning to the Design Review Board for modifications to the placement and size of the tower, including associated modifications to the plans and elevations.

FLOOR PLANS

The most significant modifications to the project are due in part to structural inefficiencies of the previously approved design. The addition of columns and the shortening of the north-south space of the tower lead to the relocation of the tower 15'-4" northward in order to align with the driveways in the parking floors below. Subsequently, the principal elevator and stair

core was integrated into the bar layout of the typical unit floor plan. Additionally, the east stair was shifted westwards toward the tower by 16'-6". In the previous design the stair shaft transferred on the 4th floor, but due to structural challenges the transfer was eliminated.

BUILDING ELEVATIONS

The design of the building has been modified with the shifting of the tower and the consequential floor plan modifications. Overall, the elevations of the tower are similar to the DRB approved design, with the most prominent changes in the extent of fenestration. Staff does not object to the simplification of fenestration on the elevations, but does have recommendations that will render the modifications more in line with the original design concept:

- On the west elevation at the southern corner, align the vertical stucco banding and glazing that runs from the second floor up to the mechanical rooftop.
- On the north elevation, re-introducing glazing at each floor within the elevator vestibule; to maintain the vertical band of glass that once defined that elevation.

Overall, staff is supportive of the proposed modifications and recommends the approval of this application including any additional input and directions from the Board.

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 as applicable.